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D-7948/14



22/10
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 805926

certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

[Signature]
 District Sub-Registrar-IV
 Registrar (S 7.4) of
 Registration Act 1908
 Alipore, South 24 Parganas
 22 OCT 2014

L.A. 11116

Conveyance

THIS DEED OF CONVEYANCE is executed on this22th. day of october, 2014.

No. 6135 22/10/2014 1101
 Palanahare Tower Pvt. Ltd
 44/2 A, Hazra Rd. 107-19
 Ballygunge
 Vendor: SK

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27

1083
 Moinal Holder.

3511
 22/10/14.

Moinal Holder
 Moinal Holder.



District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 22 OCT 2014

জোবিন্দর সরকার
 সিনিয়র কও মেম্বরদার
 গ্রাম + পোস্ট আমসেজিয়া
 আমনা-তিস্তা পুর-
 জেলা দঃ ২৪ পূর্ব বঙ্গ

BY AND BETWEEN:

MRINAL HALDER, Son of Bimal Biharl Halder, (PAN – AAMPH1577M) residing at 13 B/1, Subodh Park, P.O. Banshdroni, P.S. Tallygunge, Kolkata – 700 070, by faith: Hindu, by nationality Indian, by occupation service, hereinafter referred to as the **"VENDOR/OWNER"** (which expression shall unless repugnant to the context or meaning thereof mean and include his successors-in-interest, heirs, executors, administrators, legal representatives and assigns his successor or successors in interest and assigns) **OF THE ONE PART.**

AND

PALANHARE TOWER PVT. LTD. (PAN. AAGCP6621B), a Company incorporated under the Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, duly represented by its Authorised Signatory **Mr. Gyan Prakash Sah**, son of Sri Shankar Sah, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, Resolution passed by the Board of Directors, dated 21/10/2014, hereinafter referred collectively to as the **"PURCHASER"** (Which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest, heirs, executors, administrators, legal representatives and assigns its successor or successors in interest and assigns) **OF THE OTHER PART.**

A. Subject matter:

Sale of All That piece and parcel of undivided Sali land measuring **4.13 Decimal In L.R. Dag No. 383** out of the total land of 84 decimal, comprised in L.R. Dag No. 383 under R.S. Khatian No. 10090 situated at Mouza: Amgachhia, J.L. No. 93, P.S. Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), morefully and particularly described in **"Schedule"** hereto and referred to as the **"SAID LAND"**

B. Background (Devolution of Title):

1. That one Sudarshan Chandra Paul was the absolute & sole owner of more or less 2 Cottah 8 Chhitak equivalent measuring 4.13 Decimal out of 11 decimal in L.R. Dag No. 383 under R.S. Khatian No. 374 situated at Mouza: Amgachhia, J.L. No. 93, P.S. Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South)



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
22 OCT 2014

2. Thereafter Sudarshan Chandra Paul sold, transferred the land measuring more or less 2 Cottah 8 Chittak equivalent to 4.13 decimal out 11 decimal under Khatian No.374, to one Mrinal Halder i.e. vendor herein by the registered Sale Deed no. 03834/2006 dated 13th December, 2006 recorded in Book No. 1, Volume No. 34, Pages 2064 to 2085 registered before District Sub Registrar IV Alipore, 24 Parganas (South).
3. Subsequently Mrinal Halder i.e. vendor herein recorded his name in LR record of right under LR Khatian no. 10090 and became the recorded owner of the Shali land measuring an area of 4.13 satak.
4. That due to paucity of fund the vendor herein is now desirous of selling said land measuring more or less undivided 4.13 satak and more fully described in **Schedule A** hereunder and referred hereinafter as the Said Land, absolutely and forever free from any sort of encumbrances, liens, liabilities, mortgages, charges, attachments, demands, claims and with peaceful physical khas and vacant possession to the Purchaser herein on further terms and conditions specified hereunder.
5. The Purchaser herein agrees to purchase the Said Land for the consideration as mentioned hereinafter morefully and particularly described in "**RECEIPT AND MEMO OF CONSIDERATION**" hereto and referred to as the "**Consideration**"

C. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- C.1. Conveyance:** The Vendor hereby absolutely sell, convey and transfer unto the Purchaser herein the said land together with the rights of easement for beneficial enjoyment of the said land free from all encumbrances which the Purchaser shall have and hold forever hereinafter upon payment of the consideration.
- C.2. Consideration:** At or before the execution hereof, the Purchaser has paid the total consideration of Rs. 5,15,000/- (Rupees Five lac fifteen thousand Only) to the Vendor in the manner as follows:
- C.3. Transfer:** The transfer being affected herein is a sale within the meaning of the Transfer of Property Act, 1882.

C.4. Possession: At or before the execution hereof, the Vendor herein have handed over the khas, vacant and peaceful possession of the **Said Land** unto the Purchaser, and all other appurtenances, structures thereto including but not limited to rights of easements for the beneficial use of the Property, which the Purchaser shall have and hold forever hereafter.

D. Representations and Warranties of the Vendor:

D.1. The Vendor herein has represented and warranted that he is the absolute owner of the **Said Land** herein having a valid and marketable title thereof and upon execution and registration of this instrument they will cease to have any right, title and interest over the said conveyed area.

D.2. The Vendor hereby represents and warrants that the **Said Land** is not adversely affected by ceiling limit, whether under the Urban Land (Ceiling & Regulation) Act, 1976 or any other statute.

D.3. The Vendor hereby represents and warrants/ ascertains that the **Said Land** is free from all encumbrances including but not limited to lispendens, attachments, liens, charges, mortgages, trusts, debutters, leases, tenancies, thika tenancies, reversionary rights, residuary rights, claims or any other statutory prohibitions.

D.4. The Vendor hereby represents and warrants that there are no civil or criminal proceedings, including but not limited to injunction, receiver, and order of attachment pending before any Court of Law in respect of the **Said Land**.

D.5. The Vendor declares and affirms that the Purchaser is fully entitled to mutate its name in all public and statutory records in respect of the **Said Land**.

D.6. The Vendor doth hereby represents and warrants that the Vendor has not received any notice for acquisition or requisition by the government or any other statutory body or authority of whatsoever nature and shall keep the Purchaser saved harmless and indemnified to that effect.

D.7. The Vendor hereby represents and warrants that all outgoing, levies, cess, taxes, surcharges, including any statutory taxes related to the said property have been paid by the Vendor herein, and the Vendor further

undertakes to pay all the outgoings, levies, cess, taxes, surcharges, including any statutory taxes relating to the **Said Land** which have already accrued but have not been paid.

D.8. The Vendor in future shall, at the request and cost of the Purchaser execute, such and all other supplementary deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the said schedule mentioned **Said Land** or for more effectually transferring the **Said Land** to the Purchaser.

E. Indemnity: The Vendor hereby indemnify and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchaser may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the **Said Land**, or any breach of the representations of the Vendor, whether statutory or contractual and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

SCHEDULE **SAID LAND**

ALL that piece and parcel of undivided Sali land measuring **4.13 Decimal in L.R. Dag No. 383** out of the total land of 84 decimal, comprised in L.R. Dag No. 383 under L.R. Khatian No. 10090 situated at Mouza: Amgachhia, J.L. No. 93, P.S. Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), in the State of West Bengal, **TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto and shown in the Plan annexed hereto and delineated with **Red** therein.

On the North : R.S. Dag No. 382

On the South : R.S. Dag no. 383 (part)

On the East : R.S. Dag No. 383 (part)

On the West : R.S. Dag No. 268

RECEIPT AND MEMO OF CONSIDERATION

Vendor have received from the Purchaser the amount of Rs. 2,50,000/- (Rupees Two lac fifty thousand Only) in cheque and another sum of Rs.2,65,000/- (Rupees Two lac sixty five thousand Only) in cash totaling an amount of Rs. **5,15,000/-** (Rupees Five lac fifteen thousand Only) being the total consideration on this date of Indenture.

Mode of Payment	Amount
By Cheque Being Cheque No. 000001, dated- 22.10.2014, HDFC Bank Ltd, 72, Sarat Bose Road, Ground Floor, South Calcutta Girls College, Kolkata- 700 025.	Rs. 2,50,000.00
By Indian Currency Note	Rs.2,65,000.00
Total: (Rupees Five lac fifteen thousand Only)	Rs. 5,15,000.00

Mouinal Halder

(VENDOR)

Witnesses:

- (1) *জ্যেষ্ঠ অধ্যক্ষ*
.....
স্বাক্ষরিত (স্বাক্ষরিত স্বাক্ষর)
স্বাক্ষরিত ২৪ অক্টোবর
স্বাক্ষরিত: ২৪ অক্টোবর
- (2) *Primo das M. L. S.*
V+P - B. K. S.
24 PPS (C)

IN WITNESSES WHEREOF the Parties have executed this Indenture at Kolkata on the Day, Month and Year first above written.

Executed and Delivered by the Vendor in the presence of witnesses below:

Morinal Halder.

(VENDOR)

Witnesses:

- (1) স্বাক্ষর: স্বাক্ষর
স্বাক্ষর: স্বাক্ষর (স্বাক্ষর)
স্বাক্ষর: স্বাক্ষর
স্বাক্ষর: স্বাক্ষর
- (2) স্বাক্ষর: স্বাক্ষর
স্বাক্ষর: স্বাক্ষর
স্বাক্ষর: স্বাক্ষর

Read over and explained to the executants in Bengali and they admitted the same as true and correct and

Drafted & prepared by me:

Kamalendu Chakraborty

Kamalendu Chakraborty

B. Com. L.L.B.

Advocate, Alipur Police Court
Enrolment No. WB/1558/1981



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07940 of 2014
(Serial No. 08237 of 2014 and Query No. 1604L000018337 of 2014)

On 22/10/2014

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

Presented for registration at 15.00 hrs on :22/10/2014, at the Private residence by Mrinal Halder ,Executant.

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

Execution is admitted on 22/10/2014 by

1. Mrinal Halder, son of Bimal Behari Halder , 13b/1 Subodh Park, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession : Service
Identified By Jakir Sardar, son of Kowser Sardar, Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Others.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 27/10/2014

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. 5704.00/-, on 27/10/2014

(Under Article : A(1) = 5665/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 27/10/2014)

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.-5,15,625/-

Certified that the required stamp duty of this document is Rs.- 25791 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 24810/- is paid , by the draft number 776303 Draft Date 22/10/2014, Bank : State Bank of India, ALIPORE COURT TREASURY BR received on 27/10/2014



(Signature)

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 985 to 996
being No 07940 for the year 2014.



(Tridip Misra) 27-October-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

SALE DEED PLAN

AT MOUZA-AMGACHIA, J.L NO-93, R.S KH. NO-374,
L.R KH. NO-10090, R.S & L.R DAG NO-383(P), UNDER P.S-
BISHNUPUR, DIST- 24 PARGANAS(S)



SCALE-1"=33'

AREA OF LAND 1800 SFT. OR 2.5 KA. OR 4.13 DEC. SHOWN
IN RED MARK.

VENDEE

VENDOR
MRINAL HALDER

R.S DAG NO-382

R.S DAG NO-268



R.S DAG NO-383(P)

R.S DAG NO-383(P)

Mrinal Halder

SIGNATURE OF VENDOR

DRAWN BY:-

Prabir Kumar Dasgupta
PRABIR KUMAR DASGUPTA
HAHAZARI, KOL - 104
REG NO - 926/2000/01

SPECIMEN FORM FOR TEN FINGERPRINTS

Mrinal Halder 	 Mrinal Halder	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little

Name _____
 Signature Mrinal Halder

PALANHARE TOWER PVT. LTD. Authorised Signatory		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little

Name _____
 Signature _____

		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name _____
 Signature _____

THIS DATED 30th DAY OF October, 2014

BETWEEN

SYMPHONIC VANIJYA PVT. LTD.

VENDOR

AND

PALANHARE REALCON PVT. LTD. & ORS.

PURCHASERS

DEED OF CONVEYANCE

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