

6189/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL New &- 117770/5 G 197655

Mr. 2318/864

Q 5752/15
Kam. Registrar of Assurances
Kolkata
5-5-2015



Registration is admitted to the public and the documents are not to be used for the part of the Document.

Add: 13.816

η/ϵ no. 654/15
 $\Delta(1)$ 20.0
 $\Delta(2)$ 20.0

DEED OF CONVEYANCE

1. Date: 28th February 2015
2. Place: KOLKATA.
3. Parties:

57777
SL. No. DATE
NAME
ADD.
AMT.

28 FEB 2015

Blue Disha Developers Pvt Ltd
Atglara, (Linear Park) Ananta
Bogusati, Kolkata-700136

Kutub uddin Tubuliz.



e-1494

BLUE DISHA DEVELOPERS PRIVATE LIMITED

Kutub uddin Tubuliz.
Director.



e-1495

Chosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

BLUE DISHA DEVELOPERS PRIVATE LIMITED

Sabir Hossain Morshed
Director

BENGAL CONSTRUCTIONS PRIVATE LIMITED

Kutub uddin Tubuliz.
Director

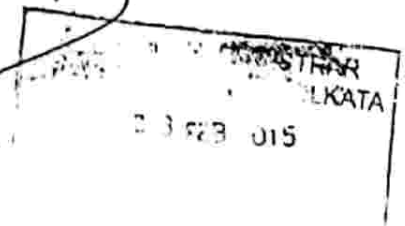
BENGAL CONSTRUCTIONS PRIVATE LIMITED

Sabir Hossain Morshed
Director

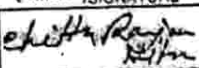


e-1497

Chitta Ranjan Hela



সাবির হোসেন মোরশেদ - সিআর ১৪৯৭
চিট্টা রঞ্জন হেলা - সিআর ১৪৯৮

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
AFKPM6884M		
	नाम / NAME	CHITTYA RANJAN MITRA
	पिता का नाम / FATHER'S NAME	MUKUNDA LAL MITRA
	जन्म तिथि / DATE OF BIRTH	12-02-1958
हस्ताक्षर / SIGNATURE	 अधीक्षक आयकर, प.प. 111 COMMISSIONER OF INCOME-TAX, W.B. - III	

Chittya Ranjan Mitra

इस कार्ड के खो / भ्रष्ट होने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापन कर दें
 संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
 पी-7,
 चौरंगी चौराहा,
 कलकत्ता - 700 089.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta - 700 089.

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

REG. NO. WB-25200PP6331 Issue Dt: 02-03-2009
 Name: ATIYAR RAHAMAN CHALI
 S/D/W of: N ISLAM CHALI
 Blood Gr: U D.O.B. 01-03-1987
 Address: MOHAMMADPUR TALPARA
 KADAMPUR BARHAT
 N-24PGS
 743510

Authorisation to drive the following vehicle class throughout India
 Valid till: 01-03-2029
 Vehicle Class: MCWG
 Issue Dt: 02-03-2009

Holder's Signature
 Licencing Authority
 Barasat

ভালি থারি মাস চলি

- 3.1 **CHITTARANJAN MITRA** son of Mukunda Lal Mitra , by faith Hindu, by Nationality Indian, by occupation Business, residing at 34, Chal Bazar Road, Baguiati, Police Station Rajarhat, Kolkata 700059, District North 24, Parganas, [Vendor includes successors-in-interest].

AND

- 3.2 **BLUE DISHA DEVELOPERS PVT.LTD** a Company within the meaning of the Companies Act 1956 having its registered office situate at Atghara (Chinar Park), Post office- R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AAECB9805F, represented by its Director - **KUTUB UDDIN TARAFDAR** son of Saifulla Tarafdar, by faith Muslim, residing at Atghara (Chinar Park), Post office R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AKZPT4064G and **SABIR HOSSAIN MONDAL** son of Late Fazlur Rahaman, by faith Muslim by Nationality Indian, residing at Atghara, Post office R- Gopalpur, Police Station Baguiati, District North 24, having PAN NO. AJWPM6871A.
- 3.3 **BENGAL CONSTRUCTIONSPVT.LTD** a Company within the meaning of the Companies Act 1956 having its registered office situate at Atghara (Chinar Park), Post office- R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AAECB9805F, represented by its Director - **KUTUB UDDIN TARAFDAR** son of Saifulla Tarafdar, by faith Muslim, residing at Atghara (Chinar Park), Post office R-Gopalpur, Police Station Baguiati, Kolkata-700136 having PAN NO. - AKZPT4064G and **SABIR HOSSAIN MONDAL** son of Late Fazlur Rahaman, by faith Muslim by Nationality Indian, residing at Atghara, Post office R- Gopalpur, Police Station Baguiati, District North 24, having PAN NO. AJWPM6871A.

(Collectively "Purchasers "Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in interest and assigns).

Vendor and Purchaser collectively Parties.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

- 4.1 Said Land: Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding to R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding to L.R. Khatian No. 498 at present L.R. Khatian No. 1539, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Said Land), described in the Second Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land.

5. Representations, Warranties and Covenants of the Vendor :

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 Ownership of Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla all son of Late Safar Ali Molla : Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla all son of Late Safar Ali Molla are the joint owners of the Danga Land measuring 17 cottah 4 chittak more or less comprised in C.S. Dag No. 1276 corresponding R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding L.R. Khatian No. 498, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Mother Land), described in the First Schedule below Together With all easement rights of adjoining public road and all other rights,

appurtenances and inheritances for access and user of the Mother Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Mother Land by virtue of inheritance from their father Safar Ali Molla.

5.1.2 Sale to Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra : By a Deed of Conveyance in Bengali language dated 12th May 2003, registered in the office of the Additional District Sub Registrar Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No.394, Pages 134 to 142 being Deed no. 06620 being Deed No. 2004, Kalam Ali Molla, Alam Ali Molla and Sabur Ali Molla all son of Late Safar Ali Molla, sold, transferred, Conveyed and Assigned the Danga Land measuring 17 cottah 4 chittak more or less comprised in C.S. Dag No. 1276 corresponding R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding L.R. Khatian No. 498, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Mother Land), described in the First Schedule below unto and in favour of Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra. Thus the Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra are the joint owners of the Mother Land equally and mutated their name under the L.R. Khatian Nos. 1539, 1540 and 1541 respectively.

5.1.3 Ownership of Chittaranjan Mitra son of Mukunda Lal Mitra [Vendor No. 3.1 herein] : in the aforesaid circumstances Chittaranjan Mitra son of Mukunda Lal Mitra [Vendor No. 3.1 herein] is the sole and absolute owner of the Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding to R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding to L.R. Khatian No. 498 at present L.R.

Khatian No. 1539, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Said Land), described in the Second Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Land Together With aX appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land.

5.1.4 Vendor: The Vendor No. 3.1 herein is Vendor.

5.1.5 Absolute Owner: In the manner stated above, the Vendor has become sole and absolute owner of the Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding L.R. Khatian No. 498 at present L.R. Khatian No. 1539, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat (collectively Said Land), described in the Second Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land

5.1.6 True and Correct Representations: The Vendor is the sole and absolute owner of the Said Land, such ownership having been acquired in the manner stated in

Clauses 5.1.1 to 5.1.5 above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants by the Vendor: the Vendor represent, warrant and covenant as follows :

- 5.2.1 No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declares that the Said Land is not affected by any scheme of Gram Panchayat/ Municipal 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 or the West Bengal Estate Acquisition Act 1953.
- 5.2.3 No Encumbrance by Act of the Vendor :** 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 whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 No Dues:** No Tax in respect of the Said Land 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.
- 5.2.5 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 Land or any part thereof.
- 5.2.6 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 Land to the Purchaser herein.

5.2.7 Free from all Encumbrances: The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Will, Bargadars, Income Tax Attachment, Financial Institution charges, vesting, 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 predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable. And that the Said Land or any part thereof is not affected by or subject to any charge lien lis pendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any benami transaction or otherwise, any wakf or devseva, any attachment including attachment before judgement of any Court or authority, any right of way water light support drainage or any other easement with any person or property, any right of any person under any agreement, power of attorney either registered or otherwise, any burden or obligation other than payment of Khajana / Revenue or Govt. Body, any other encumbrance or any kind whatsoever or any decree or order including any injunction or prohibitory order.

5.2.8 No Personal Guarantee: The Said Land 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 Land or any part thereof.

5.2.10 Release of the Further Claims: By executing this Deed of Conveyance in favor of the Purchaser, the Vendor has released and relinquished all his right, title and interest

over the Said Land and the Vendor has got no further right title and/or interest in respect of the Said Land. The Vendor shall not make any further claims and /or demands to the Purchaser in respect of the Said Land.

6. Background:

6.1 **Agreement to Sell and Purchase:** The basic understanding between the parties is that the Vendor will sell the Said Land to the Purchaser free from all encumbrances of any /every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representation, warranties and covenants mentioned in Clause 5.1 to 5.2 and its sub-clauses above (collectively **Representations**) and relying on the aforesaid representations assurances declarations made and/or given by the Vendor and believing the same to be true and acting on faith thereof, the purchaser agreed to purchase and acquire the Said Land from the Vendor absolutely and forever free from all encumbrances mortgages, charges, liens, lispendens, attachments, trusts, uses, tenancies, leases, occupancy, rights, restrictions, restrictive, covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands, and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the Said Land at or for a mutually agreed and settled consideration of Rs. 23,00,000/- (Indian Rupees Twenty Three only) on the terms conditions and covenants contained herein.

7. Transfer:

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor's ownership right, title and interest of whatsoever or howsoever nature in the Said Land, being Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding to R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding to L.R. Khatian No. 498 at present L.R. Khatian No. 1539, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under

the Patharghata Gram Panchayat (collectively Said Land), described in the Second Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land.

- 7.2 **Consideration and transfer:** While the conveyance and transfer of the Said Land is being made at or for a consideration of Rs. 23,00,000/- (Indian Rupees Twenty Three Lacs only) paid by the purchaser to the Vendor, receipts whereof the Vendor doth hereby as also by the Memo hereunder written admits and acknowledges and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor do hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser herein being Danga Land measuring 9 decimal more or less comprised in C.S. Dag No. 1276 corresponding R.S./L.R. Dag No. 1142, R.S. Khatian No. 416 corresponding L.R. Khatian No. 498 at present L.R. Khatian No. 1539, J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat Together With, all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land hereunder written and hereinafter referred to as the "Said Land" described in the Second Schedule below **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was

held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Ralyatl and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs, muniments, writings and evidences of title in any away relating to or connected with the Said Land or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the Said Land and leading to public road and/or meant for beneficial use and enjoyment of the Said Land **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever

8. Terms of Transfer:

8.1 Salient Terms: The transfer being affected 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 all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages,

charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Will, bargadars Income Tax Attachment, Financial Institution charges, vesting, 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.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **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 express indemnification by the Vendor about the correctness of the Vendor's title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Purchaser's own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of the Vendor and Vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Possession and Delivery of Possession:** That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the Said Land and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor has been using the same for the Vendor's personal use and cultivation Khas, vacant and

peaceful possession of the Said Land has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified. The Vendor has confirmed to have duly made payment of the khajna in respect of the Said Land upto date, in the event it is found that any arrears exist, the same shall be made good by the Vendor on demand.
- 8.6 **Holding Possession:** The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby 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 persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue. The Vendor further agree that in case of any dispute about the title of the Vendor representations and/or possession of the Purchaser, the Vendor shall be liable to compensate the Purchaser by refunding the

entire amount of consideration together with other expenses incurred by the Purchaser.

- 8.8 **No objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly consents to the same and appoints the purchaser as the Constituted Attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of power and authority, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Land in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.9 **Further Acts:** The Vendor do hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its 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 Land.
- 8.10 **Photograph and fingerprints of the parties to this Deed of Conveyance** is / are depicted in a separate sheet and annexed hereto and marked "A"

**First Schedule
(Mother Land)
[Subject Matter of Sale]**

Total Land measuring 17 cottah 4 chittak more or less i.e. 26, decimal more or less in J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat and Dag and Khatian No. as follows:

C.S. Dag No.	R.S. & L.R. Dag No.	L.R. Khatian No.	Classification of Land	Total Area of Land in decimal	Total Land of Chittaranjan Mitra, Nikhil Chandra Mitra and Dipak Mitra
1276	1142	498	Danga	52	17 cottah 4 chittak more or less i.e. 26, decimal more or less

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land and butted and bounded by in the following manner:

On the North : R.S. Dag No. 1142[Part]

On the South : Vacant Land

On the East : Common Passage

On the West : R.S. Dag No. 1146

The annual Government rent of the Said Land is payable to the BL & LRO, Rajarhat on behalf of the collector North 24, Parganas.

Second Schedule
(Said Land)
[Subject Matter of Sale]

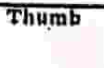
Total Land measuring 9 decimal more or less in J.L. No. 40, Mouza Kalikapur, Touzi No. 10, Police Station Rajarhat, Additonal District Sub Registry office at Bidhan Nagar Salt Lake City, at Present New Town/ Rajarhat, District Sub Registry Office Barasat, District 24Parganas (North), under the Gram Panchayat and Dag and Khatian No. as follows:

C.S. Dag No.	R.S.& L.R. Dag No.	L.R. Khatian No.	Present L.R. Khatian No.	Classificat ion of Land	Total Area of Land in decimal	Share [1000]	Sold by vendor
1276	1142	498	1539	Danga	52	1667	09 (Nine) decimal more or less

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land

The annual Government rent of the Said Land is payable to the BL & LRO, Rajarhat on behalf of the collector North 24, Parganas.

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Kulub uddin Tubal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	<i>Sabir Hussain Memon</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	<i>Chetan Rajan Pitha</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

9. Execution and Delivery:

- 9.1 In witness whereof the Vendor and Purchasers have executed and delivered this instrument of Conveyance on the day, month and year given above.

SIGNED SEALED AND DELIVERED by
the within named VENDOR at Kolkata in
the presence of:

Chitta Ranjan DIT

PAN - AFKPM 6884 M

1. *গোবিন্দচন্দ্র রায় চৌধুরী*
পাঠ-৩২ জুলাই ১৯৮০
স্বাক্ষর-গোবিন্দচন্দ্র রায় চৌধুরী
তারিখ-২৪-৭-১৯৮০

2. *নিখীল কুমার*
পিতা-নিখীল কুমার
কুমার রায় চৌধুরী, স্বাক্ষর-গোবিন্দচন্দ্র
(জেনারেল-৩)

SIGNED SEALED AND DELIVERED by
the within named PURCHASERS at Kolkata
in the presence of:

1. *গোবিন্দচন্দ্র রায় চৌধুরী*

BLUE DISHA DEVELOPERS PRIVATE LIMITED
Kulub u dehin Tahilaz
Director

BLUE DISHA DEVELOPERS PRIVATE LIMITED
Sabir Hossain Monay
Director

2. *নিখীল কুমার*

BENGAL CONSTRUCTIONS PRIVATE LIMITED
Kulub u dehin Tahilaz
Director

BENGAL CONSTRUCTIONS PRIVATE LIMITED
Sabir Hossain Monay
Director

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 23,00,000/- (Indian Rupees Twenty Three Lacs only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode	Date	Bank	Amount
Cheque No. - 552083	02-02-2015	Karnataka Bank Ltd.	Rs. 7,50,000/-
Cheque No. - 552097	12-02-2015	- DO -	Rs. 15,00,000/-
Cash	28-02-2015	—	Rs. 50,000/-

Chittu Raju HIL

[Vendor]

Witnesses:

1. Chittu Raju HIL

2. Chittu Raju HIL

Drafted and prepared by me as per document produce before me and instruction from my client.

Muni Sankar Karanth

Advocate

High Court Calcutta

Enrolment No. - 1473/742/2002

Seller, Buyer and Property Details

Seller & Buyer Details

Seller Details

Name, Address, Photo, Finger print and Signature

Sl
No

1

Chittaranjan Mitra

Son of Mukunda Lal Mitra

34, Chal Bazar Road, Baguihati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFKPM6884M,

Status : Sell

Date of Execution : 28/02/2015

Date of Admission : 28/02/2015

Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Blue Disha Developers Pvt Ltd Atghara (Chinarpark), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India PIN - 700136 PAN No. AAECB9805F, Status : Organization Date of Execution : 28/02/2015 Date of Admission : 28/02/2015 Place of Admission of Execution : Pvt. Residence Bengal Constructions Pvt Ltd Atghara (Chinarpark), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India PIN - 700136 PAN No. AAECB9805F, Status : Organization Represented by their (1-2) representative as given below:-
-2 1)	Kutub Uddin Tarafdar Son of Atghara (Chinar Park), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AKZPT4064G. Status : Representative Date of Execution : 28/02/2015 Date of Admission : 28/02/2015 Place of Admission of Execution : Pvt. Residence
	Blue Disha Developers Pvt Ltd Atghara (Chinar Park), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India PIN - 700136 Status : Organization Date of Execution : 28/02/2015 Date of Admission : 28/02/2015 Place of Admission of Execution : Pvt. Residence Bengal Constructions Pvt Ltd Atghara (Chinar Park), P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India PIN - 700136 Status : Organization Represented by their (3-4) representative as given below:-

Buyer Details

Name, Address, Photo, Finger print and Signature

Sabir Hossain Mondal

Son of

Atghara, P.O:- R- Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India,
Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AJWPM6871A,

Status: Representative

Date of Execution: 28/02/2015

Date of Admission: 28/02/2015

Place of Admission of Execution: Pvt. Residence

Identifire Details**Identifier Details**

No.	Identifier Name & Address	Identifier of	Signature
	Atiyar Rahaman Dhali Son of Nur Islam Dhali P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India,	Kutub Uddin Tarafdar, Sabir Hossain Mondal, Chittaranjan Mitra	

Transacted Property Details**Land Details**

ch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	RS Plot No:- 1142 RS Khatian No:- 1539	9 Dec	9,00,000/-	23,18,184/-	Proposed Use: ROR ROR Type

Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	Kutub Uddin Tarafdar
Address	Atghara (Chinar Park) R- Gopalpur, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700136
Applicant's Status	Buyer/Claimant

Kolkata, West Bengal

On 28/02/2015

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

Presented for registration at 17.52 hrs on : 28/02/2015, at the Private residence by ,

(Dulal Saha)

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 24394 to 24420

being No 190206189 for the year 2015.



Digitally signed by DULAL CHANDRA
SAHA
Date: 2015.07.03 14:41:26 +05:30
Reason: Digital Signing of Deed

(Dulal Saha) 7/3/2015 2:41:25 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)