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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

District Sub-Registrar-II
North 24 Parganas
Barasat

12 AUG 2011

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Deed of Conveyance

This Deed of Conveyance of absolute sale made on this the 18th day of August Two Thousand and Eleven.

Between

1. Smt. Kalyani Biswas, wife of Sri Satyendra Nath Biswas, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at Bijoygarh, Jafarpur Road, Nonachandanpur, Police Sation - Titagarh, District North 24 Parganas,

..... 2. Smt. Rita

নং 1897 ডি 10-8-11. ₹ 5000/-

ক্রয়ের নাম _____
সহ _____
স্বাম্প ডেভেলপমেন্ট _____
বিধান নম্বর (সেক্টর/ব্লক/সিটি) এ ডি. এস. আর. ও _____
মোট স্বাম্প ক্রয় টাকায় _____
গলান নং _____ যেহেতু কত টাকা বরাদ্দ

SUBIR KUMAR BEAL
Advocate
High Court Kolkata
Enrolment No. WB-7588/487-94

29 JUL 2011

টেক্সাঙ্গী বরাদ্দপুর ডেভেলপমেন্ট মিত্রা দত্ত

800000

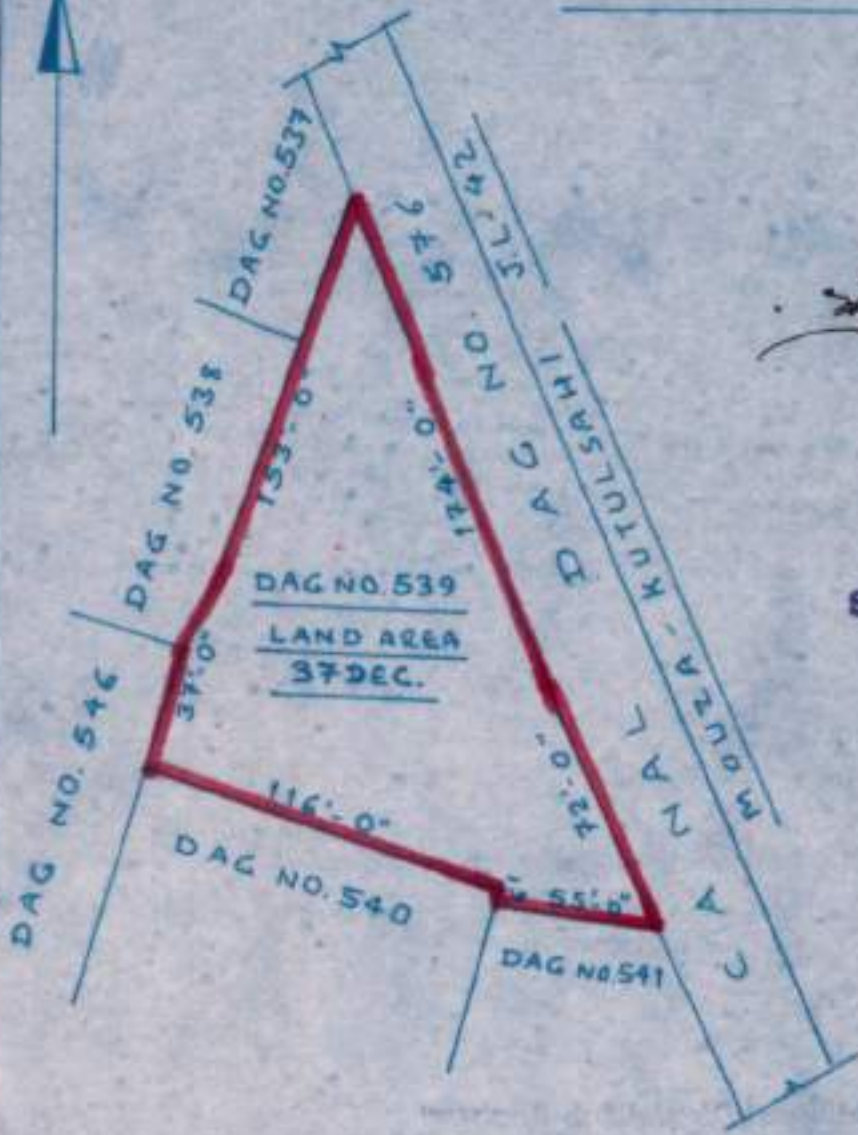


1705 2011
District Sub-Registrar-II
North 24 Pgs. Barasat
12 AUG 2011

A SITE PLAN OF LAND, AT MOUZA-KUTULSAHI,
JL NO 42, RE SU NO. 10, R S/DAG NO. 539, RSKHATIAN-
NO. 13 — PS BARASAT, DIST-NORTH 24-PGS, UNDER
BARASAT MUNICIPALITY, WARD NO.

SCALE : 1" = 60' 0"

AREA OF LAND : 37 DEC.



Handwritten signature in blue ink.

SWADHA NIRMAN PVT. LTD

Handwritten signature in blue ink.
Director

SIGNATURE OF VENDOR

DRAWN FROM PARTY'S
PLAN.

By:-

(P L A N N E R)

Handwritten signature or scribble in blue ink.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 JUL 2010



2. **Smt. Rita Pal**, wife of Sri Gobinda Pal, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at Saradapally, Abdalpur, Police Station - Barasat, District North 24 Parganas, and

3. **Smt. Kamala Rani Mondal**, wife of Sri Hiralal Mondal, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at Government Colony, Abdalpur, Police Station - Barasat, District North 24 Parganas,

hereinafter collectively called and referred to as the **Vendors** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **One Part**.

A n d

1. **M/s. Acumen Commotrade Pvt. Ltd.** (PAN - AAJCA5396D), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956 having its registered office at 4, Clive Row, Fourth Floor, Room No. 405, Police Station - Hare Street, Kolkata - 700 001,

represented by one its Director Mr. Abhishek Rungta (PAN - AHZPR6983P), son of Subhash Kumar Roongta, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at AD/29, Salt Lake City, Sector - I, Police Station - Bidhannagar (North), Kolkata - 700 064,

2. **M/s. Crown Tradecom Pvt. Ltd.** (PAN - AAEOC4376Q), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956 having its registered office at 4, Clive Row, Fourth Floor, Room No. 405, Police Station - Hare Street, Kolkata - 700 001,

represented by one its Director Mr. Abhishek Rungta (PAN - AHZPR6983P), son of Subhash Kumar Roongta, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at AD/29, Salt Lake City, Sector - I, Police Station - Bidhannagar (North), Kolkata - 700 064.

..... 3. **M/s. Shayama**



District Sub-Registrar-II
Barasat, 24 Pgs. Barasat
12 AUG 2011



3. **M/s. Shayama Highrise Pvt. Ltd.** (PAN - AANCS3789E), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956 having its registered office at 4, Clive Row, Fourth Floor, Room No. 405, Police Station - Hare Street, Kolkata - 700 001,

represented by one its Director Mr. Abhishek Rungta (PAN - AHZPR6983P), son of Subhash Kumar Roongta, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at AD/29, Salt Lake City, Sector - I, Police Station - Bidhannagar (North), Kolkata - 700 064,

hereinafter collectively called and referred to as the **Purchasers** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, successor-in-interest, legal representatives and assigns) of the **Other Part**.

Background/Title of the Property hereby sold by these presents :-

Whereas :

1. The Vendors herein are fully seized and possessed of and/or otherwise well and sufficiently entitled, as the absolute joint Owners and are in khas vacant peaceful possession of landed property being all that piece and parcel of land (Sali in nature) admeasuring an area of **10 (ten) Cuttahs 9 (nine) Chittacks and 8 (eight) Sq.ft.** be the same a little more or less being undivided and demarcated portion of **R.S. and L.R. Dag No. 546** (measuring 1.49 acre), recorded in **Mouza Kutulsahi**, Pargana Anwarpur, Touzi No. 146, J.L. No. 42, Re.Su. No. 10, R.S. Khatian No. 130 (previously 128) and portion recorded in **L.R. Khatian No. 681, 682 and 683**, Police Station - Barasat, in the District of North 24 Parganas morefully and particularly dealt in under **Schedule** hereinunder written and hereinafter referred to as "the said property" for the sake of brevity also known as "the sold property". The facts about the devolution of title of the Vendors to the said property are mentioned below :-

- i) That by virtue of a Deed of Conveyance (Bengali Saf Kobala), dated the 28th day of December 1965 one Chafar Ali Mondal son of Late Chatu Mondal of Digberia, Police Station - Barasat, the vendor therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land hereditaments admeasuring an area of 15 (fifteen) Cuttahs 2 (two) Chittacks 19 (nineteen) Sq.ft. which is equivalent to 25 (twenty five) Decimals

..... be the



be the same a little more or less comprised in Mouza Kutulsahi, Pargana Anwarpur, Touzi No. 146, J.L. No. 42, Re. Su. No. 10, R.S.Khatian No. 130, Police Station - Barasat, within the jurisdiction of Sub Registrar, Barasat, District North 24 Parganas to one Smt. Radha Rani Das, wife of Late Upendra Nath Das, the purchaser therein of the Other Part, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub Registrar Barasat, copied in Book No. I, Volume No. 165, Pages Nos. 59 to 61 being Deed No. 14715, for the year 1965.

- ii) That by virtue of a Deed of Conveyance dated the 13th day of October, 1973, the said Smt. Radha Rani Das, wife of Late Upendra Nath Das of Police Station - Barasat, District - North 24 Parganas, the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land comprised in R.S. and L.R. Dag No. 546 in Mouza Kutulsahi, J.L. No. 42, Touzi No. 146 Re. Su. No. 10, R.S. Khatian No. 130, to one Sri Jayanta Kumar Das, son of Late Upendra Nath Das of Police Station - Barasat, District North 24 Parganas, the purchaser therein of the Other Part, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub Registrar Barasat, copied in Book No. I, Volume No. 107, Pages Nos. 48 to 52 being Deed No. 8175 for the year 1973.
- iii) While seizing, possessing and enjoying the aforesaid land by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 5th day of May, 1975 the said Smt. Radha Rani Das wife of Late Upendra Nath Das and Sri Jayanta Kumar Das son of Late Upendra Nath Das, jointly the Vendors therein of the one part, had indefeasibly and jointly sold, conveyed, transferred, released and parted all that piece and parcel of land hereditaments admeasuring more or less 10 (ten) Cuttahs 9 (nine) Chittacks and 18 (eighteen) Sq.ft., which is equivalent to 17.5 (seventeen point five) decimals be the same a little more or less comprised in Mouza Kutulsahi, R.S. and L.R. Dag No. 546, in J.L. No. 42, Touzi No. 146, Re. Su. No. 10, R.S. Khatian No. 130, Pargana Anwarpur, L.R. Khatian 255 within the jurisdiction of Sub Registry Barasat, Police Station - Barasat, to one Smt. Mamata Rani Dey, wife of Sri Jyotish Chandra Dey, of Ramkrishnapally,

..... Kutulsahi



Kutulsahi Road, Police Station - Barasat, District North 24 Parganas, the purchaser therein, of the Other Part, at a valuable consideration mentioned therein, and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub Registrar Barasat, copied in Book No. I, Volume No. 55, Pages Nos. 203 to 205 being Deed No. 4440 for the year 1975.

- iv) While seizing, possessing and enjoying the aforesaid land by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 15th day of January, 1982 the said Smt. Mamata Rani Dey, wife of Sri Jyotish Chandra Dey of Ramkrishnapally, Kutulsahi Road, Police Station Barasat, District North 24 Parganas, the Vendor therein of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land hereditaments admeasuring an area of 10 (ten) Cuttahs 9 (nine) Chittacks and 18 (eighteen) Sq.ft. which is equivalent to 17.5 (seventeen point five) decimals be the same a little more or less comprised in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146, R.S. and L.R. Dag No. 546, Police Station - Barasat, within the jurisdiction of Sub Registrar Barasat, within the local limits of Barasat Municipality District North 24 Parganas, to one Smt. Parul Prova Mahajan, wife of Sri Gopal Chandra Mahajan of Abdalpur, Police Station - Barasat, District North 24 Parganas, the purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Sub Registrar Barasat, copied in Book No. I, being Deed No. 388 for the year 1982.
- v) That while seizing, possessing and enjoying the aforesaid land the said Smt. Parul Prova Mahajan, the Vendor therein of the One Part by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 19th day of June, 1994 had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land hereditaments admeasuring an area of 17.5 (seventeen point five) Decimals out of the total land of 1 (one) Acre and 49 (fourty nine) Decimals which is equivalent to 10 (ten) Cuttahs 9 (nine) Chittacks and 18 (eighteen) Sq.ft. be the same a more or less comprised in R.S. and L.R. Dag No. 546, in Mouza Kutulsahi, J.L. No. 42, Touzi No. 146, Re. Su. No. 10, R.S. Khatian No. 130, L.R. Khatian 255, Pargana Anwarpur, Police Station - Barasat, and within the local

..... limits



limits of Barasat Municipality District North 24 Parganas out of which divided demarcated 4 (four) Cuttahs to **Smt. Kalyani Biswas**, wife of Sri Satyendra Nath Biswas, another divided demarcated 4 (four) Cuttahs to **Smt. Rita Pal** and divided demarcated balance 2 (two) Cuttahs 9 (nine) Chittacks and 18 (eighteen) Sq.ft. to **Smt. Kamala Rani Mondal**, wife of Sri Hiralal Mondal, collectively the purchasers therein of the Other Part, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar Barasat, North 24 Parganas, copied in Book No. I, Volume No. 14, Pages Nos. 327 to 332 being Deed No. 806 for the year 1997.

- vi) Upon purchasing the aforesaid land the said Smt. Kalyani Biswas, Smt. Rita Pal and Smt. Kamala Rani Mondal duly mutated their respective names in the records of Block Land and Land Revenue Office Barasat - I, vide **R. Khatian Nos. 681, 682 and 683** and there respective shares are 469, 469 and 162 and they are paying khajna thereof to the competent authority, Government of West Bengal, as the absolute owners of the aforesaid land.
- vii) Thus by virtue of aforesaid recital hereinabove stated the said Smt. Kalyani Biswas, wife of Sri Satendra Nath Biswas, Rita Pal, wife of Gobinda Pal and Smt. Kamala Rani Mondal alias Kamala Mondal, wife of Hiralal Mondal have seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land hereditaments admeasuring an area of 10 (ten) Cuttahs 9 (nine) Chittacks and 18 (eighteen) Sq.ft. be the same a little more or less which is equivalent to 17.5 (seventeen point five) decimals comprised in J.L. No. 42, Re. Su. No. 10, R.S. Khatian 130, Pargana Anwarpur, Police Station - Barasat, within the jurisdiction of Sub Registrar Barasat, in R.S. and L.R. Dag No. 546, of Mouza Kutulsahi, District North 24 Parganas as follows :-

<u>Sl. No.</u>	<u>Name of the Owner</u>	<u>Recorded Area</u>	<u>L.R. Khatian</u>	<u>Share</u>
1.	Smt. Kalyani Biswas W/o Satyendra Biswas	07 Decimals	681	469
2.	Smt. Rita Pal W/o Gobinda Pal	07 Decimals	682	469

..... 3. Smt. Kamala



<u>Sl. No.</u>	<u>Name of the Owner</u>	<u>Recorded Area</u>	<u>L.R. Khatian</u>	<u>Share</u>
3.	Smt. Kamala Mondal W/o Hiralal Mondal	04 Decimals	683	162
		<u>18 Decimals</u>		

- viii) That the Vendors herein have contracted with the purchasers herein for absolute sale and transfer of all those said property and the entire share, right, title and interest of the Vendors herein free from all encumbrances, mortgages, charges, liens, leases, tenancies, occupancies, rights, lispendences, attachments, uses, debatters, trusts, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever and complete vacant, peaceful possession thereof and the purchaser has agreed to purchase the same at or for the total consideration of Rs. 7,42,424/- (Rupees seven lac forty two thousand four hundred and twenty four) only under the following terms and conditions :-
2. On or before the execution of these presents the Vendors herein have assured, declared and represented to the purchaser herein as follows (hereinafter referred to as "The Representation").
 - a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
 - b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Barasat Municipality in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.
 - c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said purchaser herein.
 - d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have

..... been



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

- e) That in respect of the land being the part or portion of the Dag Nos owned by the Vendors out of the said land, the said part or portion of the land under the said Dag No. would be demarcated and thereof nor such right has become effective by prescription or otherwise, however and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos and authenticated by joint signature of the Vendors and such part owner on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- f) The Vendors are legally competent to sell and transfer the said Sali land intended herein to be sold.
- g) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendors have agreed to sale of the said land, morefully and particularly described in the Schedule hereinunder written, to the Purchaser herein.
- h) That the Vendors do not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- i) That the Vendors are and their predecessors-in-title were in uninterrupted and/or undisputed possession of the said land without any right or any claim whatsoever of any third party.
- j) That there is no bargadar and/or bhagchasi into or upon the said land or any part or portion thereof and the land is not cultivated for the last twenty five years or more.
- k) That the Vendors nor any of their predecessors-in-title nor any body

..... claiming



claiming from or under them nor any of them have or has granted any right of way or easements or licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said Sali land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever.

- l) That the Vendors have indisputably purchased the said land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deeds of Conveyances and/or other documents by paying the appropriate stamp duty and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.
- m) That no person, male or female, being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- n) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- o) That the said land nor any part thereof is subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.
- p) That



- p) That the Vendors are in possession, power or control of the documents of title set forth in the Schedule hereinunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

Now this indenture witnesseth :-

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 7,42,424/- (Rupees seven lac forty two thousand four hundred and twenty four) only** paid to the Vendors by the Purchaser herein on or before the execution of these presents (the receipt of which the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchaser/s as well as the interest of the Vendors in the said land premise) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchaser All That Sali land hereditaments admeasuring an area of **10 (ten) Cuttaks 9 (nine) Chittacks and 18 (eighteen) Sq.ft.** which is equivalent to 17.5 (seventeen point five) Decimals be the same a little more or less and if rounded of then 18 (eighteen) decimals, to be more precise comprised in **R.S. Dag No. 546 in R.S. Khatian No. 130 in L.R. Khatian No. 681, 682 and 683** in Mouza Katulsahi, in J. L. No. 42, Re. Su. No. 10, Touzi No. 146, within the jurisdiction of Additional District Sub Registrar, Barasat, and within the Municipal limits of Barasat, District 24 Parganas North, morefully and particularly described in the **Schedule** hereinunder appearing and delineated in the map or plan annexed hereto and thereon verged in RED lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walls trees, shrubs, water, water courses lights, rights, liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under Municipal limit of Barasat and all the estates rights, title and

..... interest



interest claims and demands whatsoever of the Vendors into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said lands hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchasers that notwithstanding any act deed matter or thing by the said Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the said Vendors now hath indefeasible and absolute title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Vendors hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendors well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said plot of lands hereditaments and premises unto and to the use of the said Purchasers as shall or may be reasonably required AND the said Vendors doth hereby covenant with the said Purchasers its heirs and assigns that the said Vendors will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchasers its heirs and assigns produce/or cause to be produced to them and its agents or at any trial hearing commission examination or otherwise as occasion shall

..... require



require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the **Schedule** hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchasers its successor-in-office, successor-in-interest such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled.

The Schedule above referred to :-

(Description of the of the sold property)

All that piece and parcel of Sali land hereditaments admeasuring an area of 17.5 (seventeen point five) Decimals (in ROR 18 Decimals) which is equivalent to 10 (ten) ~~Cuttahs~~ 9 (nine) Chittacks and 18 (eighteen) Sq.ft. ~~be~~ the same a little more or less comprised in Mouza Kutulsahi, Pargana Anwarpur, Police Station - Barasat, Sub Registry Barasat, within the local limits at Barasat Municipality District North 24 Parganas, Touzi No. 146, J.L. No. 42, Re.Su. No. 10 in the following Dag and Khatian Nos. :-

<u>Sl. No.</u>	<u>R.S. & L.R. Dag</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Share</u>	<u>Area</u>
1.	546	130	681	469	07 Decimals
2.	546	130	682	469	07 Decimals
3.	546	130	683	162	04 Decimals
Total				<u>1100</u>	<u>18 Decimals</u>

Out of the total land of 1 (one) Acre and 49 (forty nine) Decimals, in the District of North 24 Parganas shown in the annexed site plan verged in Border RED and the said site plan shall be treated as part and parcel of these presents.

That the Purchasers shall have 1/3rd equal right, title and interest each in the sold property.

..... In witness



In witness whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered
by the above named **Vendors**
at Kolkata in the presence of :

1. *Subir Kumar Seal*
Advocate
High Court Calcutta
2. Samrajit Biswas
c/o - S.N. Biswas
Barnanekpore, Bisnuggach
J.P.R. Road, V.O - N.E. Pulka
Pin - 700122

Signed Sealed and Delivered
by the above named **Purchaser/s**
at Kolkata in the presence of :

1. *Subir Kumar Seal*
Advocate
High Court Calcutta
2. Samrajit Biswas

This Deed of Conveyance is
drafted, prepared and read
over in Bengali at our office :

Subir Kumar Seal

For Subir Kumar Seal & Associates
Advocates.
High Court Calcutta.

P - 106, Bangur Avenue, Block - C,
Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.

Phone : 033-2574 1768.

033-2574 3790.

Mobile : 91-98312 76735.

91-98304-76735.

E-mail : seal_associates@yahoo.co.in

Web site : www.sksandassociates.com

Kalyani Biswas

স্বী ৩৭ ২১০৪

স্বী ৩৭ ২১০৪

Signature of the Vendors.

Acumen Commotrade Pvt. Ltd.

Shreshth Rungta
Director

CROWN TRADECOM PVT. LTD.

Shreshth Rungta
Director

SHYAMA HIGHRISE PVT. LTD.

Shreshth Rungta
Director

Signature of the Purchaser/s.



Received on and from the withinnamed Purchaser/s by the withinnamed Vendors the withinmentioned sum of Rs. 7,42,424/- (Rupees seven lac forty two thousand four hundred and twenty four) only as and by way of consideration money in full and final for sale, as per Memorandum of Consideration below :-

Memo of Consideration

<u>Sl.No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount(Rs).</u>	<u>Paid to</u>
					3,16,543.00	Smt. Kalyani Biswas
					3,16,542.00	Smt. Rita Pal
					1,09,339.00	Smt. Kamala Rani Mondal
Total :					7,42,424.00	

(Rupees seven lac forty two thousand four hundred and twenty four) only

Kalyani Biswas

Witnessess :

1. *Subodh Kumar Biswas*
Advocate
High Court Kolkata,

Subodh Kumar Biswas

2. *Samarjit Biswas*

Samarjit Biswas

Signature of Vendors



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Kalyani Biswas
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

ଶ୍ରୀ ଉତ୍ତମ
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

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SIGNATURE OF THE EXECUTANT/S

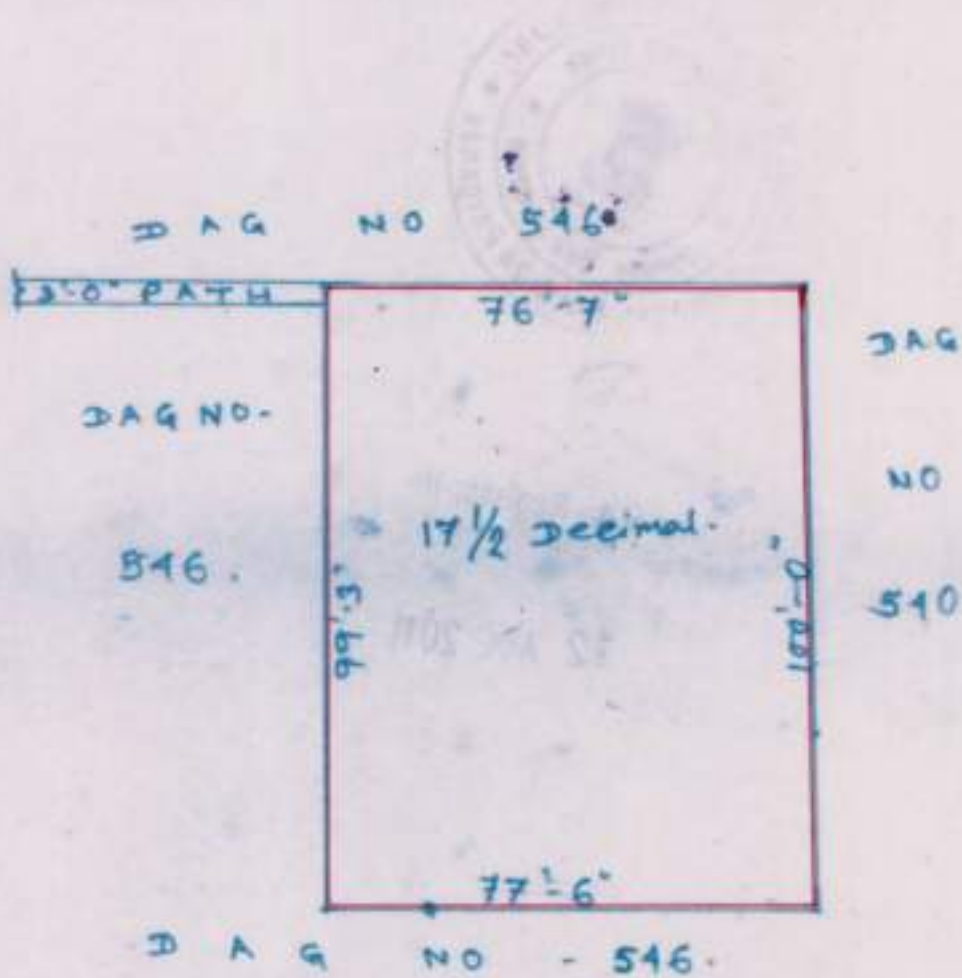
LAYOUT SITET PLAN AT MOUZA KUTULSAHI.

J.L. NO-42. R.S. NO-10. DAG NO-546. R.S. KHAT-

IAN NO-130. P.O. E' P.S. BARASAT. DIST. NORTH-

24 PGS. WARD NO-29. UNDER BARASAT MUNICI-

PALITY. SCALE = 1" = 30'-0".



cumen Commotrade Pvt. Ltd.

Shri Lok Rungte
Director

CROWN TRADECOM PVT. LTD.

Shri Lok Rungte
Director

SHYAMA HIGHRISE PVT. LTD.

Shri Lok Rungte
Director

Kalyani Bimona

Shri Lok Rungte
Director

DRAWN BY

Dejal K. Roy
Asst. Surveyor
Barasat. Ward 29 PGS.



Abhishek

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Abhishek Rungta

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				





SIGNATURE OF THE EXECUTANT/S

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 08991 / 2011, Deed No. (Book - I , 10993/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abhishek Rungta	 12/08/2011	 LTI 12/08/2011	<i>Abhishek Rungta</i> 12.08.2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kalyani Biswas Address -Bijoygarh Jafarpur Rd, Thana:-Titagarh, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Nonachandanpur	Self	 12/08/2011	 LTI 12/08/2011	<i>Kalyani Biswas</i>
2	Rita Pal Address -Saradapally Abdalpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 12/08/2011	 LTI 12/08/2011	<i>স্বী ৬৭ সান</i>
3	Kamala Rani Mondal Address - Abdalpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat	Self	 12/08/2011	 LTI 12/08/2011	<i>স্বী/০৭, সারাদপল্লী/৩০৬</i>
4	Abhishek Rungta Address -Ad/29 Salt Lake Sector 1, Kolkata, Thana:-Saltlake, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064	Self	 12/08/2011	 LTI 12/08/2011	<i>Abhishek Rungta</i>

Name of Identifier of above Person(s)

Signature of Identifier with Date

Sajal Roy
Aswani Pally, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat

Sajal Roy.
12.08.2011

(Dinabandhu Roy)

DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 10993 of 2011
(Serial No. 08991 of 2011)

On

Payment of Fees:

On 12/08/2011

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. 8201/-, on 12/08/2011

(Under Article : A(1) = 8162/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 12/08/2011)

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.-742424/-

Certified that the required stamp duty of this document is Rs.- 44555 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 39555/- is paid, by the draft number 151969, Draft Date 11/08/2011, Bank Name State Bank of India, KOLKATA AIR PORT, received on 12/08/2011

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

Presented for registration at 13.50 hrs on :12/08/2011, at the Office of the D.S.R.-II NORTH 24-PARGANAS by Abhishek Rungta ,Claimant.

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

Execution is admitted on 12/08/2011 by

1. Kalyani Biswas, wife of Satyendra Nath Biswas , Bijoygarh Jafarpur Rd, Thana:-Titagarh, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Nonachandanpur , By Caste Hindu, By Profession : House wife
2. Rita Pal, wife of Gobinda Pal , Saradapally Abdalpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
3. Kamala Rani Mondal, wife of Hiralal Mondal , Abdalpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat , By Caste Hindu, By Profession : House wife

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 10993 of 2011
(Serial No. 08991 of 2011)

4. **Abhishek Rungta**

Director, Acumen Commotrade Pvt Ltd, 4 Clive Row 4th Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Crown Tradecom Pvt Ltd, 4 Clive Row 4th Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Shayama Highrise Pvt Ltd, 4 Clive Row 4th Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

, By Profession : Business

Identified By Sajal Roy, son of Lt Chunilal Roy, Aswani Pally, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat , By Caste: Hindu, By Profession: Business.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



District Sub-Registrar-II
NORTH 24 PARGANAS
12 AUG 2011

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 36
Page from 1517 to 1538
being No 10993 for the year 2011.

L. R. kh. no. 768, 769, 770



MR

(Dinabandhu Roy) 18-August-2011
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal