

612 P2.

DEED OF CONVEYANCE

OF

22 (twenty two) Decimals

i.e. 13 (thirteen) Cuttahs 5 (five) Chittacks 15 (fifteen) Sq.ft.of Land

Of

Mouza Kutulsahi, J.L. No. 42 in R.S. Khatian No. 59, in R.S. & L.R. Dag No. 551, L.R. Khatian Nos. 310, 422, 315, 149, 381, 481, 207, 454, 360 & 348, Pargana Anwarpur, under Barasat Municipality, Police Station - Barasat, District North 24 Parganas

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

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पश्चिमबङ्ग पश्चिमबङ्गाल 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
 18 NOV 2011



Sole
 23
 1333 333

Deed of Conveyance

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

Between

1. Smt. Bharati Pal, wife of Sri Arijit Pal, by nationality Indian, by faith Hindu, by occupation Service,

presently residing at East Bankim Pally, Post Office - Madhyamgram, Police Sation - Barasat, District North 24 Parganas, Pin - 700 129,

..... 2. Smt. Aparna

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তারিখ 17-11-11 ৳. 5000/-

জেরার নাম

সহ

Subin Kumar Seal

Subin Kumar Seal

ইন্সপেক্টর জেনারেল

Advocate H.P. Das

Advocate H.P. Das

বিধান নগর (সর্টফোলক সিটি) এ ডি. এস. ব্লক

High Court, Calcutta

ফোর্ট স্টাম্প কর

৳. 5000/-

মালিক

মোট কত টাকা বাকি

02 NOV 2011

টেকারী বাবাকপুর জেডার মিতা দত্ত

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of this office is maintained in accordance with the provisions of the Registration Act, 1908 and the Registration Rules, 1908. The office is open from 10 AM to 4 PM on all days except Sundays and public holidays.



[Signature]
District Sub-Registrar-II
North 24 Pgs. Gaarasat
18 NOV 2011

Debashis Mondal
310- Sri Nilotpal Mondal
R-106, Bangur Avenue,
Block-C, P.S. Lake Town
Kolkata-700055



2. **Smt. Aparaj Das**, wife of Sri Samir Das, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at South Bankim Pally, Post Office - Madhyamgram, Police Station - Barasat, District North 24 Parganas, Pin - 700 129,

3. **Smt. Phalguni Chatterjee**, wife of Sri Debattam Chatterjee, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at Debigarh, Madhyamgram, Post Office - Madhyamgram, Police Station - Barasat, District North 24 Parganas, Pin - 700 129,

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) through their common Constituted Attorney **Mr. Omar Iqbal**, son of Abdul Ohab of Humaipore, Post Abdalpur, Police Station - Barasat, Kolkata - 700 155 of the **One Part**.

A n d

1. **M/s. Jayanti Enclave Pvt. Ltd.** (PAN - AACCG6513C), a private limited company incorporated in accordance with provisions of the Companies Act. 1956 having its registered office at 4, Clive Row, 4th Floor, Room No. 405, Kolkata - 700 001, represented through two of its Directors,

Mr. Vineet Drolia (PAN - ALWPD7178D), C/o Parmanand Drolia, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 183, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, North 24 Parganas,

2. **M/s. Jayanti Infradevelopers Pvt. Ltd.** (PAN - AACCG6512D), a private limited company incorporated in accordance with the provisions of the Companies Act. 1956 having its registered office at 4, Clive Row, 4th Floor, Room No. 405, Kolkata - 700 001, represented through two of its Directors,

..... **Mr. Vineet**



[Handwritten signature]

District Sub-Registrar-II
North 24 Pgs. Barasat

18 NO' 2011



Mr. Vineet Drolia (PAN - ALWPD7178D), C/o Parmanand Drolia, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 183, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, North 24 Parganas,

hereinafter jointly 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 Director and/or Directors, 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. One Anath Bandhu Ghosh, since deceased, was the sole and absolute owner of all that land, sali in nature, comprised in Mouza Kutulsahi, J.L. No. 42, Pargana Anwarpur, Police Station - Barasat, in R.S. Dag No. 551 in R.S. Khatian No. 59, within the jurisdiction of Additional District Sub Registry, Barasat and within the local limits of Barasat Municipality and the said Anath Bandhu Ghosh, since deceased duly recorded his name during the course of Revisional Settlement Zarip vide R.S. Khatian No. 59 and started paying Khajna thereof regularly as the sole and absolute owner of the aforesaid land in question.
2. That while seizing, possessing and enjoying the aforesaid land the said Anath Bandhu Ghosh, died intestate, leaving behind him surviving his seven sons and three daughters as follows, to success and inherit all the estates and properties left by the said Anath Bandhu Ghosh, since deceased, in undivided 1/10th share each, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law, through which the said Anath Bandhu Ghosh, since deceased, was governed during his lifetime :-

..... **Sl. No.**



<u>Sl. No.</u>	<u>Name</u>	<u>Relation with the deceased</u>
i)	Biswanath Ghosh	son of the deceased
ii)	Sambhunath Ghosh	son of the deceased
iii)	Baidyanath Ghosh	son of the deceased
iv)	Rabindranath Ghosh	son of the deceased
v)	Sunil Chandra Ghosh	son of the deceased
vi)	Naba Kumar Ghosh	son of the deceased
vii)	Smt. Sonoka Ghosh alias Sanoka Rani Ghosh	wife of Sri Sainen Ghosh, daughter of Late Anath Bhandhu Ghosh
viii)	Smt. Manoka Ghosh	wife of Sri Rabindra Ghosh, daughter of Late Anath Bandhu Ghosh
ix)	Smt. Mirabala Ghosh	wife of Sri Swapan Ghosh, daughter of Late Anath Bandhu Ghosh
x)	Sri Jaydeb Ghosh,	son of Late Anath Bandhu Ghosh since deceased

3. Upon inheriting the aforesaid property from their father the said Sri Biswanath Ghosh and nine others as abovenamed duly mutated their names in the records of Block Land & Land Revenue Office, Barasat during L.R. Settlement in L.R. Khatian Nos. 310, 422, 315, 149, 381, 481, 207, 454, 360 and 348, and since then were paying Khajna thereof regularly as the sole and absolute joint owners of all the said Sali land hereditaments admeasuring an area of 22 (twenty two) Decimals be the same a little more or less comprised in Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Tbuzi No. 146, R.S. Khatian No. 49 in R.S. & L.R. Dag No. 551, Pargana Anwarpur, Police Station - Barasat within the jurisdiction of Additional District Sub Registrar, Barasat and in the local limits of Barasat Municipality, District North 24 Parganas.
4. While seizing, possessing and enjoying the aforesaid land in ejmali the said Joydeb Ghosh, s/o Late Anath Bandhu Ghosh, died intestate on 29th day of January, 2000, leaving behind him surviving his widow Smt. Radharani Ghosh, three sons, namely Sri Pintu Ghosh, Sri Bitu Ghosh, Sri Papan Ghosh and one daughter Smt. Pampa Ghosh as his sole legal

..... heirs and



heirs and successors to success and inherit all the estates and properties left by the the said Joydeb Ghosh, since deceased, in undivided 1/5th share each out of 1/10th share, i.e. undivided 1/50th share each, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law.

5. That while seizing, possessing and enjoying the aforesaid land in ejmali it was inconvenient on the part of Sri Biswanath Ghosh and 13 others (including the legal heirs and successors of Joydeb Ghosh, since deceased), to look after, manage and maintain the aforesaid plot of land and hence the said Sri Biswanath Ghosh and 13 others jointly decided to appoint one Constituted Attorney empowering him to execute Conveyance and/or Conveyances of the aforesaid plot of land and for the sake of convenience the said Sri Biswanath Ghosh, Sri Sambhunath Ghosh, Sri Baidyanath Ghosh, Sri Rabindra Nath Ghosh, Sri Sunil Chandra Ghosh, Sri Naba Kumar Ghosh, Smt. Sonoka Ghosh alias Sonoka Rani Ghosh, Smt. Manoka Ghosh, Smt. Mirabala Ghosh, Sri Pintu Ghosh, Sri Bitu Ghosh, Sri Papan Ghosh, Smt. Pampa Ghosh, Smt. Radharani Ghosh by virtue of a Bengali Ammuktarnama (General Power of Attorney) dated the 28th day of June, 2003, registered in the office of District Sub Registrar -II, Barasat, copied in Book No. IV, Volume No. 6, Pages Nos. 303 to 312 being Deed No. 358 for the year 2003 Constituted and appointed one i) Sri Sanjoy Sonkar, s/o Late Hiralal Sonkar and ii) Sri Babu Dey, s/o Late Adhir Chandra Dey, both are of Bibekananda Nagar, Police Station Barasat, District North 24 Parganas, Pin 700 129, as their true and lawful attorney, being sufficiently empowered to execute proper Deed of Conveyance of the aforesaid land in question on behalf of the Principals as abovenamed.

6. That by virtue of a Bengali Saf Kobala dated the 1st day of June, 2006 the said Sri Biswanath Ghosh & 13 others as aforesaid through their abovenamed Constituted Attornies namely **Sri Sanjay Sonkar** and **Sri Babu Dey**, collectively the vendors therein of the one part have indefeasibly sold, conveyed, transferred, released and parted all the pieces and parcels of land hereditaments admeasuring an area of **22 (twenty two) Decimals** be the same a little more or less which is equivalent to 13 (thirteen) Cuttah 5 (five) Chittacks comprised in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146 in R.S. Khatian 59 in R.S. & L.R. Dag No. 551 in L.R. Khatian No. 310, 422, 315, 149, 381, 481, 207, 454, 360 & 348, Pargana Anwarpur, Police Station Barasat, within the jurisdiction of Additional District Sub Registry Office Barasat,

..... and within



and within the local limits of Barasat Municipality to i) **Smt. Bharati Pal**, w/o Sri Arijit Pal, ii) **Smt. Aparas Das**, w/o Sri Samir Das, iii) **Smt. Phalguni Chatterjee**, w/o Sri Debattam Chatterjee, collectively the purchasers therein, at a valuable consideration mentioned therein, and the said Bengali Sali Kobala was registered in the office of Additional District Sub Registrar, Barasat, North 24 Parganas and the same was copied in Book No. I, Volume No. 225, Pages Nos. 241 to 252, being Deed No. 06342 for the year 2006.

7. Thus by virtue of the recital herein above stated the said **Smt. Bharati Pal**, w/o Sri Arijit Pal, **Smt. Aparas Das**, w/o Sri Samir Das and **Smt. Phalguni Chatterjee**, w/o Sri Debattam Chatterjee have jointly seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali land hereditaments admeasuring an area of 22 (twenty) Decimals, which is equivalent to 13 (thirteen) Cuttaks 5 (five) Chittacks and 15 (fifteen) Sq.ft. 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. Khatian 59, in R.S. and L.R. Dag No. 551, Pargana Anwarpur, Police Station - Barasat, within the limits of Barasat Municipality in L.R. Khatian Nos. 310, 422, 315, 149, 381, 481, 207, 454, 360 and 348, District North Parganas free from all encumbrances morefully and particularly dealt in under **Schedule** hereinunder appearing.
8. That by virtue of a Bengali Ammuktarnama (General Power of Attorney) dated the 20th day of July, 2011 the said Smt. Bharati Pal and two others as abovenamed collectively the Principals therein, appointed, constituted and nominated one **Omar Iqbal**, s/o Abdul Ohab of Humaipur, Post Office Abdalpur, Police Station Barasat, Kolkata - 700 155, as their true and lawful Attorney empowering him to execute Conveyance and/or Conveyances in respect of the aforesaid property on behalf of the Principals herein and the said General Power of Attorney (Bengali Ammuktarnama) was registered on 20th day of July, 2011 in the office of Additional District Sub Registrar, Barasat, North 24 Parganas, copied in Book No. IV, C.D. Volume No. 2, Pages Nos. 2223 to 2233 being Deed No. 00616 for the year 2011.
9. On or before the execution of these presents the Vendors herein through their common Constituted Attorney have assured, declared and represented to the purchasers herein as follows (hereinafter referred to as "The Representation").
 - a) That the said Sali land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.

..... b) That all



- 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 purchasers 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 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 Purchasers herein.

..... h) That



- 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 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 undisputably 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 Purchasers 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 Purchasers against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and

..... everything



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 the Vendors are in possession, power or control of the documents of title of the property as setforth 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.
- q) That the Owners/Vendors herein through their Constituted Attorney are desirous to sell and the Purchasers herein are desirous to purchase all that Sali land hereditaments admeasuring an area of 22 (twenty two) Decimals, which is equivalent to 13 (thirteen) Cuttahs 5 (five) Chittacks be the same a little more or less lying and situate at and being and comprised in Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Touzi No. 146, within the jurisdiction of Additional District Sub Registrar, Barasat, and within the limits of Barasat Municipality @ Rs. 1,00,000/- (Rupees one lac) per Cuttah thus at and for a total price of the **Rs.13,33,333/- (Rupees thirteen lac thirteen thousand three hundred and thirty three) only**, under the following terms and conditions :-

Now this indenture witnesseth :-

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs.13,33,333/- (Rupees thirteen lac thirty three thousand three hundred and thirty three) only**, paid to the Vendors by the Purchasers 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

..... premises)



premises) 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 Purchasers All That Sali land hereditaments admeasuring an area of **13 (thirteen) Cuttals 5 (five) Chittacks** which is equivalent to 22 (twenty two) Decimals be the same a little more or less comprised in **R.S. & L.R. Dag No. 551 in R.S. Khatian No. 59 in L.R. Khatian No. 310, 422, 315, 149, 381, 481, 207, 454, 360 & 348** in Mouza Kutulsahi, 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 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



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 defended 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 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 uncancelled.

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 **22 (twenty two) Decimals** be the same a little more or less which

..... is equivalent



is equivalent to **13 (thirteen) Cuttaks 5 (five) Chittacks** comprised in **Mouza Kutulsahi, J.L. 42, Re. Su. No. 10, in R.S. Khatian No. 59, in R.S. and L.R. Dag No. 551** in 16 (sixteen) Anna (10,000) share in **L.R. Khatian Nos. 310, 422, 315, 149, 381, 481, 207, 454, 360 and 348**, Pargana Anwarpur, Touzi No. 146, within the Municipal limits of Barasat Municipality and within the jurisdiction of Additional District Sub Registry office Barasat, Police Station - Barasat, District 24 Parganas North, butted and bounded as follows :-

On North By : Land at R.S. & L.R. Dag 553 and 552
On South By : Land of R.S. & L.R. Dag 549
On East By : Land of R.S. & L.R. Dag 546
On West By : Land of R.S. & L.R. Dag 550


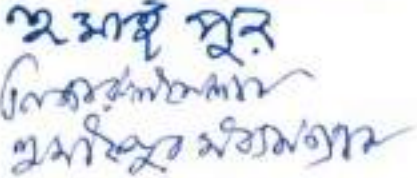
Shown in the annexed site plan verged in border RED, and the said site plan shall be treated as part and parcel of these presents.

..... 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. 
2. 

Omar Ikbal

Signature of the Vendors, namely
Smt. Bharati Pal, Smt. Aparaj Das
and Smt. Phalguni Chatterjee through
their Constituted Attorney Mr. Omar Ikbal.


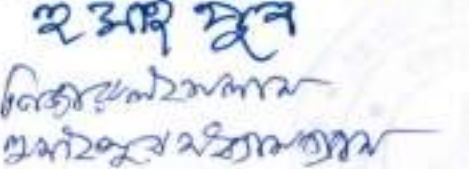
JAYANTI ENCLAVE PVT. LTD.

Vineet Dandia
Director

JAYANTI INFRADEVELOPERS PVT. LTD.

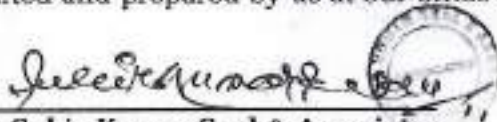
Vineet Dandia
Director

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

1. 
2. 

Signature of the Purchaser/s.

This **Deed of Conveyance** is
drafted and prepared by us at our office :



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



Received on and from the withinnamed Purchaser/s by the withinnamed Vendors the withinmentioned sum of Rs. 13,33,333/- (Rupees thirteen lac thirty three thousand three hundred and thirty three) only as and by way of consideration money in full and final 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>
1.	18.11.2011	In Cash			13,33,333.00
Total :					<u>13,33,333.00</u>

(Rupees thirteen lac thirty three thousand three hundred and thirty three) only

Witnessess :

1. *उत्तरदाताओं के नाम*
अथवा

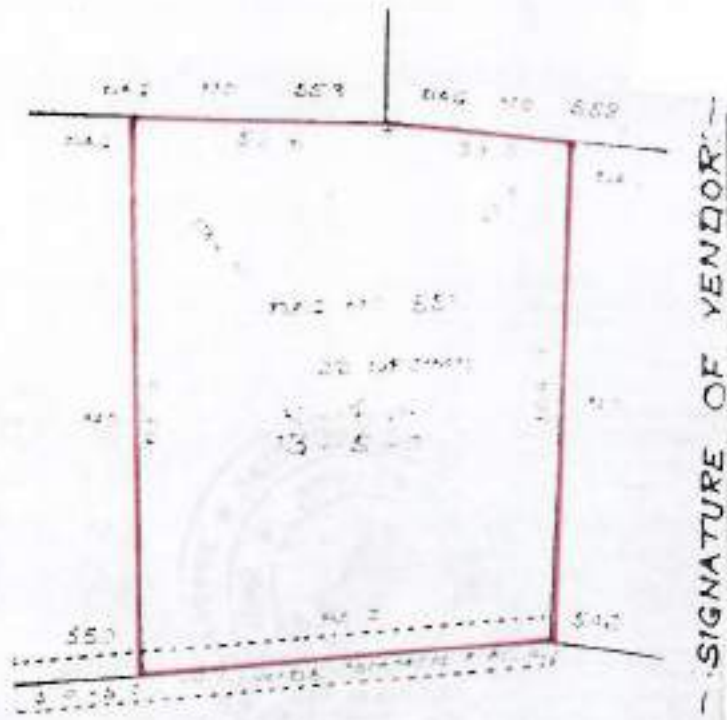
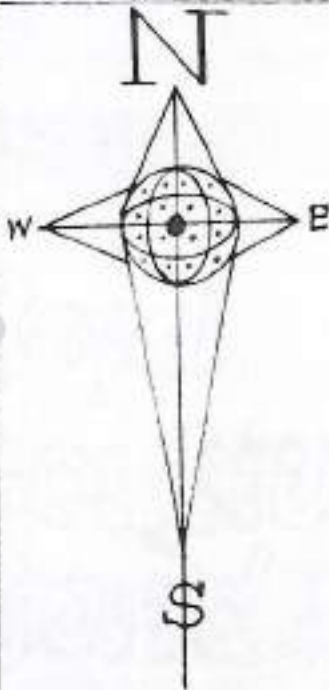
2. *अथवा*
अथवा

Omar Iqbal

Signature of the Vendors, namely
Smt. Bharati Pal, Smt. Aparas Das
and Smt. Phalguni Chatterjee through
their Constituted Attorney Mr. Omar Iqbal.



DEED PLAN ON R.S. DAG NO. 551 AT MOUZA
KUTULSAHI (UNDER BARASAT MUNICIPALITY) J.L.
NO. 42. R.S. NO. 10. P.S. BARASAT. DIST. NORTH 24
PARGANAS. SCALE 1" = 40'-0"



Omar Zubal

JAYANTI ENCLAVE PVT. LTD.

Vineet Doolia
Director

JAYANTI INFRADEVELOPERS PVT. LTD.

Vineet Doolia
Director



Omar Zubal

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

Omar Zubal

SIGNATURE OF THE EXECUTANT/S

(As Constituted Attorney of Gen. Sharada Pat, Gen. Apurva Das & Gen. Phalguni e kote)



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

Vinod Dralic

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. 12478 / 2011, Deed No. (Book - I , 14936/2011)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Vineet Drolia	 18/11/2011	 LTI 18/11/2011	Vineet Drolia 18/11/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Omar Iqbal Address -Humaipore, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Abdalpur Pin :-700155	Attorney	 18/11/2011	 LTI 18/11/2011	Omar Iqbal 18/11/2011

Name of Identifier of above Person(s)

Debashis Mondal
106 Bangur Avenue, Block C, Thana:-Lake Town,
District:-North 24-Parganas, WEST BENGAL, India,
P.O. :-

Signature of Identifier with Date

Debashis Mondal
18/11/2011



(Signature)

(Sushil Kumar 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 - 14936 of 2011
(Serial No. 12478 of 2011)

On

Payment of Fees:

On 18/11/2011

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 : 23.5 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. 14702/-, on 18/11/2011

(Under Article : A(1) = 14663/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 18/11/2011)

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.-1333333/-

Certified that the required stamp duty of this document is Rs.- 80010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 75020/- is paid, by the draft number 504363, Draft Date 17/11/2011, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 18/11/2011

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

Presented for registration at 13.47 hrs on :18/11/2011, at the Office of the D.S.R.-II NORTH 24-PARGANAS by Vineet Drolia ,Claimant.

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

Execution is admitted on 18/11/2011 by

1. Vineet Drolia

Representative, Jayanti Enclave Pvt Ltd, 4 Clive Row 4th Floor Room No 405, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Jayanti Infradevelopers Pvt Ltd, 4 Clive Row 4th Floor Room No 405, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001
, By Profession : Business

Identified By Debashis Mondal, son of Nilotpal Mondal, 06 Bangur Avenue, Block C, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.



(Sushil Kumar 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 - 14936 of 2011
(Serial No. 12478 of 2011)

Executed by Attorney

Execution by

1. Omar Iqbal, son of Abdul Ohab , Humaipore, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Abdalpur Pin :-700155 By Caste Muslim By Profession: Business,as the constituted attorney of 1. Bharati Pal 2. Aparna Das 3. Phalguni Chatterjee is admitted by him.

Identified By Debashis Mondal, son of Nilotpal Mondal, 106 Bangur Avenue, Block C, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 50
Page from 1262 to 1282
being No 14936 for the year 2011.



Sushil Kumar Roy

(Sushil Kumar Roy) 23-November-2011
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

Dated the day of 2011

Between

Name of the Vendors :SMT. BHARATI PAL AND 2 OTHERS.....

And

Name of the Purchaser :M/S. JAYANTI ENCLAVE PVT. LTD. AND ANOTHER.....

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone No. : 033-2574-1788.

033-2574-3790.

Mobile : 91-96312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in

Web - www.sksandassociates.com