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Certified that the document is admitted  
 for registration and that the photo  
 sheet and finger print sheet attached with  
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Addl. Dist. Sub-Registrar, Bishupur

09 FEB 2022

THIS INDENTURE OF CONVEYANCE made and executed this 28<sup>th</sup> day of  
January 2022 [TWO THOUSAND AND TWENTY TWO] B-E-T-W-E-E-N

21 JAN 2022

30471

No.....Rs. **100/-** Date.....  
Name: **Opendoors construction pvt.ltd.**  
Address: **Numans park pailan. KOL-104.**  
Vendor: .....

Alipur Collectorate, 24 Fgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, KOL-28



JOYOTU LAND DEVELOPMENT PVT. L )

*MCK* *Bann*  
Managing Director



**219**  
**28-01-22**

*[Signature]*

JOYOTU LAND DEVELOPMENT PVT. LTD

*MCK* *Bann*  
Managing Director



Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

28 JAN 2022

221

Opendoors Construction Private Limited  
*Debabrata Pailan*  
Director

*Anowar Ali Naskar*

Anowar Ali Naskar  
S/o- Nabir Ali Nas kar  
Vill. & P.O.- Amgachia  
P.S.- Bishnupur  
Kolkata-700 104

**JOYOTU LAND DEVELOPMENT PRIVATE LIMITED [PAN AABCJ4072D] [CIN U701WB2001PTC93094]**, a private limited company incorporated under the provisions of the Companies Act 2013, having its registered office at 35/1, Panchanantala Lane, Post Office – Behala, Police Station - Parnasree (previously Behala), Kolkata - 700034, represented by its **Managing Director Alok Barman [PAN AEFPB3121G] [AADHAR 766482667715]**, son of Late Kalipada Barman, by faith- Hindu, By occupation - Business, residing at 23, Kedar Chattejee Lane, Post Office – Behala, Police Station - Parnasree (previously Behala), Kolkata - 700034, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office, successors-in-interest and/or assigns), of the **ONE PART**

**AND**

**OPENDOORS CONSTRUCTION PRIVATE LIMITED [PAN AACCO4379F] [CIN U70100WB2017PTC219437]**, a company incorporated under the provision of the Companies Act 2013 and having its registered office at Nu Mans Park, Daulatpur, Post Office - Pailan, Police Station - Bishnupur, District - 24 Parganas (South), PIN Code - 700104, represented by its **Director Mr. Debabrata Pailan [PAN BGPPP6125H] [AADHAR 741571482708]** son of Madan Pailan residing at Village – Daulatpur, Post Office – Pailan, Police Station – Bishnupur, District – 24 Parganas (South), Pin Code – 700104, hereinafter referred to as the **PURCHASER** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office, successors-in-interest and/or assigns) of the **OTHER PART**

**W - H - E - R - E - A - S :**

1. One Goutam Sardar and one Ramkrishna Sardar both being sons of Late Atul Krishna Sardar both residing at Chakrajumolla, Police Station – Bishnupur, District 24 Parganas (South), acquired right title and interest with the operation of the laws of intestate succession and have accordingly become entitled to record their names in the finally published L.R. Records of Right which carries a presumption of title and ownership and as such the said Goutam Sardar and Ramkrishna Sardar have become absolutely seized and possessed of and/or

otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali land measuring **14.00 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **9.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 273 & 773** and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 273 & 773** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate revenue at the office of the BL & LRO Bishnupur 24 Parganas (South) and also mutated their names in the records of the Rasapunja Gram Panchayat upon payment of proportionate rates and taxes as applicable.

2. By a Deed of Sale in Bengali dated 30<sup>th</sup> day of May 2006 made between the said Goutam Sardar and Ramkrishna Sardar, therein referred to as the Vendors of the One Part and Joyotu Land Development Private Limited, represented by its Director Alok Barman and having its registered office at 21/2D, Monohar Pukur Road, Police Station – Lake, Kolkata - 700029, therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub Registrar – Bishnupur 24 Parganas (South) and recorded in Book No. I, **Being No. 07754** for the year 2006, the said Goutam Sardar and Ramkrishna Sardar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Joyotu Land Development Private Limited **all that** the pieces and parcels of Sali land measuring **14.00 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **9.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 273 & 773** and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 273 & 773** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South) (which is morefully and particularly described and mentioned

in the Schedule thereunder written) absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

3. Pursuant to acquiring right title and interest under the Deed of Sale dated 30<sup>th</sup> day of May 2006 as recited hereinabove the said Joyotu Land Development Private Limited being the Vendor herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali land measuring **14.00 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **9.00 Decimals** more or less corresponding to **L.R. Khatian No. 2553** (previous **L.R. Khatian Nos. 273 & 773**) and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian No. 2553** (previous **L.R. Khatian Nos. 273 & 773**) lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate revenue at the office of the BL & LRO Bishnupur 24 Parganas (South) and also mutated its name in the records of the Rasapunja Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter for the sake of brevity referred to as the said **LOT-A LAND**) (which is morefully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written).
4. One Kashinath Sardar and one Samir Sardar both being sons of Late Atul Krishna Sardar both residing at Chakrajumolla, Police Station – Bishnupur, District 24 Parganas (South), acquired right title and interest with the operation of the laws of intestate succession and have accordingly become entitled to record their names in the finally published L.R. Records of Right which carries a presumption of title and ownership and as such the said Kashinath Sardar and Samir Sardar have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali land measuring **11.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali

rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **6.50 Decimals** more or less corresponding to **L.R. Khatian Nos. 175 & 884** and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 175 & 884** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate revenue at the office of the BL & LRO Bishnupur 24 Parganas (South) and also mutated their names in the records of the Rasapunja Gram Panchayat upon payment of proportionate rates and taxes as applicable.

5. By another Deed of Sale in Bengali dated 12<sup>th</sup> day of September 2006 made between the said Kashinath Sardar and Samir Sardar, therein referred to as the Vendors of the One Part and the said Joyotu Land Development Private Limited, therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub Registrar – Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 1613-2017, Pages 45320 to 45330, **Being No. 02209** for the year 2017, the said Kashinath Sardar and Samir Sardar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Joyotu Land Development Private Limited **all that** the pieces and parcels of Sali land measuring **11.50 Decimals** in aggregate be the same a little more or less and having riyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **6.50 Decimals** more or less corresponding to **L.R. Khatian Nos. 175 & 884** and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 175 & 884** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South) (which is morefully and particularly described and mentioned in the Schedule thereunder written) absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debuttor or trust whatsoever, at or for a consideration therein mentioned.

6. Pursuant to acquiring right title and interest under the Deed of Sale dated 12<sup>th</sup> day of September 2006 as recited hereinabove the said Joyotu Land Development Private Limited being the Vendor herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali land measuring **11.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **6.50 Decimals** more or less corresponding to **L.R. Khatian No. 2553** (previous **L.R. Khatian Nos. 175 & 884**) and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian No. 2553** (previous **L.R. Khatian Nos. 175 & 884**) lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate revenue at the office of the BL & LRO Bishnupur 24 Parganas (South) and also mutated its name in the records of the Rasapunja Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter for the sake of brevity referred to as the said **LOT-B LAND**) (which is morefully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written).

7. Consequent to acquiring right title and interest under the two Deeds of Sale both dated 30<sup>th</sup> day of May 2006 and 12<sup>th</sup> day of September 2006 as recited hereinabove the said Joyotu Land Development Private Limited being the Vendor herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali land measuring **25.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **15.50 Decimals** more or less corresponding to **L.R. Khatian No. 2553** and **R.S./L.R. Dag No. 814** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 2553** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of

West Bengal upon payment of proportionate revenue at the office of the BL & LRO Bishnupur 24 Parganas (South) and also mutated its name in the records of the Rasapunja Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter for the sake of brevity referred to as the said **ENTIRE LAND**) (which is morefully and particularly described and mentioned in the **THIRD SCHEDULE** hereunder written).

8. The **VENDOR** herein being the sole and absolute owner has agreed to sell and the Purchaser has agreed to purchase on ownership basis out of the said **Entire Land** being **all that** the pieces and parcels of Sali land measuring **6.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** corresponding to **L.R. Khatian No. 2553** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), at or for a consideration of **Rs. 4,87,500/- [Rupees Four Lakh Eighty Seven Thousand and Five Hundred Only]** and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said "**LAND**") (which is morefully and particularly described and mentioned in the **FOURTH SCHEDULE** hereunder written).
9. At or before execution of these presents the **Vendor** herein has assured, declared and represented to the **Purchaser** as follows (hereinafter collectively referred to as **The Representations**);
- I. THAT the said **LAND** is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;
- II. THAT the **Vendor** holds free and marketable title in respect of the said **LAND**;



- III. THAT save and except the **Vendor** nobody have any right, title and interest of any nature whatsoever and howsoever in the said **LAND**;
- IV. THAT the **Vendor** [or **Vendor's** predecessor-in-interest] exercised its option to retain the said **LAND** by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 OR the said **LAND** described in the **Schedules** hereunder written stands retained by the then raiyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;
- V. THAT the said **LAND** described in the **Schedule** hereunder written has been recorded in the finally published khanda-khatian of the **Vendor** [or **Vendor's** predecessor-in-interest] as the case may be;
- VI. THAT the said **LAND** described in the **Fifth Schedule** hereunder written stands retained by the **Vendor** through operation of family ceiling as envisaged in Chapter II-B of West Bengal Land Reforms Act;
- VII. THAT the **Vendor** is not members of Scheduled Tribe and hence are not required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said **LAND**;
- VIII. THAT the **Vendor** is and its predecessor-in-title were in uninterrupted and/or undisputed Khas possession of the said **LAND** without any right or any claim whatsoever of any third party.
- IX. THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat in respect of the said **LAND** has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the **Vendor** forthwith on demand without any demur. The **Vendor** also agrees to pay all such outgoings which may be levied with retrospective effect in future by the authorities;
- X. THAT the said **LAND** or any part or portion thereof is not subject to any notice of acquisition or requisition neither the **Vendor** has been served with any notice of

acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;

- XI. THAT there is no Bargadar and/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said **LAND** or any part or portion thereof;
- XII. THAT the **Vendor** [or **Vendor's** predecessor-in-interest] nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation or in respect of the land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever;
- XIII. THAT no part or portion of the said **LAND** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;
- XIV. THAT the said **LAND** nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the **Vendor** or the said **LAND** or part or portion thereof, which has the effect of prevailing or restraining the **Vendor** in dealing with and/or disposing of the said land which can prejudicially affect the title to the same;
- XV. THAT the **Vendor** is in possession, power or control of the documents of title and further confirm that no document of title has been delivered, deposited or handed over by the **Vendor** or any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

- XVI. THAT the **Vendor** has agreed to indemnify and keep indemnified the **Purchaser** against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the **Vendor** of any nature whatsoever and properties of the **Vendor** shall be liable and responsible for discharge of the indemnity.
- XVII. THAT the **Vendor** is lawfully seized and possessed of or otherwise well and sufficiently to the said **LAND** described in the **Fourth Schedule** hereunder written;
- XVIII. THAT the **Vendor** is fully entitled and legally capable to sell and transfer the said **LAND** described in the **Fourth Schedule** hereunder written in favour of the **Purchaser**;
- XIX. THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force in the **Vendor** effecting sale and transfer of the said **Land** in favour of the **Purchaser**;
10. Having decided to sell and dispose of the said **LAND** the **Vendor** approached the **Purchaser** and made the aforesaid **Representations** to the **Purchaser** and offered to sell and transfer the said **LAND** in favour of the **Purchaser** at or for a **TOTAL CONSIDERATION** of Rs. 4,87,500/- [**Rupees Four Lakh Eighty Seven Thousand and Five Hundred Only**];
11. Relying upon the **Representations** of the **Vendor** as aforesaid and believing the same to be true and acting on faith thereof the **Purchaser** has accepted the offer of the **Vendor** and agreed to purchase and acquire the said **LAND** from the **Vendor** at or for a **TOTAL CONSIDERATION** as aforesaid on the terms and conditions hereinafter recorded;

**NOW THIS INDENTURE OF CONVEYANCE WITNESSETH** that pursuant to the **Representations** and Offer made by the **Vendor** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendor** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendor** and in further **TOTAL CONSIDERATION** of a sum of Rs. 4,87,500/- [**Rupees**

**Four Lakh Eighty Seven Thousand and Five Hundred Only]** of the lawful money of the Union of India well and truly paid by the **Purchaser** to the **Vendor** at or before the execution of these presents (the receipt whereof the **Vendor** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **Purchaser** and the said **LAND** hereby intended to be sold transferred and conveyed) the **Vendor** doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchaser** the said **LAND** being **ALL THAT** the pieces and parcels of Sali land measuring **6.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** corresponding to **L.R. Khatian No. 2553** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), hereinafter called and referred to as the said **LAND** and more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written read together with the **First Schedule, Second Schedule** and **Third Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished in the map or plan annexed hereto and thereon border **RED TOGETHER WITH** all structures, sheds, erections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever or howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **Vendor** into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments

and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendor** or any person or persons from whom the **Vendor** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendor** done or executed or knowingly suffered to the contrary the **Vendor** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **LAND** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendor** or any of his/her/their ancestors or predecessors-in-title the **Vendor** has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
- c. **THAT NOTWITHSTANDING** anything contained herein, the said **LAND** shall always be put to use for such purposes as the **Purchaser** deems fit and proper in accordance with law;
- d. **AND THAT** the said **LAND** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances

including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendor** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendor** in the said **Land** together with structures appurtenant thereto hereby sold in the manner aforesaid.

- e. **AND THAT** the **Purchaser** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendor** or any person or persons lawfully claiming through from under or in law or trust for the **Vendor** or any of his/her/their ancestors or predecessors-in-title.
- f. **AND FURTHER THAT** the **Vendor** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendor** or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchaser** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendor** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendor** or any breach of the covenants hereunder contained;
- g. **AND ALSO** the **Vendor** has not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **LAND** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or

expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

- h. AND THAT** the **Vendor** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies **AND** for any reason if the **Vendor** fails to act in the manner as mentioned herein in that event the **Vendor** hereby authorize the **Purchaser** to represent the **Vendor** as his/her/their constituted attorney and appear before all such statutory authority or authorities and also sign execute and affirm all letters, documents, papers, affidavits, declarations, rectifications for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer.
- i. AND** the **Vendor** doth hereby further covenant and assure the **Purchaser** that he/she/they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchaser** is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendor** shall and will indemnify the **Purchaser** entirely for the losses and damages to be suffered by it in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises hereby sold.
- j. AND THAT** the **Purchaser** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendor** or any person or persons lawfully or equitably claiming as aforesaid.

- k. **AND FURTHER THAT** the **Vendor** doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l. **AND FURTHER THAT** the **Vendor** shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the **Vendor** or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.
- m. **AND** the **Vendor** has agreed to indemnify and keep the **Purchaser**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendor** covenant and assured the **Purchaser** that all title deeds, muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written has long been destroyed and/or lost from the possession power and control of the predecessor-in-title of the **Vendor** herein and as such the **Vendor** herein represents and undertakes to keep the **Purchaser** indemnified saved and harmless against any actions, proceedings, suits, loss, damages, impositions, claims arising out of any issues relating to defect in title of the said land.
- o. **AND THAT** the **Vendor** also declares and confirms that he is in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- p. **AND THAT** the **Vendor** herein declares and confirms that the said **LAND** more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.



**AND THE VENDOR** doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendor** shall cause such defect to be removed, remedied and for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment and have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendor** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendor** herein authorize and/or empower the **Purchaser** to represent the **Vendor** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;

**AND THAT** the **Vendor** had never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **Vendor** for the acquisition or the said **LAND** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or acts and/or rules made or framed thereunder and the **Vendor** has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **LAND** or any part or portion thereof nor the said **LAND** has been lying attached under any writ or attachment of any court or revenue authority **AND FURTHER THAT** the **Vendor** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **LAND** or any part or portion thereof from through under or in trust for the **Vendor** shall and will from time to time and at all times hereafter at the request and costs of the **Purchaser** make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **LAND** and every part or portion thereof unto and to the use the **Purchaser** as shall or may be reasonably required.

**AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

Simultaneously with the execution of this Deed of Conveyance the **Vendor** has made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **LAND**;

**AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Purchaser** [represented through its Director(s)/Authorized Representative] as the Constituted Attorneys of the **Vendor** is hereby authorized and shall be entitled:

1. To sign, execute and present for registration all such Deed of Rectification, Deed of Declaration, Disclaimers, Relinquishment and such other Deeds or instruments, undertakings or such document or documents which may become necessary to be executed on behalf of the **Vendor** over and in respect of the said **Land** and present such document or documents for causing registration before the appropriate registering authority and/or authorities and to receive, collect and to do all such acts, deeds or things in the context of the said **Land** as the said Attorney shall deem fit and proper.
2. To appear and represent the **Vendor** before any Registrar of Assurances and/or District Registrar and/or Sub-Registrar and/or Notary Public and/or other officer or officers Authority or Authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all Agreements and/or Deed of Rectification and/or Deed of Declarations and/or Deed of Disclaimers and/or Deed of Relinquishment and all such other Deeds and instruments and writings executed and signed by the said Attorney in any manner concerning the said **Land**.
3. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Metropolitan Development Authority, Police Authority, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation and conversion of the said **LAND**, the sanction of the said plan of the said **LAND** and/or change in use and character of the said **LAND** in the Land Records of the Govt. of West Bengal;

4. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said **Land** or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **LAND** or any part thereof).
5. To appear and represent and sign on behalf of the **Vendor** before all Authorities including those under the Municipality for fixation and/or finalisation of the annual valuation of the said **LAND** and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
6. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said **Land**.
7. To obtain mutation of the said Land in the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
8. To obtain change in use and character of the land contained in the said **Land** from the Office of the B.L.& L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
9. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.
10. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(SAID LOT-A LAND)**

**ALL THAT** the pieces and parcels of Sali land measuring **14.00 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **9.00 Decimals** more or less corresponding to **L.R. Khatian No. 2553** (previous **L.R. Khatian Nos. 273 & 773**) and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian No. 2553** (previous **L.R. Khatian Nos. 273 & 773**) lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

SL. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area Conveyed (Decimal)
1.	808	808	2553	Sali	0.5000	18.00	9.00
2.	814	814	2553	Sali	0.1923	26.00	5.00
<b>TOTAL</b>							<b>14.00</b>

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SAID LOT-B LAND)**

**ALL THAT** the pieces and parcels of Sali land measuring **11.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **6.50 Decimals** more or less corresponding to **L.R. Khatian Nos. 175 & 884** and **R.S./L.R. Dag No. 814** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 175 & 884** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the

territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

SL. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area Conveyed (Decimal)
1.	808	808	2553	Sali	0.3611	18.00	6.50
2.	814	814	2553	Sali	0.1923	26.00	5.00
<b>TOTAL</b>							<b>11.50</b>

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(SAID ENTIRE LAND)**

**ALL THAT** the pieces and parcels of Sali land measuring **25.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** measuring **15.50 Decimals** more or less corresponding to **L.R. Khatian No. 2553** and **R.S./L.R. Dag No. 814** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 2553** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

SL. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area Conveyed (Decimal)
1.	808	808	2553	Sali	0.8611	18.00	15.50
2.	814	814	2553	Sali	0.3846	26.00	10.00
<b>TOTAL</b>							<b>25.50</b>

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(SAID LAND)**

**ALL THAT** the pieces and parcels of Sali land measuring **6.50 Decimals** in aggregate be the same a little more or less and having raiyati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 808** corresponding to **L.R. Khatian No. 2553** lying and situate at Mouza Chakrajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

SL. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area Conveyed (Decimal)
1.	808	808	2553	Sali	0.3611	18.00	6.50
<b>TOTAL</b>							<b>6.50</b>

**OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED** which is butted and bounded in the manner following:-

**L.R. Dag No. 808**

ON THE NORTH : L.R. Dag No. 804, 805, 806, 807;  
ON THE EAST : L.R. Dag No. 807, 818;  
ON THE SOUTH : L.R. Dag No. 811;  
ON THE WEST : Common Entrance with Dag No 809

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

**SIGNED, SEALED & DELIVERED** by the above named **JOYOTU LAND DEVELOPMENT PVT. LTD.** by affixation of its office Seal by its Director **Mr. Alok Barman** pursuant to the resolution dated \_\_\_\_\_ in presence of:

1. *Javed Ali Mondal*  
*vill - Amgachia*

**JOYOTU LAND DEVELOPMENT PVT. LTD**

*Alok Barman*  
**Managing Director**

2. *Anowar Ali Naskar*  
Anowar Ali Naskar  
S/o- Nabir Ali Nas kar  
Vill. & P.O.- Amgachia  
P.S.- Bishnupur  
Kolkata-700 104

**SIGNED, SEALED & DELIVERED** by the above named **OPENDOORS CONSTRUCTION PVT. LTD.** by affixation of its office Seal by its Director **Mr. Debabrata Pailan** pursuant to the resolution dated \_\_\_\_\_ in presence of:

1. *Javed Ali Mondal*  
*vill - Amgachia*

2. *Anowar Ali Naskar*

Opendoors Construction Private Limited  
*Debabrata Pailan*  
Director

Drafted & prepared  
in my office :

*Prasham Saha*  
**PRASHAM SAHA,**  
**ADVOCATE,**  
High Court, Calcutta  
*F/2579/2018*

**RECEIVED** of and from the within-named **PURCHASER** the within-mentioned sum of **Rs. 4,87,500/- [Rupees Four Lakh Eighty Seven Thousand and Five Hundred Only]** Being the **TOTAL CONSIDERATION** money payable under these presents as per memo below:

**Rs. 4,87,500.00**

**[Rupees Four Lakh Eighty Seven Thousand and Five Hundred Only]**

**MEMO OF CONSIDERATION**

SL. No.	Name of Vendor	Bank Name & Branch	Draft/RTGS No. & Date	Amount (in Rupees)
1.	Joyotu Land Development Pvt. Ltd.	Punjab National Bank Pailan Branch, 24 Parganas (South)	Ch. No. 955033 Dated - 14.01.2022	4,87,500.00
<b>TOTAL CONSIDERATION</b>				<b>4,87,500.00</b>

**JOYOTU LAND DEVELOPMENT PVT. LTD**

*MOK* *Manoj*  
**Managing Director**

**SIGNATURE OF THE VENDOR**

**Witnesses:**

1. *Javed Ali Mondal*  
*vill - Amgachia*
2. *Anowar Ali Naskar*

Anowar Ali Naskar  
S/o- Nabir Ali Nas kar  
Vill. & P.O.- Amgachia



SPECIMEN FORM FOR TEN FINGERPRINTS



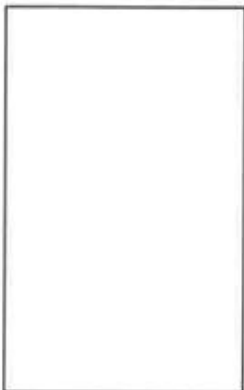
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature MOK [Signature]



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Debabrata Pailan



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_

SITE PLAN OF PROPOSED PROJECT AT MOUZA- CHAK RAJU MOLLA  
 T.L. NO.-18, P.S.- BISHNUPUR, DIST.- SOUTH 24 PARGANAS.

Day No: : Land Area: Decimal



LAND OF MOUZA- DAKULATPUR.

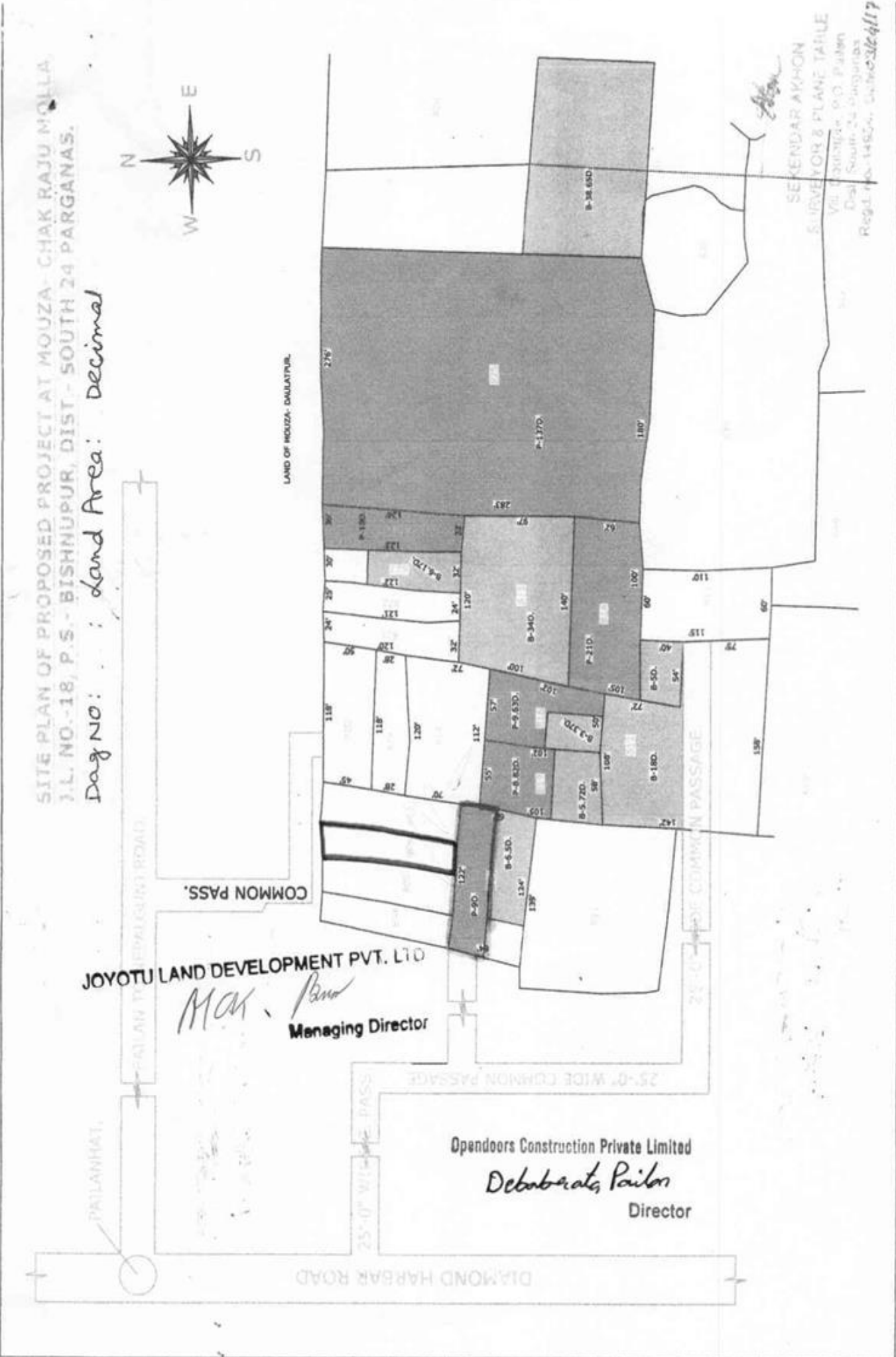
JOYOTU LAND DEVELOPMENT PVT. LTD

*Manoj Kumar*  
 Managing Director

Opendoors Construction Private Limited

*Debabrata Paul*  
 Director

*Abhinav*  
 SEKENDAR AKHON  
 SURVEYOR & PLANE TABLE  
 Vill. Dakulata, P.O. Palman  
 Dist. South 24 Parganas  
 Reg. No. 14520, Sub. No. 317



8

v.c-109/22







Government of West Bengal



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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132000102987/2022

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
1	Mr Alok Barman 23, Kedar Chattejee Lane, City:- Not Specified, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Representative of Seller [JOYOTU LAND DEVELOPMENT PRIVATE LIMITED]			<p>MANAGEMENT AND DEVELOPMENT PVT. LTD. Alok Barman 28/01/2022 Managing Director</p>
2	Mr Debabrata Pailan Daulatpur, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Representative of Buyer [OPENDORS CONSTRUCTION PRIVATE LIMITED]			<p>Debabrata Pailan 28/01/2022</p>

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Anowar Ali Naskar Son of Mr Nabir Ali Naskar Amgachia, City:- Not Specified, P.O:- Amgachia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Mr Alok Barman, Mr Debabrata Pailan			<i>Anowar Ali Naskar</i> 28/01/2022

  
(Asif Nadim)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BISHNUPUR  
South 24-Parganas, West  
Bengal

# JOYOTU LAND DEVELOPMENT PRIVATE LIMITED

35/1, PANCHANANTALA LANE, BEHALA, KOLKATA – 700034

CIN - U45400WB2001PTC093094

Email – jldpl.ab@gmail.com,

Date: 15/12/2021.

Ref:.....

**EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 35/1, PANCHANANTALA LANE, BEHALA, KOLKATA- 700034 ON 15TH DAY OF DECEMBER, 2021 AT 11.00 A.M**

**RESOLVED THAT** the Board of Directors do hereby appoint Mr. Alok Barman, Director of the Company as Authorised Signatory for registration of land at Mouza Chalkrajumolla, J.L. No. 18, within the limits of Raspuja Gram Panchayet under P.S.- Bishnupur, Dist.- 24 Parganas (South) in the name of JOYOTU LAND DEVELOPMENT PVT. LTD. and to sign and submit various document, deeds, agreement electronically and/or physically and to make applications, communications, representations, modifications or alterations on behalf of the as and when required.

**FURTHER RESOLVED THAT** Mr. Alok Barman, Director of the Company be and is hereby authorized to represent the Company and to take necessary actions on all govt. registration authority related issues including but not limited to presenting any deeds/ documents/ agreement/ declaration etc., on behalf of the Company representing for registration of the said land in the said mouza in the name of the company and also to make any alterations, additions, corrections, to the documents, papers, deeds, agreement, forms, etc., filed with all Government registration authority as and when required.

**FURTHER RESOLVED THAT** Mr. Alok Barman, Director of the Company be and is hereby authorized on behalf of the company to sign the deeds/agreement/declaration etc. and to represent on behalf of the Company, for sell of the said land in said Mouza before the Govt. Registration Authority concern offices. Certified to be true copy

For Joyotu Land Development Pvt Ltd.  
JOYOTU LAND DEVELOPMENT PVT. LTD

Director  
Director.

Alok Barman  
Managing Director

JOYOTU LAND DEVELOPMENT PVT. LTD

Alok Barman  
Managing Director

JOYOTU LAND DEVELOPMENT PVT. LTD

Director  
Managing Director

JOYOTU LAND DEVELOPMENT PVT. LTD

Sudip Barman  
Director

JOYOTU LAND DEVELOPMENT PVT. LTD

Director

JOYOTU LAND DEVELOPMENT PVT. LTD

Riya Adhikary  
Director



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

**GRN Details**

GRN:	192021220176664321	Payment Mode:	Online Payment
GRN Date:	02/02/2022 21:32:37	Bank/Gateway:	State Bank of India
BRN :	IK0BNBDWF7	BRN Date:	02/02/2022 21:02:01
Payment Status:	Successful	Payment Ref. No:	2000102987/5/2022

[Query No\*/Query Year]

**Depositor Details**

Depositor's Name:	OPENDOORS CONSTRUCTION PRIVATE LIMITED
Address:	Nu-Mans Park,Pailan,Kol-700104
Mobile:	9674369445
Depositor Status:	Buyer/Claimants
Query No:	2000102987
Applicant's Name:	Mr Prithviraj Basu
Address:	A.D.S.R. BISHNUPUR
Office Name:	A.D.S.R. BISHNUPUR
Identification No:	2000102987/5/2022
Remarks:	Sale, Sale Document Payment No 5

**Payment Details**

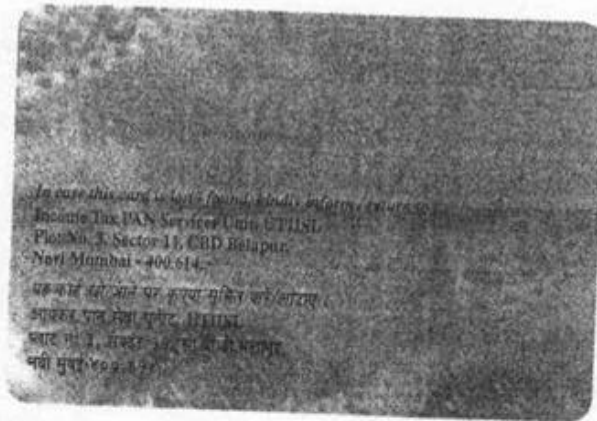
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000102987/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	70110
2	2000102987/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	23407
			<b>Total</b>	<b>93517</b>

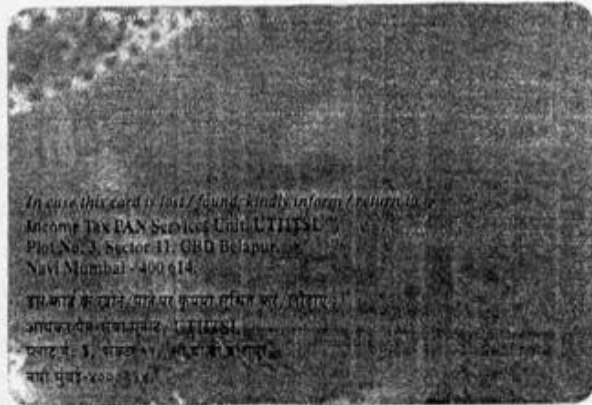
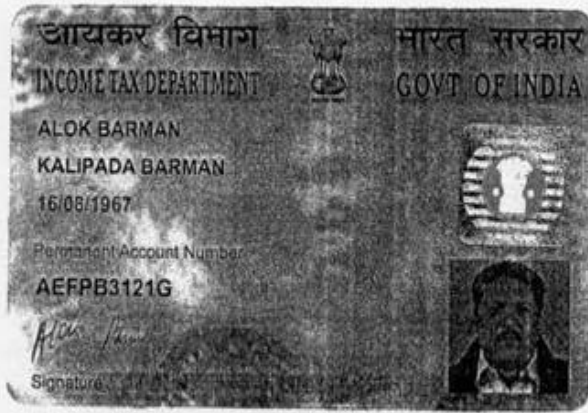
**IN WORDS: NINETY THREE THOUSAND FIVE HUNDRED SEVENTEEN ONLY.**



JOYOTU LAND DEVELOPMENT PVT. LTD

*MOH* *Parvati*  
Managing Director





Alok Barman





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভুক্তিকৃতির আইডি / Enrollment No. : 1040/20059/28503

To  
Aloke Barman  
অলোক বর্মান  
23  
KEDAR CHATTERJEE LANE  
BEHALA  
Behala S.O  
Behala, Kolkata  
West Bengal - 700034

08/02/2013



KI 169766005DF

16926600



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7664 8266 7715**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অলোক বর্মান  
Aloke Barman  
পিতা : কালিপদা বর্মান  
Father : KALIPADA BARMAN

জন্মসাল/Year of Birth: 1957  
পুংস / Male

**7664 8266 7715**



আধার - সাধারণ মানুষের অধিকার

*Aloke Barman*



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত 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: ২৩, কেদার চট্টোপাধ্যায় লেন  
বেহালা, বেহালা এস ও, কোলকাতা, পশ্চিমবঙ্গ  
700034

Address: 23, KEDAR  
CHATTERJEE LANE,  
RFHAI A, Behala S O,  
Behala, Kolkata, West  
Bengal, 700034



1947  
1800 180 1947



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



Opendoors Construction Private Limited

*Debabrata Paul*

Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEBABRATA PAILAN  
MADAN PAILAN  
01/01/1983

Permanent Account Number  
BGPPP6125H

31  
2  
85944

*Debabrata Pailan*  
Signature




*Debabrata Pailan*

 भारत सरकार  
GOVERNMENT OF INDIA

 देवब्रत पैलान  
Debabrata Pailan  
जन्म तिथि/DOB: 01/01/1983  
पुलक MALE


7415 7148 2708

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता  
अप: मदन पैलान, नस्क १परा, दौलतपुर (जिल्हा)  
पिन ७००१०४  
पिन कोड - 700104

Address :  
S/O: Madan Pailan,  
NASK: १ para,  
Daulatpur(ct), Sr. 24  
Parganas,  
West Bengal - 700104



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1800 300 1947

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

*Debabrata Pailan*



ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

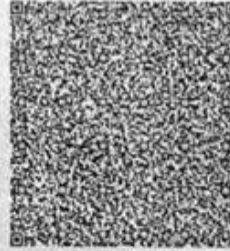
ডালিকাভুক্তির নম্বর / Enrollment No.: 1190/22474/07119

To  
আনোয়ার আলি নস্কর  
ANOWAR ALI NASKAR  
S/O Nabir Ali Naskar,  
AMGACHIYA  
VTC: Amgachhi,  
PO: Amgachi,  
District: South Twenty Four Parganas,  
State: West Bengal,  
PIN Code: 700104

31/01/2013  
3014576



UA042538405IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5984 5499 8083**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



আনোয়ার আলি নস্কর  
ANOWAR ALI NASKAR  
জন্মতারিখ / DOB : 13/01/1988  
পুরুষ / MALE

**5984 5499 8083**

আমার আধার, আমার পরিচয়

31/01/2013

Anowar Ali Naskar

## Major Information of the Deed

Deed No :	I-1613-01087/2022	Date of Registration	09/02/2022
Query No / Year	1613-2000102987/2022	Office where deed is registered	
Query Date	11/01/2022 3:31:24 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prithviraj Basu 10 Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9330433587, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4,87,500/-	Rs. 23,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70,210/- (Article:23)	Rs. 23,407/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

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-808 (RS :- )	LR-2553	Bastu	Shali	6.5 Dec	4,87,500/-	23,40,000/-	
<b>Grand Total :</b>					<b>6.5Dec</b>	<b>4,87,500 /-</b>	<b>23,40,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JOYOTU LAND DEVELOPMENT PRIVATE LIMITED</b> 35/1, Panchanantala Lane, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>OPENDOORS CONSTRUCTION PRIVATE LIMITED</b> Nu Mans Park, Daulatpur, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Alok Barman (Presentant )</b> Son of Late Kalipada Barman 23, Kedar Chattejee Lane, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 76xxxxxxxx7715 Status : Representative, Representative of : JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as Director)
2	<b>Mr Debabrata Pailan</b> Son of Mr Madan Pailan Daulatpur, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx5H, Aadhaar No: 74xxxxxxxx2708 Status : Representative, Representative of : OPENDOORS CONSTRUCTION PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Anowar Ali Naskar</b> Son of Mr Nabir Ali Naskar Amgachia, City:- Not Specified, P.O:- Amgachia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
Identifier Of Mr Alok Barman, Mr Debabrata Pailan			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	OPENDOORS CONSTRUCTION PRIVATE LIMITED-6.5 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 808, LR Khatian No:- 2553	Owner:জম্বু ল্যাণ্ড ডেভেলপ মেন্ট প্রাঃ লিঃ, Gurdian:অলোক বর্মণ, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED

Endorsement For Deed Number : I - 161301087 / 2022

On 27-01-2022

**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 23,40,000/-



Asif Nadim  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

On 28-01-2022

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

Presented for registration at 18:25 hrs on 28-01-2022, at the Private residence by Mr Alok Barman ,.

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

Execution is admitted on 28-01-2022 by Mr Alok Barman, Director, JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 35/1, Panchanantala Lane, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Anowar Ali Naskar, , , Son of Mr Nabir Ali Naskar, Amgachia, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Service

Execution is admitted on 28-01-2022 by Mr Debabrata Pailan, Director, OPENDOORS CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Nu Mans Park, Daulatpur, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Anowar Ali Naskar, , , Son of Mr Nabir Ali Naskar, Amgachia, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Service



Asif Nadim  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

On 09-02-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 23,407/- ( A(1) = Rs 23,400/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,407/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2022 9:34PM with Govt. Ref. No: 192021220176664321 on 02-02-2022, Amount Rs: 23,407/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BNBDWF7 on 02-02-2022, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,210/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 70,110/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 681307, Amount: Rs.100/-, Date of Purchase: 21/01/2022, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2022 9:34PM with Govt. Ref. No: 192021220176664321 on 02-02-2022, Amount Rs: 70,110/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BNBDWF7 on 02-02-2022, Head of Account 0030-02-103-003-02



**Asif Nadim**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR**

**South 24-Parganas, West Bengal**

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

**Registered in Book - I**

**Volume number 1613-2022, Page from 51747 to 51788**

**being No 161301087 for the year 2022.**



**(Asif Nadim) 2022/03/14 04:13:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.**

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