

Subhas Das

B-1, vol-7, Pg-7389-7421, Jeed-03860 year-2011

AD802
Bishanagar



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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10 MAY 2016

No.....Rs 10/- Date.....

Name: MANOJ MALLICK

Advocate

Address: Alipore Police Court, Kol-27

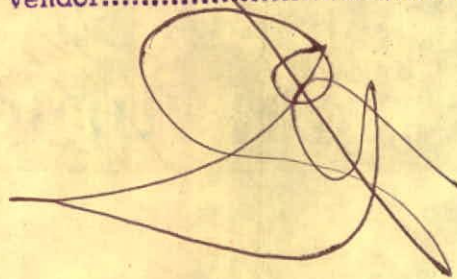
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



F (I) (II).....Rs.
G (a).....Rs.
G (b).....Rs.
Xerosing.....Rs.
Stamp.....Rs.
C/Plan. P/Plan.....Rs.
C.F.S.....Rs.

Total Rs.

Copy Prepared Signed Seal and
Delivered to the applicant as per
Order No.....dt.....

2299/2016

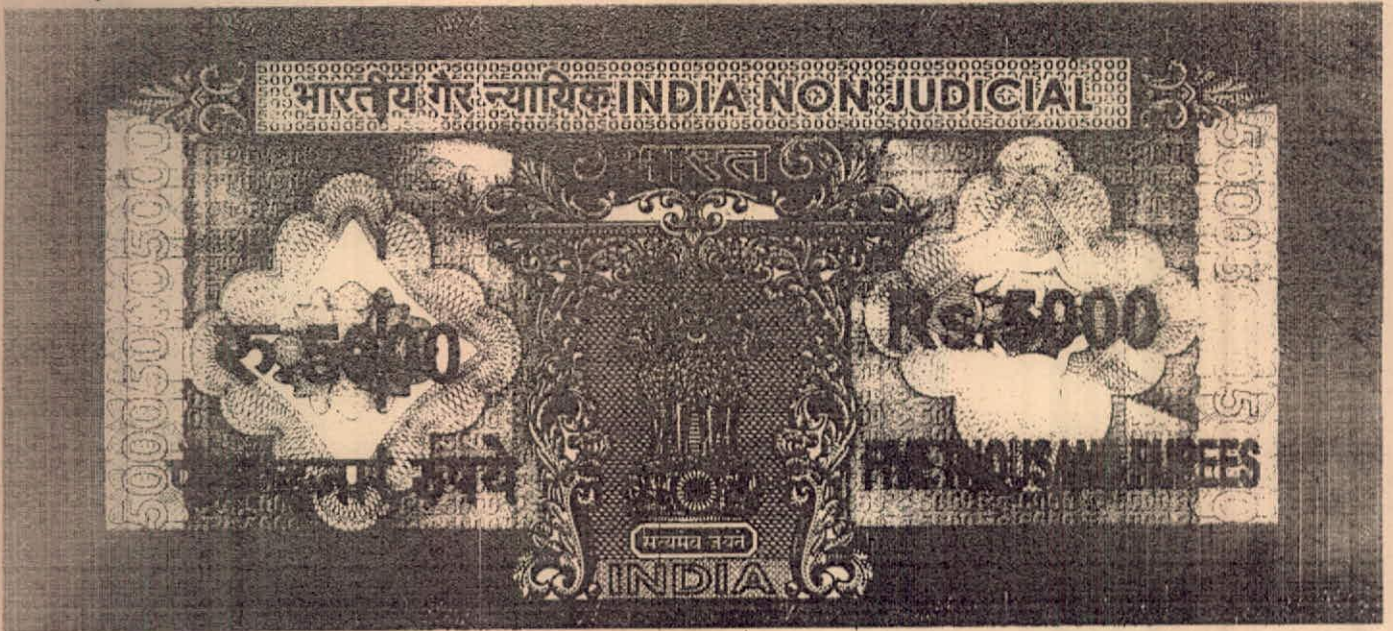
10/5
2016

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
16-5-16



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S-03860




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certify that the document is admitted
to registration. The signature sheets
and the endorsement sheets attached
with this documents are the part of
this document


Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
29 MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 29th day of
March Two Thousand and Eleven (2 0 1 1),

Contd...P/2.



নং 5905 29/3/11 smh
 জেডার নাম Sh. K. Chandra
 সাং Barasat
 ট্রান্স ভেডার স্বাক্ষর Barasat
 বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. Barasat
 মোট স্টাম্প ক্রয় তাং 880000
 চলার নং 2 মোট কত টাকা খরিদ 11 MAR 2011
 টেজারী বারাকপুর ভেডার মিতা দত্ত 880000



Amit Kumar Das
 S/o Dilip Das.
 Of Barasat Cent.
 Law. cluk.

Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

29 MAR 2011



BETWEEN

1. **SMT. SHOVA PAUL**, wife of Late Ranjit Chandra Paul, by faith - Hindu, by occupation - House Wife, by Nationality - Indian, residing at 31, Adhir Chandra Das Lane, Kolkata - 700 067, represented through her constituted attorney namely **SRI CHANDAN KUMAR MONDAL**, son of Sri Jaharlal Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Narayantala (West), P.O. Aswininagar, Police Station - Baguiati, Kolkata - 700 059 in the District of North 24 Parganas, 2. **SRI CHANDAN KUMAR MONDAL**, son of Sri Jaharlal Mondal, by faith - Hindu, by occupation - Business, by Nationality, 3. **SMT. CHANDRANI MONDAL**, wife of Sri Chandan Kumar Mondal, by faith - Hindu, by occupation - House Wife, by Nationality - Indian, both No. 2 & 3 are residing at Narayantala (West), P. O. Aswininagar, Police Station - Baguiati, Kolkata - 700 059 in the District of North 24 Parganas, hereinafter referred to as the "**LAND OWNERS / VENDORS**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include all their legal heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

SRI GAURAV JAIN, son of Madan Chand Jain, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 873, Lake Town, Block - A, Kolkata - 700 089, hereinafter referred to and called as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

CHANDRANI CONSTRUCTION PVT. LTD., a Private Limited company, having its registered office at GB-35, Narayantala (West), Baguiati, Kolkata - 700 059, P.O. Deshbandhunagar,



P.S. Baguiati, Dist. - North 24 Parganas, represented by its Director namely **SRI CHANDAN KUMAR MONDAL**, son of Sri Jaharlal Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Narayantala (West), P. O. - Aswininagar, Police Station - Baguiati, Kolkata - 700 059 in the District of North 24 Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which terms and expression unless repugnant to the subject or context shall mean and include all its respective heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

WHEREAS by a Deed of Sale dated 2nd May 1963, executed and registered before the office of Cossipore Dum Dum and recorded in Book No. 1, Volume No. 68, Pages 13 to 15, being Deed No. 3750, one Gajendra Nath Mondal sold, transferred and conveyed ALL THAT piece and parcel of 4 (four) Cottahs 4 (four) Chittacks 11 (eleven) sq.ft. of land in Dist. North 24 Parganas, comprised in C. S. Khatian No. 553, R. S. Khatian No. 38, C. S. Dag Nos. 5034 & 5035, R. S. Dag No. 3027 to one Smt. Anjali Basu at a valuable consideration mentioned therein.

AND WHEREAS the said Anjali Basu seized and possessed well and sufficiently the aforesaid land free from all encumbrances and by a Deed of Sale dated 03.12.1977, which was executed and registered before the office of District Registrar, Alipore and recorded in Book No. 1, Volume No. 237, being Deed No. 7680 for the year 1977, the said Smt. Anjali Basu granted, sold, transferred and conveyed the said pieces and parcel of the land measuring 4 (four) Cottahs 4 (four) Chittacks 11 (eleven) sq.ft. more or less to the present vendor no. 1 herein at a consideration mentioned therein.

AND WHEREAS while the present Vendor no. 1 herein in so exclusive possession in respect of the aforesaid property, she transferred 1 (one) Cottahs 8 (eight) Chittacks of demarcated land in favour of one Smt. Joyshree Saha in the year 1990 by virtue of registered Deed of Kobala.



AND WHEREAS the present vendor no. 1 after sold out the land measuring 1 (one) Cottah 8 (eight) Chittacks as aforesaid was in exclusive physical possession in respect of remaining land measuring more or less 2 (two) Cottahs 9 (nine) Chittacks 11 (eleven) sq.ft. by exercising all her right title and interest as a owner of the said property.

AND WHEREAS out of the said 2 (two) Cottahs 9 (nine) Chittacks 11 (eleven) sq.ft. of land some property had been acquired for road purpose by the concerned authority and physically the present owner no. 1 is the possessor of **1 (One) Cottah 10 (Ten) Chittacks** of land, lying and situated at Mouza - Krishnapur, Touzi No. 228/229, in the Dist. North 24 Parganas comprised in C. S. Khatian No. 553, R. S. Khatian No. 38, C. S. Dag No. 5034 and 5035, R. S. Dag No. 3027, P. S. Baguiati Dist. North 24 Parganas under the Jurisdiction of Rajarhat Gopalpur Municipality, within the Ward No. 17, which is more fully described in the **Part 'A'** of First Schedule.

AND WHEREAS after purchasing the said land, the present vendor no. 1 herein recorded her name in the record of the Competent Authority and seized and possessed sufficiently well and entitled to the said plot of land without any interference and hindrance from any third parties and by paying rent and taxes to the Competent Authority.

AND WHEREAS ALL THAT piece and parcel of land in Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229 under C. S. Khatian No. 214, 429, being Dag No. 5023/6507, measuring more or less 40 (Forty) Decimals of land belonged to Akshya Kumar Naskar and while the said Akshya Kumar Naskar was in so exclusive possession in respect of the said property, he died leaving behind his only legal heir, widow namely Ambika Bala Dasi.

AND WHEREAS the said Ambika Bala Dasi due to her necessity sold out 32 (Thirty Two) Decimal of land corresponding to 19 (Nineteen) Cottahs 5 (Five) Chittacks 34.2 (Thirty four point two) Sq.ft. out of the said 40 (Forty) Decimals of land to one



Fakir Chandra Naskar on 30.11.1962, which was registered before the office of S.R.O. Cossipore, Dum Dum being Book No. I, Volume No. 1 to 5, pages 156 to 158 being Deed No. 9349 for the year 1962.

AND WHEREAS the said Fakir Chandra Naskar by virtue of the said registered Deed of Kobala became the absolute owner and possessor in respect of the said property and the said Fakir Chandra Naskar due to dire need of money sold out more or less 9 (Nine) Cottahs 4 (Four) Chittacks 8 (Eight) Sq.ft. of land and a passage for ingress and egress of the said land measuring 450 sq.ft. corresponding to 10 (Ten) Chittacks of land out of the aforesaid land in favour of one Sri Prithwish Chandra Bhattacharjee on 25.10.1967 by virtue of registered Deed of Kobala, registered before the office of Cossipore Dum Dum, being Book No. I, Volume No. 116, Pages 306 to 311 being Deed No. 8866 for the year 1967.

AND WHEREAS the said Fakir Chandra Naskar prior to execution of the said Deed of Kobala sold out more or less 1 (One) Cottah of land in favour of one Sri Sannasi Charan Sardar by virtue of registered Deed of Kobala, registered before the office S.R.O. Dum Dum, being Book No. I, Volume No. 138, Pages 223 to 226, being Deed No. 9791 for the year 1966.

AND WHEREAS the said Sannasi Charan Sardar transferred the said 1 (One) Cottah of land in favour of the said Sri Prithwish Chandra Bhattacharjee on 28.04.1967 by virtue of registered Deed of Kobala being No. 3348, registered before the office S.R.O. Cossipore, Dum Dum.

AND WHEREAS by virtue of the said two Deed of Kobalas executed by said Fakir Chandra Naskar and Sannasi Charan Sardar as aforesaid, the said Sri Prithwish Chandra Bhattacharjee became the absolute owner and possessor in respect of land measuring more or less 10 (Ten) Cottahs 4 (Four) Chittacks 8 (Eight) sq.ft. along with a land measuring more or less 10 Chittacks, which is physically after measurement **10 (Ten) Cottahs 2 (Two) Chittacks**, being



purchased for ingress and egress of the said land and mutated his name before the local municipality and the said Sri Prithwish Chandra Bhattacharjee while was in so exclusive possession, he sold, transferred and conveyed the aforesaid land in following manners :-

- a. The said Sri Prithwish Chandra Bhattacharjee sold out to the present vendor no. 2 in respect of ALL THAT piece and parcel of Bastu land measuring more or less **4 (Four) Cottahs 8 (Eight) Chittacks 23 (Twenty Three) sq.ft.** out of the said 10 (Ten) Cottahs 4 (Four) Chittacks 8 (Eight) Sq.ft. which is physically after measurement 10 (Ten) Cottahs 2 (Two) Chittacks along with a 120 sq.ft. Kancha structure, lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, under C. S. Khatian Nos. 214 & 429, corresponding to R. S. Khatian No. 240, modified Khatian No. 210, being C. S. Dag No. 5023/6507, R. S. Dag No. 3032, modified Dag No. 150, within the jurisdiction of Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality in Ward No. 17, A.D.S.R.O., Bidhannagar, Salt Lake City, in the District North 24 Parganas, by a registered Deed of Conveyance dated 23rd April, 2004, which was executed and registered before the office of A.D.S.R., Bidhan Nagar, Salt Lake City and recorded in Book No. 1, Volume No. 67, Pages 268 to 279, being Deed No. 01073 for the year 2006, which is more fully described in the **Part 'B'** of First Schedule herein under written.
- b. The said Sri Prithwish Chandra Bhattacharjee sold out to the present vendor no. 2 & 3 in respect of ALL THAT piece and parcel of Bastu land measuring more or less **5 (Five) Cottahs 9 (Nine) Chittacks 22 (Twenty Two) sq.ft.** out of the said 10 (Ten) Cottahs 4 (Four) Chittacks 8 (Eight) Sq.ft. which is physically after measurement 10 (Ten) Cottahs 2 (Two) Chittacks along with a 120 sq.ft. Kancha structure, lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, under C. S. Khatian No.



214, 429, corresponding to R. S. Khatian No. 240, modified Khatian No. 210, being C. S. Dag No. 5023/6507, R. S. Dag No. 3032, modified Dag No. 150, within the jurisdiction of Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality in Ward No. 17, A.D.S.R.O., Bidhannagar, Salt Lake City, in the District North 24 Parganas, by a registered Deed of Conveyance dated 28th April, 2004, which was executed and registered before the office of A.D.S.R., Bidhan Nagar, Salt Lake City and recorded in Book No. I, Volume No. 156, Pages 114 to 125, being Deed No. 02571 for the year 2005, which is more fully described in the **Part 'C'** of First Schedule herein under written.

AND WHEREAS the present vendor no. 1 being a owner of the said of land of Part 'A' of First Schedule, while seized and possessed the same by paying rent and taxes before the competent authority, she entered into an Agreement for Development in respect of said plot of land with the present Developer on 10th November, 2006 and in the said Agreement it is clearly and explicitly enumerated that the Developer have every right to enter into an Agreement for Sale and to sell out the Developer's Allocation and apart from it the vendor no. 1 also executed a Power of Attorney in favour of the Director of Present Developer who is also the vendor no. 2 herein, on 10th March, 2007 which was executed and registered before the office of Registrar of Assurances, Kolkata and recorded in Book No. IV, Volume No. 26, Pages 110 to 113, being No. 1406 for the year 2007, to do and act several things as laid down as said Power of Attorney.

AND WHEREAS the present developer after getting the three lands out of one by a registered General Power of Attorney executed by the present vendor no. 1 herein, which is more fully described in the Part 'A' of First Schedule and another two lands by two registered Deed of Conveyance, executed by the Sri Prithwish Chandra Bhattacharjee which is more fully described in Part 'B' & 'C' of First Schedule, as the said three lands are



lying and situate adjacent to each other and for the purpose of better enjoyment and development work, the present developer have decided to Amalgamate the said three lands into a single land, in total land measuring more or less **11 (Eleven) Cottahs 12 (Twelve) Chittacks** lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, under C. S. Khatian Nos. 553, 214 & 429, corresponding to R. S. Khatian Nos. 38 & 240, modified Khatian No. 210, being C. S. Dag Nos. 5034, 5035 & 5023/6507, R. S. Dag Nos. 3027 & 3032, modified Dag No. 150, within the jurisdiction of Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality in Ward No. 17, A.D.S.R.O., Bidhannagar, Salt Lake City, in the District North 24 Parganas, which is more fully described in the **Part 'D'** of the First Schedule herein under written.

AND WHEREAS by virtue of the said agreement for development and power of attorney executed by the present vendor no. 1 herein in favour of the Director of the developer firm, the developer is entitled to enter into any agreement for sale in respect of any flat or flats of the proposed construction in favour of any intending purchaser or purchasers in respect of the Developer's allocation as mentioned in the said agreement.

AND WHEREAS in accordance with the sanctioned plan sanctioned by the Rajarhat Gopalpur Municipality being Plan No. 367/07/08 dated 22.09.2007 the Developer herein already commenced the construction work of the proposed building namely **CHANDRANI ENCLAVE**, consisting several flat/s, shop/s, car parking space etc. and subsequently the developer obtained the C. C. (Completion Certificate) of the said building on 04.12.2009 being C. C. Sl. No. 317/09/10.

AND WHEREAS by an verbal agreement for sale made between the purchaser and the developer & vendors, the said purchaser like other co-purchasers on fully satisfied on inspection about the contents of the abstract of title and the said sanctioned plan has agreed to purchase the undivided proportionate



impartible share of land of the premises attributed to the self contained residential flat being **Flat No. 'B'**, in **Block - A**, on the **1st floor** of the building namely **CHANDRANI ENCLAVE**, measuring an area more or less **1750 Sq.ft.** super built up area with fully marble flooring consisting 3 Bed Rooms, 1 Dining, 1 Drawing, 1 Kitchen, 1 Toilet and 2 W.C. TOGETHER WITH proportionate impartible share of land described in the Second Schedule written hereunder at / or for the total consideration of **Rs. 22,40,000.00 (Rupees Twenty Two lac Forty thousand) only** free from all encumbrances, charges, trusts, liens, claims and demands whatsoever and subsequently the purchaser herein has fully cleared off his dues by full payments of the value as per agreement for sale in total **Rs. 22,40,000.00 (Rupees Twenty Two lac Forty thousand) only** inclusive the proportionate land share value as per the Memo of Consideration as written hereunder free from all encumbrances charges, trusts, liens, claims and demands whatsoever and accordingly this Deed of Conveyance is made amongst the parties herein.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said Agreement for Sale and the said total consideration of **Rs. 22,40,000.00 (Rupees Twenty Two lac Forty thousand) only** paid by the purchaser to the Developer for the said Flat being **Flat No. 'B'**, in **Block - A**, on the **1st floor** of the said building namely **CHANDRANI ENCLAVE**, measuring an area of more or less **1750 Sq.ft.** super built up area with fully marble flooring consisting 3 Bed Rooms, 1 Drawing, 1 Dining, 1 Kitchen, 1 Toilet and 2 W.C. WITH the undivided proportionate share of land TO HAVE AND TO HOLD THE SAID flat granted or expressed or an to be unto the use of the purchaser absolutely and forever free from all encumbrances and the vendors do hereby covenant with the purchaser that NOTWITHSTANDING any Act., deeds and things by the vendors are now lawfully, rightfully and sufficiently entitled to the said property hereby granted or expressed so to



be and every part thereof mentioned in the Second Schedule hereunder written.

A. THE VENDORS AND DEVELOPER DO TH HEREBY COVENANT WITH THE PURCHASER as follows :-

1. The interest which the vendors do hereby declare that they have good right full and absolute power and authority to grant, sell, convey, transfer, mortgage, assign and assure their respective interest in the said unit and undivided proportionate share of the said land, common portions, common parts, paths, passages and other properties and rights, electrical installations and other parts and passage and all other properties and rights in the said land and building hereunder granted conveyed, transferred, assigned and assured unto the purchaser in the manner aforesaid, it shall be lawful for the purchaser from time to time and all times hereafter to enter into and upon and hold and enjoy the said unit and the undivided proportionate share in the said land including the common portions, common parts, easements, rights, electrical installation and other common parts, paths passages, in the said building and every part thereof and to receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the vendors or any person or persons claiming through under or in trust for their. The purchaser may transfer the said flat by any manner at any time without any consent of other flat owners of the schedule land.
2. The said unit and the undivided proportionate share of the land including the common parts, paths, easements, rights electrical installations and other common parts, paths, passages and all other portions hereby conveyed in the said building are free and discharge from the against all manner of encumbrances, trusts, liens, lispendences, etc. whatsoever save those expressly mentioned herein.



3. The vendors and developer shall from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser make do acknowledge, execute and perfect all such further and other lawful and reasonable acts, deeds or things or more perfectly and the said unit and the undivided proportionate share of the said land including the common portions and the common parts and the easement rights, electrical installations and other common areas parts and common paths and passages of the said building and every part thereof unto the purchaser in the manner aforesaid as shall or may reasonably be required.
4. That if the developer in future shall amalgamate any plot of land adjacent with this land and shall make the construction of any building in that case the purchaser or his successors shall not raise any objection of that proposed construction.

B. THE PURCHASER DO HEREBY COVENANT WITH THE VENDORS / DEVELOPER :-

1. The purchaser shall also likewise pay from the date of the possession of the unit the proportionate share of the consolidated Municipal Taxes which shall be payment from time to time and all other impositions including the betterment fees if any in that behalf which shall be decided between the purchaser and all purchasers / owners and / or occupiers of the said multi-storied building and no basement shall be allowed in respect of the said undivided unit and the said unit in common use and enjoyment of the taxes and impositions leviable in respect of both the said land and the building.
2. The purchaser shall a member of the Association of the Ownership Association to be formed consisting of all the purchasers, owners and occupiers of the flat for the purpose of their management administrative, maintenance and upkeep of the said premises and in particular, the



common parts of the building and the common portions of the said premises. The cost and expenses for the purpose of formation of the Owner's Association shall be borne by the purchaser and the other purchasers, owners or occupiers of the other flats of the said premises on proportionate basis.

3. The purchaser shall duly perform all the rule, article, regulations of such Owner's Association as may be from time to time adopted and the purchaser, owners, occupiers of the other flats shall affectingly vest management and control of the said premises common portions and the common parts in such owner's association and all other papers, documents required from time in connection with the same in accordance with the relative provisions of law and / or directions that shall be given by authorities concerning such Owner's Association.
4. The purchaser shall pay the building tax and multi storied tax if any when where necessary.
5. The purchaser hereby agrees that the vendors / developer herein shall at all time be entitled to erect and / or construct one or more floor or other structures on the roof of the said building and that such new floor or floors or other structures as may be erected by the developer shall be entitled to all the existing sewers, drains, water connections as also to use and enjoy all common areas facilities described in the Third Schedule hereunder written, without any objection or obstruction by or at the instance of the purchaser or any person or party claiming under the purchaser, in this regard, the purchaser shall not be entitled to get any compensation or damages whatsoever. However such additional construction must conform to the building regulations of the municipality and duly approved by the municipality.
6. The purchaser shall has proportionate right of the roof / terrace of the said building for fixing, repairing and inspection of overhead water pipes, T.V. Antenna of the



purchaser without creating any disturbance to the co-owners.

C. THE TERM PROPORTIONATE SHARE OR PROPORTIONATELY SHARE USED HEREIN SHALL ACCORDING TO ITS CONTEXT MEAN AND follows :-

1. Where it refers to the share of the purchaser in the said land or the common parts such proportionate share shall be the same as to the super / covered area of the said unit be the super / covered of all the units in the said building.
2. The terms co-owners used herein shall according to its context mean all the flats purchaser who has purchased unit in the said building.
3. The terms common purpose shall mean the purpose of managing and maintaining the said multi storied building and particularly the common portions, collection and disbursement of the common interest of the co-owners relating to their mutual rights and obligations for most beneficial use and enjoyment of their respective units exclusively and the said building in common by the co-owners.
4. The purchaser shall keep at his own costs and expenses the said unit and every part thereof including all fixtures and fittings therein or exclusively the flat comprised therein in well painted and in good and best clean conditions and as a decent and respectable place for residential purpose.
5. Use the said unit and all common parts and common portions carefully peaceable and quietly and in the manners reasonably indicated herein or in the rules framed by the Owner's Association for the used thereof.
6. Use all paths, passage and stair cases only for the purpose of egress and ingress and for on other purpose whatsoever unless permitted by the Ad-hoc committee or Society or company or Syndicate or Association upon its formation.



7. Use the said unit only for residential purpose and not for any other purpose.
8. While using the said unit or any part thereof common parts or common portions the purchaser shall not do any following deed and things :-
 - i. Obstruct the Ad-hoc Committee or the Society or Company or Syndicate or Association in its Acts, relating to the common purpose.
 - ii. Violate any of the rules and regulations laid down in respect of the used of the said multi storied building.
 - iii. Injure, harm or damage the common parts of the common partitions or any of the other units in the said building making any alternations or withdrawing any support or otherwise.
9. The Owner's Association shall have the right to enter any flat in the said building for the purpose of, effecting repairs of service, pipes line and portions of this flat as may reasonably necessary such entry with a weeks advance intimation of such entry to the owner concerned and shall / will allow owner of other flats into his flats under similar circumstances and upon having similar prior notice is given.

D. THE PURCHASER SHALL NOT DO THE following :-

1. Alter any other portion or elevation or colour scheme of the said unit of the said building.
2. Throw or accumulate or cause to be throw or accumulated any dirt, rubbish or other refuse within the said unit on the places indicated thereof.
3. Place or cause to be placed any article or object into the common parts save as be permitted by the Association / Ad-hoc committee / society / syndicate or company.



4. Carry on or cause to be carried on by obnoxious, injuriousness, illegal, dangerous, hazardous immoral activities in the said unit or any where also in the said building.
5. Do or permit to be done which is likely to cause, nuisance or annoyance to the occupiers of the said other unit in the building.
6. Affix any Sign Board, Name Plate or other thing or other similar articles in any of the common parts of the common portions or outgoings walls of the building save as the place expressly permitted by the committee or the Society or the limited Company or the Syndicate or the Association.
7. Construct and object the Vendors / developer or granting right subject or Municipal sanction to any person or person on the said unit and / or the Additional floor on the said building or any part thereof save the same unit and save as inconsistent with the purchaser's rights, hereunder if however, shall not confer on the vendors to construct or interfere with the quit and peaceful enjoyment of the flat, sold to the purchaser or egress from and ingress into the said flat or user of the common stair cases and areas and entrance facilities.
8. Keep or store any offensive combustible, obnoxious, hazardous or dangerous articles in the said unit or the common portions.
9. Keep or allow any lunatic or person suffering from any virulent dangerous, obnoxious or infectious decease in the said unit.
10. Keep any heavy articles or things as are likely to damages the floor or operates any machine save that for usual quiet domestic purpose.



THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Land)

Part - A

ALL THAT the piece and parcel of Bastu land measuring more or less **1 (One) Cottah 10 (Ten) Chittacks** of land, lying and situated at Mouza - Krishnapur, Touzi No. 228/229, in the Dist. North 24 Parganas comprised in C. S. Khatian No. 553, R. S. Khatian No. 38, C. S. Dag No. 5034 and 5035, R. S. Dag No. 3027, P. S. Baguiati Dist. North 24 Parganas under the Jurisdiction of Rajarhat Gopalpur Municipality, within the Ward No. 17, which is butted and bounded as under :-

ON THE NORTH : Land of Chandan Mondal
ON THE SOUTH : 14 Feet Road
ON THE EAST : Land of Smt. Jayasree Saha & others
ON THE WEST : 14 feet Road.

Part - B

ALL THAT piece and parcel of Bastu land measuring more or less **4 (Four) Cottahs 8 (Eight) Chittacks 23 (Twenty Three) sq.ft.** out of the said 10 (Ten) Cottahs 4 (Four) Chittacks 8 (Eight) Sq.ft. which is physically after measurement 10 (Ten) Cottahs 2 (Two) Chittacks, lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, under C. S. Khatian Nos. 214 & 429, corresponding to R. S. Khatian No. 240, modified Khatian No. 210, being C. S. Dag No. 5023/6507, R. S. Dag No. 3032, modified Dag No. 150, within the jurisdiction of Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality in Ward No. 17, A.D.S.R.O., Bidhannagar, Salt Lake City, in the District North 24 Parganas, which is butted and bounded as under :-

ON THE NORTH : Part of R. S. Dag No. 3032.
ON THE SOUTH : R. S. Dag No. 3027.



ON THE EAST : 12 ft. wide road.
 ON THE WEST : Part of R. S. Dag No. 3032.

Part - C

ALL THAT piece and parcel of Bastu land measuring more or less **5 (Five) Cottahs 9 (Nine) Chittacks 22 (Twenty Two) sq.ft.** out of the said 10 (Ten) Cottahs 4 (Four) Chittacks 8 (Eight) Sq.ft. which is physically after measurement 10 (Ten) Cottahs 2 (Two) Chittacks, lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, under C. S. Khatian No. 214, 429, corresponding to R. S. Khatian No. 240, modified Khatian No. 210, being C. S. Dag No. 5023/6507, R. S. Dag No. 3032, modified Dag No. 150, within the jurisdiction of Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality in Ward No. 17, A.D.S.R.O., Bidhannagar, Salt Lake City, in the District North 24 Parganas, which is butted and bounded as under:-

ON THE NORTH : Part of R. S. Dag No. 3032.
 ON THE SOUTH : Part of R. S. Dag No. 3032.
 ON THE EAST : 12 ft. wide road.
 ON THE WEST : Part of R. S. Dag No. 3032.

Part - D

(After Amalgamation)

ALL THAT piece and parcel of land more or less measuring an area of **11 (Eleven) Cottahs 12 (Twelve) Chittacks** lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, under C. S. Khatian Nos. 553, 214 & 429, corresponding to R. S. Khatian Nos. 38 & 240, modified Khatian No. 210, being C. S. Dag Nos. 5034, 5035 & 5023/6507, R. S. Dag Nos. 3027 & 3032, modified Dag No. 150, within the jurisdiction of Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality in Ward No. 17, being Premises



No. AG-17/B, Sarat Sarani, Krishnapur, Hanapara, Kolkata - 700 101, A.D.S.R.O., Bidhannagar, Salt Lake City, in the District North 24 Parganas, which is butted and bounded as follows :-

ON THE NORTH : Part of R. S. Dag No. 3032.

ON THE SOUTH : 16 ft. wide road.

ON THE EAST : 12 ft. wide road.

ON THE WEST : Part of R. S. Dag No. 3032.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of Flat)

ALL THAT one brick built self contained residential furnished flat being **Flat No. 'B'**, in **Block - A**, on the **1st floor** of the building comprised in the residential complex constructed upon the land described in the FIRST SCHEDULE above written measuring an area of more or less **1750 Sq.ft.** super built up area with fully marble flooring consisting 3 Bed Rooms, 1 Drawing, 1 Dining, 1 Kitchen, 1 Toilet and 2 W.C. in the said multi storied building namely **"CHANDRANI ENCLAVE"**, lying and situate at being Premises No. AG-17/B, Sarat Sarani, Krishnapur, Hanapara, Kolkata - 700 101, as fully delineated red ink on the map or plan annexed hereto TOGETHER WITH the rights of use of the common areas in the building as fully described in the Third Schedule hereunder written and impartible share of land as fully described in the First Schedule herein above written.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common with the co-owners of the Building)

1. Lift facility from ground floor to top floor.
2. Land under the said building described in the First Schedule.



3. All sides, spaces, back spaces, paths passages, stair case, landings, drains, ways, lift machine, lift room, in the said building.
4. General lighting of the common portions.
5. Drainage & Sewerage, from the building to the Municipal connection drain.
6. Common over head and under ground reservoir.
7. Transformer, electrical sub-station, electrical wirings, lift machine, meters and Fittings (Excluding those as are installed for any particular unit / flat).
8. Boundary walls including outer side of the walls of the said Building and main gate.
9. Common septic tank.
10. Overhead water tanks and distribution pipes to different unit.
11. Stair Case, Stair Case Landings from Ground floor to the top roof.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Purchaser's Right and Obligations)

1. The purchaser shall has full complete and unfettered right of user in common with the other co-owners and / or occupiers of the different flats the stair case along with landings thereon and there under gate abutting on the public road in the ground floor of the said premises for the purpose of egress and ingress and carrying on bringing in or taking out of the said flat all goods, chattal, pipes, and furniture any and other movable item and to use the lift.
2. Subject to the restriction and reservations hereinafter containing the purchaser shall has full and ~~absolute~~ right



of user in the common with the other owner occupiers of the said property, of the main drainage water supply system and connections including the pipe lines and also the water reservoir and connection.

3. The purchaser shall has absolute and unfettered right of user of and right of vertical lateral, overhead and underneath support and maintaining all beams and structure on and to all wall supporting the said flat including all boundaries and / or load bearing or diving and / or separating and / or supporting walls. The purchaser shall have to maintain the floor of the said flat so that it may not cause leakage or slippage to the floor underneath.
4. The purchaser shall has the right of obtaining telephone connections to the said flat and for this purpose the purchaser shall has the right of digging inserting and dividing plug and supporting clamps in all portions of the said property PROVIDED ALWAYS that the purchaser shall restore forthwith such cut out or excavation at his own costs and expenses.
5. The purchaser shall has proportionally right on the roof of the said property for the purpose of maintaining and repairing of the overhead tank in thereof and other purpose as the purchaser shall think, fit and proper with creating any disturbance to other co-owners.
6. The purchaser shall has the right of creating any maintaining repairs or white washing or painting of the door and windows of the said flat in any part of the said property and such scaffolding as does not cause any nuisance or permanent inconvenience to the other occupiers / owners of the said property.
7. The purchaser from time to time and it all times hereby agree to contribute and pay proportionate share towards



the costs and expenses of service taxes and impositions and other outgoings and the said amount is variable according to the need of the circumstances and market trends. The purchaser shall regularly and month by month payment of the aforesaid sum without any variations as may be hereinafter fixed as aforesaid individually and / or collectively.

8. The purchaser shall in addition pay separately any other taxes and / or impositions as may be levied in respect of the said flat. So, it me mentioned that proportionate maintenance charges for the flat will be paid regularly by the purchaser as long as society is not formed for maintenances of the building.
9. The purchaser shall has right to mutate his name as owner of the said flat in the records of the Govt. of local authority and / or has the said flat separately numbered and assessed for taxes and the vendors shall whenever required by the purchaser give his consent or approval in writing for the purpose of such mutation and separate assessment.
10. The purchaser shall has such full and absolute proprietary right as the vendors derive from his title save and except that of demolishing or committing waste in respect of the property described in the Second Schedule in any manner so as to effect the vendors or other co-owners who has already purchased and acquired or anybody hereinafter purchase or acquire similar property rights as covered by this conveyances.
11. The purchaser shall also be entitled to sell, mortgage or otherwise alienate the property hereby conveyed, subject to the terms herein contained to any one without the consent of the vendors or any other concern who has acquired before and who may hereafter acquire any right title or



interest similar to those acquired by the purchaser under the terms of the conveyance.

12. The purchaser undivided interest in the soil as more fully described in the First Schedule hereunder written shall remain joint for all times with the vendors and / or co-owners who may hereafter or hereto before has acquired, right, title and interest in the land or any flat in the building it being hereby further declared that the interest in the soil is impartible.
13. That the purchaser shall not at any time carry on or support carrying on in the property hereby sold and conveyed or any part thereof or in the said flat any trade or business whatsoever except that of in offensive and lawful trade, pursuit whereof may be or become in any way nuisances, annoyance or danger to the vendors or their successors in title or to the owners and / or occupiers of any neighbouring property or which may to depreciate the value of the said flats or any part thereof or as a residential property or permit the same to be used except as aforesaid for any purpose other than as a private dwelling flat.
14. The purchaser shall not store any rubbish or any other refuse in the stair case nor in the common areas and / or parts causing inconvenience and annoyance and also disturbance to other and occupiers of the building.
15. The purchaser shall take separate electric meter, gas and other necessary connection and / or line for the use and enjoyment of the flat hereby purchased.
16. That the purchaser shall become and remain member of the Society, Company or Association to be formed by the owners of the flat in the said property fully described in the First Schedule above written for the purchaser of attending to safe granting and maintaining all matters of common interest like repairs white washing, colour washing or



painting of the common parts of the building and repairing roads, stair case compound walls and the other common amenities.

17. That the purchaser shall and will observe and perform the terms and conditions and bye-laws and the rules and regulations of the said society, company or associations.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipments and accessories common areas and facilities including white washing, painting and decorating the exterior portions of the said building the boundary walls, entrance, the stair case, the landings, the gutters, rain water pipes, motors pump, lift machine, tube well, water tank and pipes, electrical wiring and installations sewers and all other common parts, fixtures, fittings and equipments in under or upon the building enjoyed or used in common by the purchaser or co-purchaser or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrance passages, landings, stair case and the parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of Caretaker, Sweepers, Chowkidars, Plumber, and electrician etc.
4. The cost of working repairing, replacement and maintenances of the pumps, tube well and other plumbing works including all other service tenders in common to all occupiers.



5. Municipality and other taxes both owners and occupiers and other levies and outgoings etc.
6. Insurance of the building against earthquake, fire, mob and civil commotion etc.
7. All electricity charges payable in common for the common portions of the said building.
8. Such other expenses including printing and stationery as also and litigations expenses in respect of any dispute with Municipality and other local authority, Govt. Insurance Company or other Local Authority, Govt. or local Authority or other person or persons in relation to or as may be deemed by the Developer or any Ad-hoc Committee or Association of the occupiers necessary or incidental for up-keep of the said building.



IN WITNESSES WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the parties at Kolkata

in presence of :-

1.

Abhishek Kumar

1, Vivekharand

Road

Near 7.

Chandran Kr Mandal

Signature of the Vendor

No. 2 self and as constituted

attorney of Vendor No. 1

Chandran Mandal

Signature of the Vendor No. 3

2.

Chandran Banerjee

Plot - G/1, U-14

Paschim Medinipur, Sakti Kallu

Chandran

Signature of the Purchaser

CHANDRANI CONSTRUCTION PVT. LTD.

Chandran Kr Mandal

Director

Signature of the Developer



MEMO OF CONSIDERATION

RECEIVED with thanks from the abovenamed purchaser a sum of Rs. 22,40,000.00 (Rupees Twenty Two lac Forty thousand) only towards the total consideration of the said Flat as per the memo mentioned herein below :-

MEMO


Sl. No.	Date	Particulars	Amount
1	28.3.11	Bank of Baroda cheque no - 515-902	
2	"	Same Bank cheque no - 515-904	
3	"	Same Bank cheque no - 515-905	
		TOTAL	22,40,000.00

(Rupees Twenty Two lac Forty thousand only)

WITNESSES :-

1. *Ashok Kumar*

2. *[Signature]*


 CHANDRANI CONSTRUCTION PVT. LTD.
 Signature of the Developer
 Director

Drafted, read over and explained by :

Sanjib Kumar Sarkar

Sanjib Kumar Sarkar

Advocate, Barasat.



UNDER RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



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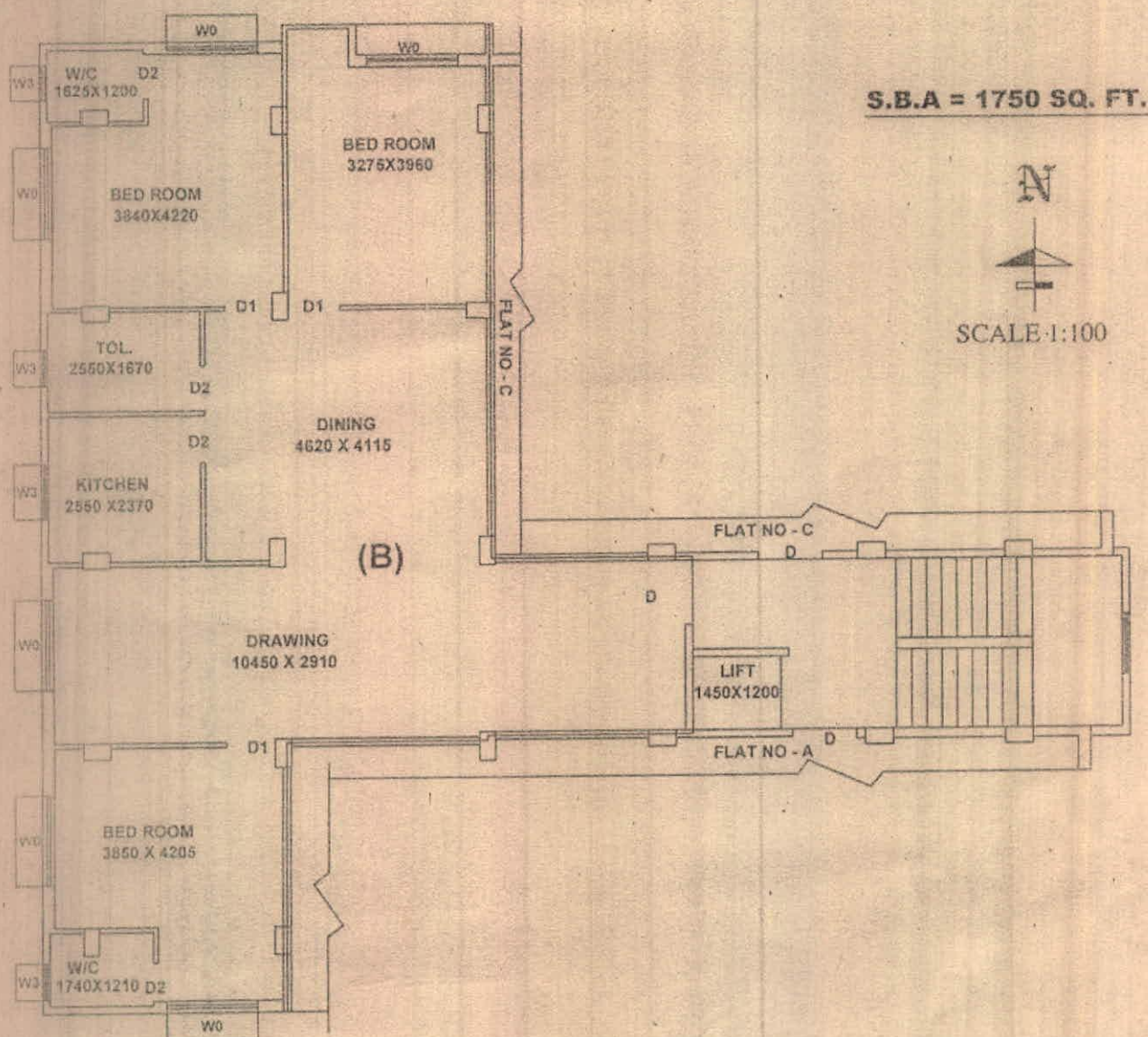
LITTLE



**SITE PLAN OF FLAT NO - B , 1ST FLOOR AT CHANDRANI ENCLAVE
BLOCK- A AT MOUZA - KRISHNAPUR , J.L. NO. - 17 , R.S. NO. - 180,
TOUJI NO. - 228/229 , IN R.S KHATIAN NO. - 38,240,210 ,
R.S. DAG NO. - 3032,150,3027 , WARD NO. - 32 , DIST - 24 PGNS(N),
P.S. RAJARHAT, UNDER RAJARHAT GOPALPUR MUNICIPALITY**

SOLD BY-CHANDAN KR. MONDAL

**SOLD TO -
GAURAV JAIN**



Chandran Mondal
Chandran Mondal
CHANDRAN CONSTRUCTION PVT. LTD.

SIGNATURE OF VENDOR

Director

Gaurav Jain
SIGNATURE OF VENDEE











Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 04107 / 2011, Deed No. (Book - I , 03860/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Chandan Kr. Mondal	<i>Chandran Kr Mondal</i> 29/03/11

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chandan Kr. Mondal Address -Narayantala (West), Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Aswini Nagar Pin :-700059	Self and as Attorney		 LTI	<i>Chandran Kr Mondal</i>
			29/03/2011	29/03/2011	
2	Chandan Kr. Mondal Address -Narayantala (West), Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Aswini Nagar Pin :-700059	Confirming Party		 LTI	<i>Chandran Kr Mondal</i>
			29/03/2011	29/03/2011	
3	Chandran Mondal Address -Narayantala (West), Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Aswini Nagar Pin :-700059	Self		 LTI	<i>Chandran Mondal</i>
			29/03/2011	29/03/2011	
4	Gaurav Jain Address -B L - A, 873, Lake Town, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700089	Self		 LTI	<i>Gaurav Jain</i>
			29/03/2011	29/03/2011	

Name of Identifier of above Person(s)

Unit Kr. Das
Parasat Court, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

Unit Kr. Das
29/3/11



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
Bidhan Nagar





Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03860 of 2011
(Serial No. 04107 of 2011)

On

Payment of Fees:

On 29/03/2011

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 32926/-, on 29/03/2011

(Under Article : A(1) = 32912/- ,E = 14/- on 29/03/2011)

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.-2992500/-

Certified that the required stamp duty of this document is Rs.- 209495 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 8500/- is paid 94169529/03/2011 State Bank of India, MAHISGOTE, received on 29/03/2011
2. Rs. 49000/- is paid 94168529/03/2011 State Bank of India, MAHISGOTE, received on 29/03/2011
3. Rs. 49000/- is paid 94168729/03/2011 State Bank of India, MAHISGOTE, received on 29/03/2011
4. Rs. 49000/- is paid 94168829/03/2011 State Bank of India, MAHISGOTE, received on 29/03/2011
5. Rs. 49000/- is paid 94168929/03/2011 State Bank of India, MAHISGOTE, received on 29/03/2011

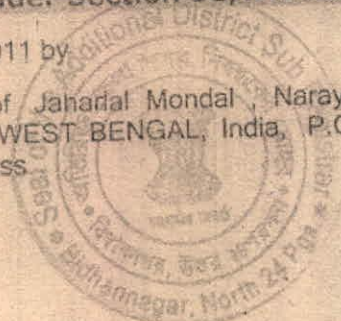
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.50 hrs on :29/03/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Chandan Kr. Mondal , one of the Executants.

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

Execution is admitted on 29/03/2011 by

1. Chandan Kr. Mondal, son of Jaharal Mondal , Narayantala (West), Kolkata, Thana:Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Aswini Nagar Pin :-700059 , By Caste Hindu, By Profession : Business



(Signature)
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

29 MAR 2011

Endorsement Page 1 of 2





Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : 1 - 03860 of 2011
(Serial No. 04107 of 2011)

2. Chandan Kr. Mondal
Director, Chandrani Construction Pvt. Ltd., G B - 35, Narayantala (West), Baguiati, Kolkata,
Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Deshbandhu Nagar Pin
:-700059.
By Profession : Business
3. Chandrani Mondal, wife of Chandan Kr. Mondal , Narayantala (West), Kolkata, Thana:-Baguiati,
District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Aswini Nagar Pin :-700059 , By Caste
Hindu, By Profession : House wife
4. Gaurav Jain, son of Madan Chand Jain , B L - A, 873, Lake Town, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700089 , By Caste Hindu, By Profession : Business
Identified By Amit Kr. Das, son of Dilip Das, Barasat Court, District:-North 24-Parganas, WEST
BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Law Clerk.

Executed by Attorney

Execution by

1. Chandan Kr. Mondal, son of Jaharlal Mondal , Narayantala (West), Kolkata, Thana:-Baguiati,
District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Aswini Nagar Pin :-700059 By Caste
Hindu By Profession: Business, as the constituted attorney of Shova Paul is admitted by him.
Identified By Amit Kr. Das, son of Dilip Das, Barasat Court, District:-North 24-Parganas, WEST
BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Law Clerk.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



29 MAR 2011

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish)
ADDITIONAL DISTRICT SUB-RE/
EndorsementPage 2 of



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 7389 to 7421
being No 03860 for the year 2011.



[Signature] Dhar) 29-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal



Certified to be a True Copy

[Signature]
Checked by

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
16.5.16