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J - 02852



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

561668

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

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1.4.08m
Addl. District Sub Registrar
Bidhan Nagar (Salt Lake City)

22 MAR 2010

CONVEYANCE

THIS INDENTURE OF CONVEYANCE on this the 19th day of March Two Thousand and Ten (2010) made BETWEEN (1) SRI SUBRATA MONDAL son of Sri. Asoke Kumar Mondal, (2) SMT SUPARNA MONDAL, wife of Sri Subrata Mondal, (3) SRI DIPAK SARDAR, son of late Manick Sardar, (4) SMT GITA SARDAR, wife of late Raju Sardar, (5) SMT RINA DAS, wife of Sri Santosh Das, (6) SRI PRADIP SARDAR, (7) SRI UTTAM SARDAR,

both.....P/2

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both sons of late Raju Sardar, (8) SMT AMELA SARDAR, wife of late Dilip Sardar, residing at Vendor No. 1 and 2 Jatragachi, and Vendor No. 3 to 8 Chakpanchuria, both under Rajarhat at Present New Town Police Station in the District of North 24 Parganas, (9) SRI DEBEN MONDAL, son of late Biswaeshar Mondal, residing at Nayapatty, Nazrul Pally, Krishnapur, under Rajarhat Police Station, Kolkata 700 102, in the District of North 24 Parganas, (10) SMT REKHA SARDAR, daughter of late Nagenndra Nath Sardar, wife of late Nidhiram Sardar, residing at Pathargata, under Rajarhat at Present New Town Police Station in the District of North 24 Parganas, (11) SRI MAHADEB SARDAR, son of late Phani Sardar, (12) SRI GANESH SARDAR, son of Sri. Saila Sardar, (13) SRI KARTICK SARDAR, son of Sri Mahadeb Sardar, all residing at Chakpanchuria, under Rajarhat at Present New Town Police Station in the District of North 24 Parganas, all by religion Hindu, by Nationality – Indian, all by Occupation – Business and Housewife, hereinafter Jointly called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART;

BE Noted the said Vendor Nos. 4 to 9 for self and represented by constituted attorney Vendor No. 3, SRI DIPAK SARDAR, and Vendor No. 11, SRI MAHADEB SARDAR, and SRI ASOKE ^{KUMAR} MONDAL, son of late Lakshmipada Mondal, residing at Jatragachi under Rajarhat New Town Police Station in the District of North 24 Parganas, by a registered General power of attorney Vide Book No. IV, C. D. Volume No. 1, at Pages 8435 to 8446, Being No. 00791, for the year 2008, of A. D. S. R. O. Bidhannagar (Salt Lake City).

and.....P/3

And Noted the said Vendor No. 10 represented by constituted attorney Vendor No. 3, SRI DIPAK SARDAR, and Vendor No. 11, SRI MAHADEB SARDAR, and Vide Book No. IV, C. D. Volume No. 1, at Pages 7820 to 7828, Being No. 00733, for the year 2008, of A. D. S. R. O. Bidhannagar Salt Lake City,

Handwritten signature/initials

ROYAL INFRACONSTRU. Ltd. a Registered Company having its office at 18, R. N. Mukherjee Road, Kolkata - 700 001, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its administrators, representatives, assigns and successor-in-office etc) of the OTHER PART;

WHEREAS :-

A. One Nadu Sardar, Swapan Sardar, Shibrani Sardar, Raju Sardar, Rekha Sardar and Asta Bala Sardar (Kahar), were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance and L. R. Settlement record of rights measuring an area of **43.61** Decimals Comprised in R. S. Dag Nos. 259, 260 and 270 under L. R. Khatian Nos. 854, 2360, 2359, 1483/1, 2357 and 2358, J. L. No.33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria, under Rajarhat at present New Town Police Station in the District of North 24-Parganas.

B. The Said Nadu Sardar died intestate leaving behind his surviving his only son Asoke Sardar, and Two daughters namely Smt. Kalpana Haldar and Smt. Alpana Haldar, and widow Smt. Urmila Sardar as his legal heirs and successors under the Hindu Succession Act 1956.

C. And.....P/4

C. And The Said Raju Sardar died intestate leaving behind his surviving his three sons Namely Pradip Sardar, Uttam Sardar, Dilip Sardar and only daughter Smt. Rina Das, and widow Smt. Gita Sardar as his legal heirs and Successors under the Hindu Succession Act 1956.

D. And The Said Dilip Sardar died intestate leaving behind his surviving his widow Smt. Amela Sardar as his legal heirs and Successors under the Hindu Succession Act 1956.

E. By a deed of Bengali Kobala dated 21st day of May 2007 made between the said Smt. Kalpana Haldar , Smt. Alpana Haldar and Sri Ashoke Sardar, therein called the Vendors of the One Part and Smt. Sushila Sardar, therein called the Purchaser of the other part and registered at District Sub- Registrar II Barasat North 24 Parganas, recorded in Book No. 1, Being No. 09108 for the year 2007 the said Smt Kalpana Haldar , Smt. Alpana Haldar and Sri Ashok Sardar, there 3/4 Share for the consideration therein mentioned granted, transferred and conveyed unto the said Smt. Sushila Sardar ALL THAT piece or parcel of measuring an area of 03.62 Decimals out of 29 Decimals comprised in R. S. Dag No. 260, under L. R. Khatian No. 854, J. L. No. 33, R.S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria, under Rajarhat at present New Town Police Station in the District of North 24-Parganas, fully described in the schedule thereunder Written absolutely and for ever.

F. By a deed of Bengali Kobala dated 12st day of December 2007 made between the said Smt Sushila Sardar, therein called the

Vendor.....P/5

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Vendor of the One Part and Sri Subrata Mondal, therein called the Purchaser of the other part and registered at District Sub- Registrar II Barasat North 24 Parganas, recorded in Book No. 1, C. D Volume No. 3, at pages 373 to 980 Being No. 02582, for the year 2008, the said Smt Sushila Sardar, for the consideration therein mentioned granted, transferred and conveyed unto the said Sri. Subrata Mondal Vendor No. 1 herein ALL THAT piece or parcel of measuring an area of 03.30 Decimals out of 29 Decimals comprised in R. S. Dag No. 260, under L. R. Khatian No. 854, J. L. No. 33, R.S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria, under Rajarhat at present New Town Police Station in the District of North 24- Parganas, fully described in the schedule hereunder Written.

G. By a deed of Bengali Kobala dated 21st day of April 2007 made between the said Smt Shibrani Sardar and Sri. Swapan Sardar, therein called the Vendors of the One Part and the said Sri Rajiv Pashari, therein called the Purchaser of the other part and registered at District Sub- Registrar II Barasat North 24 Parganas, recorded in Book No. 1, Being No. 07353 ⁷⁵³⁰ for the year 2007 the said Smt Shibrani Sardar and Sri. Swapan Sardar, for the consideration therein mentioned granted, transferred and conveyed unto the said Sri Rajiv Pashari, ALL THAT piece or parcel of measuring an area of 04.83 Decimals out of 29 Decimals comprised in R. S. Dag No. 260, under R. S. Khatian No. 364, L. R. Khatian Nos. 2359 and 2360, J. L. No. 33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria,

Under.....P/6

under Rajarhat at present New Town Police Station in the District, fully described in the schedule thereunder Written absolutely and for ever.

H. By a deed of Bengali Kobala dated 20th day of December 2007 made between the said Sri. Rajiv Pashari, therein called the Vendor of the One Part and Smt. Suparna Mondal, therein called the Purchaser of the other part and registered at District Sub- Registrar II Barasat North 24 Parganas, recorded in Book No. 1, C. D Volume No. 3, at pages 948 to 956 Being No. 02561, for the year 2008, the said Sri. Rajiv Pashari, for the consideration therein mentioned granted, transferred and conveyed unto the said Smt. Suparna Mondal Vendor No. 2 herein ALL THAT piece or parcel of measuring an area of 04.83 Decimals out of 29 Decimals comprised in R. S. Dag No. 260, under R. S. Khatian No. 364, L. R. Khatian Nos. 2359 and 2360, J. L. No. 33, R.S. No. 205¹, Touzi No. 145 at present 10, of Mouza - Chakpanchuria, under Rajarhat at present New Town Police Station in the District, fully described in the schedule hereunder Written.

I. By a deed of Bengali Kobala dated 24th day of April 2007 made between the said Smt Shib Rani Sardar and Sri. Swapan Sardar, therein called the Vendors of the One Part and Sri. Dipak Sardar, therein called the Purchaser of the other part and registered at District Sub- Registrar II Barasat North 24 Parganas, recorded in Book No. 1, Being No. 02508 for the year 2008 the said Smt Shib Rani Sardar and Sri. Swapan Sardar, for the consideration therein mentioned granted,

Transferred.....P/7

transferred and conveyed unto the said Sri. Dipak Sardar, Vendor No. 3 herein ALL THAT piece or parcel of measuring an area of 02.33 Decimals out of 14 Decimals comprised in R. S. Dag No. 259, measuring an area of 02.33 Decimals out of 29 Decimals comprised in R. S. Dag No. 260, under R. S. Khatian No. 364, L. R. Khatian Nos. 2359 and 2360, J. L. No. 33, R.S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza – Chakpanchuria, under Rajarhat at present New Town Police Station in the District, fully described in the schedule here under Written.

J. By a deed of Bengali Kobala dated 21th day of April 2007 made between the said Smt Asta Bala Kahar, therein called the Vendors of the One Part and Sri. Mahadeb Sardar, therein called the Purchaser of the other part and registered at District Sub- Registrar II Barasat North 24 Parganas, recorded in Book No. 1, C.D. Volume No. 15, at Pages 4916 to 4928, Being No. 07773 for the year 2007 the said Smt Asta Bala Kahar, for the consideration therein mentioned granted, transferred and conveyed unto the said Sri. Mahadeb Sardar Vendor No. 11 herein ALL THAT piece or parcel of measuring an area of 02.33 Decimals out of 14 Decimals comprised in R. S. Dag No. 259, and measuring an area of 04.83 Decimals out of 14 Decimals comprised in R. S. Dag No. 259, and measuring an area of 02.33 Decimals out of 29 Decimals comprised in R. S. Dag No. 260, under R. S. Khatian No. 364, L. R. Khatian No. 2358, J. L. No. 33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza – Chakpanchuria, under Rajarhat at present New Town Police Station in the District, fully described in the schedule hereunder Written.

J. ByP/8

K. By a deed of Bengali Kobala dated 3rd day of March 2008 made between the said Smt Rina Das, therein called the Vendor of the One Part and Sri. Deben Mondal, therein called the Purchaser of the other part and registered at Additional District Sub- Registrar Bidhannagar (Salt Lake City), recorded in Book No. 1, C.D. Volume No. 3, at Pages 9669 to 9684, Being No. 02810 for the year 2008 the said Smt Rina Das, for the consideration therein mentioned granted, transferred and conveyed unto the said Sri. Deben Mondal, Vendor No. 9 herein ALL THAT piece or parcel of measuring an area of 00.93 Decimals out of 14 Decimals comprised in R. S. Dag No. 259, measuring an area of 01.93 Decimals out of 29 Decimals comprised in R. S. Dag No. 260, and measuring an area of 00.44 Decimals out of 14 Decimals comprised in R. S. Dag No. 270, **Thus totaling 03.30 Decimals**, under L. R. Khatian No. 1483/1, J. L. No. 33, R.S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria under Rajarhat at present New Town Police Station in the District, fully described in the schedule hereunder Written.

L. By a deed of Bengali Kobala dated 17th day of August 2009 made between the said Sri Ashoke Sardar, Smt. Kalpana Haldar and Smt. Alpana Haldar, therein called the Vendors of the One Part and Sri. Ganesh Sardar and Sri. Kartick Sardar, therein called the Purchasers of the other part and registered at Additional District Sub- Registrar Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 7, at Pages 17888 to 17898, Being No. 07566 for the year 2009 the said Sri Ashoke Sardar, Smt. Kalpana Haldar and Smt. Alpana Haldar, there 3/4

Share.....P/9

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Share for the consideration therein mentioned granted, transferred and conveyed unto the said Sri Ganesh Sardar and Sri. Kartick Sardar, Vendor Nos. 12 and 13 herein ALL THAT piece or parcel of measuring an area of 02.33 Decimals out of 14 Decimals comprised in R. S. Dag No. 259, under L. R. Khatian No. 854, J. L. No. 33, R.S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria under Rajarhat at present New Town Police Station in the District of North 24-Parganas, fully described in the schedule hereunder Written.

M. The said Sri. Subrata Mondal, Smt. Suparna Mondal, Sir, Dipak Sardar, Smt. Gita Sardar, Smt. Rina Das, Sri, Pradip Sardar, Sri. Uttam Sardar, Smt. Amela Sardar, Sri. Deban Mondal, Smt. Rekha Sardar, Sr. Mahadeb Sardar, Sri. Ganesh Sardar and Sri. Kartick Sardar were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Purchased and inheritance and L. R. Settlement record of rights measuring an area of **11.65** Decimals out of 14 Decimals, Comprised in R. S. Dag No. 259, measuring an area of 22.62 Decimals out of 29 Decimals, Comprised in R. S. Dag No. 260, measuring an area of 09.34 Decimals out of 14 Decimals, Comprised in R. S. Dag No. 270, **Thus totaling 43.61 Decimals**, under **R. S. Khatian No. 364, L. R. Khatian Nos. 854, 2360, 2359, 1483/1, 2357 and 2358**, J. L. No. 33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria under Rajarhat at present New Town Police Station in the District of North 24-Parganas, fully described in the Schedule hereunder written.

J. Thus.....P/10

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N. Thus the said Sri. Subrata Mondal, Smt. Suparna Mondal, Sir, Dipak Sardar, Smt. Gita Sardar, Smt. Rina Das, Sri, Pradip Sardar, Sri. Uttam Sardar, Smt. Amela Sardar, Sri. Deban Mondal, Smt. Rekha Sardar, Sr. Mahadeb Sardar, Sri. Ganesh Sardar and Sri. Kartick Sardar the Vendors herein are became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property an absolute estate of inheritance in fee simple possession to the said land hereditaments and premises containing an area of 11.65 Decimals out of 14 Decimals, Comprised in R. S. Dag No. 259, measuring an area of 22.62 Decimals out of 29 Decimals, Comprised in R. S. Dag No. 260, measuring an area of 09.34 Decimals out of 14 Decimals, Comprised in R. S. Dag No. 270, **Thus totaling 43.61 Decimals**, under **R. S. Khatian No. 364, L. R. Khatian Nos. 854, 2360, 2359, 1483/1, 2357 and 2358, J. I. No. 33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145** at present 10, of **Mouza – Chakpanchuria** within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub Registration Office Bidhan Nagar (Salt Lake City) under Rajarhat at Present New Town Police Station in the District of North 24-Parganas, fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the said property).

O. The Vendors have agreed with the Purchaser for absolute sell to there the said land measuring an area of **05.83 Decimals** out of 11.65 Decimals Comprised in R. S. Dag No. 259, measuring an area of **11.31 Decimals** out of 22.62 Decimals Comprised in R. S. Dag No. 260, measuring an area of **04.67 Decimals** out of 09.34 Decimals

.Comprised.....P/11

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Comprised in R. S. Dag No. 270, **Thus totaling 21.81 Decimals**, under **R. S. Khatian No. 364**, and L. R. Khatian Nos. **854, 2360, 2359, 1483/1, 2357 and 2358**, J. L. No. 33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria and legal inheritance thereon in fee simple possession at or for the sum Rs. 74,00,000=00 (Rupees Seventy Four Lacs Only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 74,00,000=00 (Rupees Seventy Four Lacs Only) of the lawful money of union of India in hands well and truly paid by the Purchaser to the Vendors at or before the execution of these present (the receipt where of the Vendors doth hereby as well as the receipt hereunder written admit acknowledge and of and from the same and every part thereof the Vendors and each of them doth hereby acquit, release and forever discharge the said property as well as the Purchaser) they the Vendors doth hereby absolutely and indefeasible grant, convey, sell, transfer, assign and assure un to the purchaser ALL THAT piece or parcel of Sali land measuring an area of **05.83 Decimals** out of 11.65 Decimals Comprised in R. S. Dag No. 259, measuring an area of **11.31 Decimals** out of 22.62 Decimals Comprised in R. S. Dag No. 260, measuring an area of **04.67 Decimals** out of 09.34 Decimals Comprised in R. S. Dag No. 270, **Thus totaling 21.81 Decimals**, under **R. S. Khatian No. 364**, and L. R. Khatian Nos. **854, 2360, 2359, 1483/1, 2357 and 2358**, J. L. No. 33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria

Within.....P/12

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within the jurisdiction of Patharghata Gram Panchyet, Additional District Sub Registration Office Bidhannagar (Salt Lake City) under Rajarhat at Present New Town Police Station in the District North 24 - Parganas, fully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property OR HOW SOEVER OTHER WISE the said property or any part thereof heretofore were or was situate butted, bounded called know numbered described in or distinguished TOGETHER WITH all structures, erections, walls, boundary, walls pits, area yards, water, water courses, water connection and sanitary connections sewers, drains, ways paths and passages AND all and all manner of former and other lights liberties and advantage easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidence and inheritance thereof AND all the estate right title interest use possession property claim and demand whatsoever or the Vendors doth at law and in equity of the Vendors into and upon the said property or any part thereof TOGETHER WITH they any every part of their rights, liberties and appurtenances whatsoever

unto.....P/13

unto and to the purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part or parts hereof unto the purchaser absolutely and for ever free from all encumbrances whatsoever.

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS: -

a) That notwithstanding any act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendors to the contrary the Vendors are law full and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold granted transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent to or 21.81 Decimals comprised thereto and free from all encumbrances whatsoever.

b) That the Vendors have good right full power and absolute and indefeasible authority to Sell, grant, transfer and convey the said property and every part thereof unto and to the use to the purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

c) That.....P/14

c) That is shall be law full for the purchaser at all times hereafter peacefully and quietly to enter into and open and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendors or any parson or parsons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendors and free and clear and freely clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently seized be fended kept harmless and indemnified from and against all encumbrances charges lispensens whatsoever made done executed or knowingly suffered by the Vendors.

d) That the Vendors shall and well unless prevented by fire or other irresistible accident from time to time and at all time thereafter upon every reasonable request and at the cost of the purchasers produce or cause to be produce or cause to be produced before the purchasers or their attorney or attorneys or agent or agents or before any court, tribunal Board, Authority or firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the Vendors and shall also at the like request and cause deliver to the Purchaser such attested or other copies of or extracts there from as the purchasers our required. The Vendors shall be liable to

indemnify the Purchaser to the extent of consideration required or any part thereof in case it is found that the Vendors did not have title over the property transferred to the Purchaser.

e) The Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendors shall and will from time to time and all time hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

f) The Vendors herein stated and declared that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income tax authorities or other Government authorities under the public demand Recovery Act or otherwise whatsoever and that there is no certificate cases or proceedings pending against the Vendors for realization or arrears for Recovery Act or any other Act for the time being in force

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of Sali, land measuring an area of **05.83 Decimals** out of 11.65 Decimals Comprised in R. S. Dag No. 259, and Bastu land measuring an area of **11.31 Decimals** out of 22.62 Decimals Comprised in R. S. Dag No. 260, with 1200 Square Feet Three brick built Tile shed Structure Standing thereon. and Danga land measuring an area of **04.67 Decimals** out of 09.34 Decimals Comprised in R. S. Dag No. 270, **Thus totaling 21.81 Decimals**, under R. S. Khatian No.364, and L R Khatian Nos 854, 2360, 2359, 1483/1, 2357 and 2358, J. L. No. 33, R. S. No. 205 $\frac{1}{2}$, Touzi No. 145 at present 10, of Mouza - Chakpanchuria, within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub Registration Office Bidhannagar (Salt Lake City) under Rajarhat at Present New Town Police Station in the District North 24- Parganas.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their hands the day month and year first above written.

SIGNED & DELIVERED by
the VENDORS at Kolkata
in the presence of: -

1. *Subrata Mondal*
Suparna Mondal

Subrata Mondal

SRI SUBRATA MONDAL
Suparna Mondal

SMT. SUPARNA MONDAL

2. 47 3236 40 570
6/10/2019

SRI DIPAK SARDAR

SRI MAHADEB SARDAR

SRI ASOKE KUMAR MONDAL

For self and As Constitution attorney
Smt. Gita Sardar, Smt. Rina Das,
Sri, Pradip Sardar, Sri. Uttam Sardar,
Smt. Amela Sardar, Sri. Deban Mondal

SRI DIPAK SARDAR

Draft Prepared by me: -

MD. NURUL ALAM

of Dharsa, Rajarhat
Licence No. DW-1-5.

SRI MAHADEB SARDAR

For self and As Constitution
attorney Smt. Rekha Sardar,

SRI GANESH SARDAR

SRI KARTICK SARDAR

SIGNATURE OF THE VENDORS

Type By

Md. Hasan Uz Jaman.
of Mahammadpur. Rajarhat

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchasers the within mentioned sum of Rs. 74,00,000=00 (Rupees Seventy Four Lacs Only) in full payment of the consideration money as per Memo below: -

M E M O

By Pay Order No. 836387 dated 25/01/10	Rs. 6,00,000=00
By Pay Order No. 836384 dated 25/01/10	Rs. 2,00,000=00
both on Indeslnd Bank Limited. Kolkata Br.	
By Pay Order No. 066031 dated 18/03/10	Rs. 5,37,500=00
By Pay Order No. 066132 dated 19/03/10	Rs. 17,71,350=00
By Pay Order No. 066027 dated 18/03/10	Rs. 9,30,700=00
all on Axis Bank Ltd. Dalhousie Square, Kol - 700 001,	
By Bankers Chaque No. 779404 dated 18/03/10	Rs. 8,19,500=00
By Bankers Chaque No. 779426 dated 19/03/10	Rs. 8,71,350=00
By Bankers Chaque No. 779408 dated 18/03/10	Rs. 3,60,000=00
By Bankers Chaque No. 779409 dated 18/03/10	Rs. 2,00,000=00
All on State Bank of Bikaner and Jaipur Br Kol - 700 001.	
By Cash	Rs. 11,09,600=00

Rs. 74,00,000=00
=====

(Rupees Seventy Four Lacs Only)

WITNESSES

1. *Handwritten signature*

Handwritten signature
Handwritten signature
Handwritten signature
 Asan K. Rande
 Udaipur

2. *Handwritten signature*

Handwritten signature
Subrata Mandal
Handwritten signature

SIGNATURE OF THE VENDORS



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

Endorsement For Deed Number : I - 02852 of 2010
(Serial No. 03106 of 2010)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 22/03/2010

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:

Fee Paid in rupees under article : A(1) = 81389/- ,E = 14/- on 22/03/2010

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.-7400000/-

Certified that the required stamp duty of this document is Rs.- 444020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 439020/- is paid, by the Bankers cheque number 096315, Bankers Cheque Date 19/03/2010, Bank Name STATE BANK OF INDIA, Commercial Br. Alipore, received on 22/03/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



22/03/2010 17:17:00
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

22 MAR 2010

EndorsementPage 2 of 2



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

Endorsement For Deed Number : I - 02852 of 2010
(Serial No. 03106 of 2010)

On 19/03/2010

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

Presented for registration at 22.40 hrs on :19/03/2010, at the Private residence by Dipak Sardar , one of the Executants.

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

Execution is admitted on 19/03/2010 by

1. Ganesh Sardar, son of Saila Sardar , Village:Chackpachuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession: Others
2. Dipak Sardar, son of Lt Manick Sardar , Village:Chackpachuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession: Others
3. Mahadeb Sardar, son of Lt Phani Sardar , Village:Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession: Others.
4. Kartick Sardar, son of Mahadeb Sardar , Village:Chackpachuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession: Others
5. Subrata Mondal, son of Asoke Kr Mondal , Village:Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL , India, By Caste Hindu, By Profession: Others
6. Suparna Mondal, wife of Subrata Mondal , Village:Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL , India, By Caste Hindu, By Profession: Others

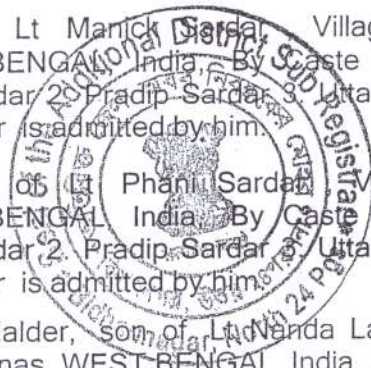
Identified By Sujay Halder, son of Lt Nanda Lal Halder, Village:Chackpachuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Asoke Mondal, son of Lt Lakshmi Pada Mondal , Village:Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Others,as the constituted attorney of 1. Gita Sardar 2. Rina Das 3. Pradip Sardar 4. Uttam Sardar 5. Amela Sardar 6. Deben Mondal is admitted by him.
2. Dipak Sardar, son of Lt Manick Sardar, Village:Chackpachuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Others,as the constituted attorney of 1. Gita Sardar 2. Pradip Sardar 3. Uttam Sardar 4. Amela Sardar 5. Rina Das 6. Deben Mondal 7. Rekha Sardar is admitted by him.
3. Mahadeb Sardar, son of Lt Phani Sardar, Village:Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Others,as the constituted attorney of 1. Gita Sardar 2. Pradip Sardar 3. Uttam Sardar 4. Amela Sardar 5. Rina Das 6. Deben Mondal 7. Rekha Sardar is admitted by him.

Identified By Sujay Halder, son of Lt Nanda Lal Halder, Village:Chackpachuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

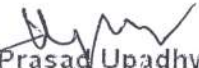


(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 3809 to 3834
being No 02852 for the year 2010.















(Rajendra Prasad Upadhyay) 23-March-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

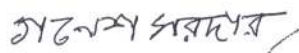
N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS


	LH.					
	RH.					

ATTESTED :- 

	LH.					
	RH.					

ATTESTED :- 

	LH.					
	RH.					












ATTESTED :- 

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS







R.H. BOX- THUMB TO SMALL PRINTS

 <i>Wadhwa Suresh</i>	LH.					
	RH.					

ATTESTED :- *Wadhwa Suresh*

	LH.					
	RH.					

ATTESTED :- *Asar. Vn. Handal*












 <i>Subrato mondal</i>	LH.					
	RH.					

ATTESTED :- *Subrato mondal*

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

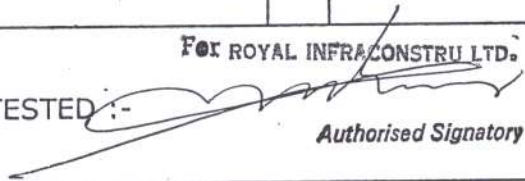
UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS












	LH.					
	RH.					

For ROYAL INFRACONSTRU LTD.

ATTESTED :-



Authorised Signatory

	LH.					
	RH.					

ATTESTED :-

Saparna Mondal ✓

PHOTO	LH.					
	RH.					

ATTESTED :-

ক্রেতার নাম _____
 সাং _____
 ষ্টাম্প ভেডার স্বাক্ষর _____
 বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও.
 মোট ষ্টাম্প ক্রয় ভাং _____
 চলানি নং _____ মোট কত টাকা খরিদ _____

Royal Infraconstru Ltd
 18, R.N. Mukherjee Road,
 Kol-1.

20 MAR 2010

টেজরী বারাকপুর ভেডার মিতা দত্ত

416000

স্বাক্ষর



1810

শ্রীমতী সত্যম, শ্রীমতী দীপা
 প্রদীপা সত্যম, উদয় সত্যম
 অমলেন্দু সত্যম, দেবপ্রসাদ সত্যম, বৈষ্ণব সত্যম
 পঙ্কজ সত্যম (স্বাক্ষর) ও সত্যম

স্বাক্ষর



1811

মহাশয় ব্রজেন চন্দ্র
 শ্রীমতী সত্যম, শ্রীমতী দীপা
 প্রদীপা সত্যম, উদয় সত্যম
 অমলেন্দু সত্যম, দেবপ্রসাদ সত্যম
 বৈষ্ণব সত্যম, পঙ্কজ সত্যম (স্বাক্ষর)
 ও সত্যম



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

19 MAR 2010



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

19 MAR 2010