

06182

05756/2014



20.5.14  
1.00  
10322

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 243193

B 243193

REGISTERED AND THE INSTRUMENT IS VALID AND EFFECTIVE  
 IN THE TERRITORY OF WEST BENGAL  
 FROM THE DATE OF REGISTRATION AND THE DATE OF THE  
 INSTRUMENT

*[Handwritten Signature]*

Additional District Sd-Registrar  
 Bhubaneswar New Town, North 24 Parganas

22 MAY 2014

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on this the 20<sup>th</sup> day of May,  
 Two Thousand Fourteen (2014).

**BETWEEN**

(1) **SRI ANANDA BISWAS** and (2) **SRI NANDA BISWAS Alias BIBEKANANDA BISWAS** both sons of Late Netai Biswas, both residing at Patharghata, P.O. Patharghata under Rajarhat at present New Town Police Station in the district of North 24-Parganas, both by Religion Hindu, by Nationality Indian, both by occupation Cultivations, hereinafter jointly called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;

**Pan Number of the Vendor No.1 : BMSPB1302F**

**Pan Number of the Vendor No.2 : BOGPB9262N**

**AND**

**PEARL TREE INFRASTRUCTURE PRIVATE LIMITED** a Company incorporated within the meaning of the Companies Act, 1956, having its registered office at 'Shiva Heights', 171A, Ramesh Dutta Street, Ground Floor, Kolkata - 700006, represented by its Director **MRS. ASHA DEVI AGRAWAL** wife of Mr. Brijesh Kumar Agrawal, residing at 10/14, Brijdham Housing Complex, 211, Canal Street, Sreebhumi, Kolkata - 700048 under Lake Town Police Station in the district of North 24-Parganas, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **OTHER PART** ;

**Pan Number of the Purchaser : AAHCP5344E**

**WHEREAS** One Netai Biswas was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of L.R. Settlement record of rights Sali land measuring an area of 10.25 Decimals out of 41 Decimals comprised in R.S. Dag No. 3914 under L.R. Khatian No. 1000 of Mouza Patharghata, J.L. No. 36, R.S.

No. 225, Touzi Nos. 172 under Rajarhat at present New Town Police Station in the district of North 24-Parganas.

**AND WHEREAS** By a Deed of Gift (Danpatra) dated 10th day of November, 2008 made between Netai Biswas therein called the Donor of the One Part and Sri Ananda Biswas and Sri Nanda Biswas alias Bibekananda Biswas therein called the Donees of the Other Part and registered at Additional District Sub-Registration Office Bidhannagar(Salt Lake City), and recorded in Book No.I, CD Volume No. 12, Pages from 15911 to 15920, Being No. 13206 for the year 2008 the said Netai Biswas for the consideration therein mentioned by way of natural love and affection granted transferred and conveyed unto the said Sri Ananda Biswas and Sri Nanda Biswas alias Bibekananda Biswas, the Vendors herein ALL THAT piece or parcel of Land measuring an area of 10.25 Decimals out of 41 Decimals comprised in R.S. Dag No. 3914 under L.R. Khatian No. 1000, of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi Nos. 172 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.

**AND WHEREAS** Thus the said Sri Ananda Biswas and Sri Nanda Biswas alias Bibekananda Biswas, the Vendors herein became the owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Deed of Gift in fee simple in possession to the said land measuring an area of 10.25 Decimals out of 41 Decimals comprised in R.S. Dag No. 3914 under L.R. Khatian No. 1000, of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi Nos. 172 within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat 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').

**AND WHEREAS** The Vendors have agreed with the Purchaser for absolute sale to their the said land measuring an area of 10.25

Decimals out of 41 Decimals comprised in R.S. Dag No. 3914 under L.R. Khatian No. 1000, of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi Nos. 172 under Rajarhat at present New Town Police Station in the district of North 24-Parganas and legal inheritance thereon in fee simple in possession at or for the sum of **Rs.36,50,000/-(Rupees Thirty six lacs fifty thousand only)** free from all encumbrances whatsoever.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of **Rs.36,50,000/-(Rupees Thirty six lacs fifty thousand only)** of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendors at or the execution of these presents (the receipt whereof the Vendors do each of them doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendors 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 unto the Purchaser ALL THAT piece or parcel of Land measuring an area of 10.25 Decimals out of 41 Decimals comprised in R.S. Dag No. 3914 under L.R. Khatian No. 1000, of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi Nos. 172 within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office at Rajarhat 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 OR HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situate butted, bounded called known numbered described in or distinguished AND all and all manner of former and other lights liberties and advantages 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 of the Vendors both at law and in equity of the Vendors into and upon the said property or any part thereof TOGETHER WITH he and every part of his rights, liberties and appurtenances whatsoever unto and to the Purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with 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 lawfully and absolutely seised 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 measuring an area 10.25 Decimals 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 of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(c) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon 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 person or persons 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 and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved defended 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 will unless prevented by fire or other irresistible accident from time to time and at all times thereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produce or cause to be produced before the Purchaser or his 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 therefrom as the Purchaser may 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) That 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 at all times 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 are no certificate cases or proceedings pending against the Vendors for realisation of arrears for Recovery Act or any other Act for the time being in force.

(g) That the Vendors hereby declare if the Vendors are suppressed any fact and/or any of owner of the said plot the Vendors are liable to pay all costs, incidental charges of the Vendors' own and also own risks and peril and the Purchaser would not be liable for that.

(h) That there was no Bargadar, Dakhaldar, claimant, beneficiaries, heirs, successors and/or otherwise in connection with the said properties and the said property is sold, transferred and delivered unto and to the said Purchaser solely, exclusively by the Vendors since the Vendors are the only sole owners, occupiers and possessors and have all right, title, interest at or upon the same in exclusion of everyone else.

(i) That the consideration received by the Vendors are the best fetch market value and the Vendors are totally satisfied with the said consideration and having no claim and demand and shall not demand and claim whatsoever in future against the said Purchaser.

(j) That any claim demand or otherwise that may be asked and/or shall come in future, the same shall be treated as null and void and the Vendors shall be liable and responsible for meeting up and by mitigating the same at the Vendors' own costs and charges without

holding the said Purchaser and his heirs, executors, administrators, representatives and assigns for the same in any manner whatsoever.

(k) The Vendors further declare and undertake that at the time of any commission, trial litigation and otherwise the Vendors shall be proceeding and/or take proper steps to submit or cause to submit any document under the Vendors' custody with the said property for all time and time for all the request of the said Purchaser.

(l) The Vendors do hereby handover peaceful possession of the Schedule referred property in favour of the Purchaser on the day of execution and registration of these presents.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece or parcel of **Sali** land measuring an area of **10.25 Decimals** equivalent to 06(Six) Cottahs, 03(Three) Chittaks and 09(Nine) Square feet out of 41 Decimals comprised in **R.S. Dag No. 3914** under L.R. Khatian No. 1000 of **Mouza Patharghata**, J.L. No. 36, R.S. No. 225, Touzi Nos. 172 within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat under Rajarhat at present New Town Police Station in the district of North 24-Parganas and delineated in the map or plan annexed hereto and thereon bordered in RED.

The details of Land is shown as hereunder:

<b>R.S. Dag No.</b>	<b>L.R. KHATIAN NO.</b>	<b>TOTAL AREA</b>	<b>SALABLE AREA</b>
3914	1000	41 Decimals	10.25 Decimals

The said property is butted and bounded as follows :

ON THE NORTH : By R.S. Dag No.3915.

ON THE SOUTH : By Part of R.S. Dag No.3914

ON THE EAST : By R.S. Dag No.3938.

ON THE WEST : By Mouza Chakpanchuria,J.L.No.33  
R.S. Dag No. 1061.



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

**SIGNED AND DELIVERED** by

the **VENDORS** at Kolkata

in the presence of :

1. Sunarjit Biswas  
Vill P.O - Patharghata,  
P.S - New Town,  
KOL 700135

সুনজিত বিস্বাস

নগর পরিষদ

৩২৬ নং বিষ্ণু কা নগর পরিষদ

2. P.S. Das

of Ghural'

\_\_\_\_\_  
**SIGNATURE OF THE VENDORS**

**SIGNED AND DELIVERED** by

the **PURCHASER** at Kolkata

in the presence of :

1. Sunarjit Biswas  
Vill P.O - Patharghata,  
P.S - New Town,  
KOL 700135
2. P.S. Das  
of Ghural'

PEARLTREE INFRASTRUCTURE PVT. LTD.

A.D. Agrawal  
Director

\_\_\_\_\_  
**SIGNATURE OF THE PURCHASER**

**Drafted by me :**

Bhabendra Mishra  
Advocate  
High Court, Calcutta.

**RECEIVED** of and from within named Purchaser the within mentioned sum of **Rs.36,50,000/- (Rupees Thirty six lacs fifty thousand only)** in full payment of the consideration money as per Memo below :

**MEMO OF CONSIDERATION**

By Cheque No. 022714 dated 02.05.2014	Rs. 2,50,000=00
By Cheque No. 022715 dated 02.05.2014	Rs. 2,50,000=00
By Cheque No. 208738 dated 16.05.2014	Rs. 5,00,000=00
By Cheque No. 208739 dated 16.05.2014	Rs. 5,00,000=00
All drawn on ICICI Bank, V.K. Road.	
By Cash	Rs.21,50,000=00

-----  
Total - Rs.36,50,000=00  
=====

**(Rupees Thirty six lacs fifty thousand only).**

**WITNESSES :**



1. Sunarjit Biswas  
Vill+P.O- Patharghat.  
P.S- New Town,  
Kolkata-700135
2. Raj Das  
S. Ghosh

[Signature]



[Signature]  
33/10 [Signature]

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 06182 / 2014**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Asha Devi Agrawal 10/14, Brijdham Complex, 211, Canal Street, Sreebhumi, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	 20/05/2014	 LTI 20/05/2014	<i>A.D. Agrawal</i> 20/5/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ananda Biswas Address -Patharghata, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India,	Self	 20/05/2014	 LTI 20/05/2014	<i>অনন্দ বিস্বাস</i>
2	Nanda Biswas Address -Patharghata, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India,	Self	 20/05/2014	 LTI 20/05/2014	<i>নন্দা বিস্বাস</i> <i>স্বাক্ষরিত</i>
3	Asha Devi Agrawal Address -10/14, Brijdham Complex, 211, Canal Street, Sreebhumi, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Self	 20/05/2014	 LTI 20/05/2014	<i>A.D. Agrawal</i>

Name of Identifier of above Person(s)

Surajit Biswas  
Patharghata, Thana:-New Town, P.O. :-Patharghata,  
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

*Surajit Biswas*  
20.05.14



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

Endorsement For Deed Number : I - 05756 of 2014  
(Serial No. 06182 of 2014 and Query No. 1523L000010322 of 2014)

On 20/05/2014

**Payment of Fees:**

Amount by Draft

Rs. 41011/- is paid , by the draft number 863111, Draft Date 15/05/2014, Bank Name State Bank of India, AMHERST STREET, received on 20/05/2014

( Under Article : A(1) = 40997/- ,E = 14/- on 20/05/2014 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-37,27,269/-

Certified that the required stamp duty of this document is Rs.- 223656 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 3909/- is paid , by the draft number 863112, Draft Date 15/05/2014, Bank : State Bank of India, AMHERST STREET, received on 20/05/2014
2. Rs. 18747/- is paid , by the draft number 405149, Draft Date 24/04/2014, Bank : State Bank of India, VIVEKANANDA ROAD, received on 20/05/2014
3. Rs. 49000/- is paid , by the draft number 862952, Draft Date 24/04/2014, Bank : State Bank of India, AMHERST STREET, received on 20/05/2014
4. Rs. 49000/- is paid , by the draft number 862951, Draft Date 24/04/2014, Bank : State Bank of India, AMHERST STREET, received on 20/05/2014
5. Rs. 49000/- is paid , by the draft number 405148, Draft Date 24/04/2014, Bank : State Bank of India, VIVEKANANDA ROAD, received on 20/05/2014
6. Rs. 49000/- is paid , by the draft number 405150, Draft Date 24/04/2014, Bank : State Bank of India, VIVEKANANDA ROAD, received on 20/05/2014

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

Presented for registration at 13.00 hrs on :20/05/2014, at the Office of the A.D.S.R. RAJARHAT by Asha Devi Agrawal ,Claimant.

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

Execution is admitted on 20/05/2014 by

1. Ananda Biswas, son of Lt. Netai Biswas , Patharghata, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

*(Signature)*  
Additional District Sub-Registrar  
Sub-town: New Town, North 24 Parganas.

22 MAY 2014 ( Debasish Dhar )  
Additional District Sub-Registrar

22/05/2014 13:42:00

EndorsementPage 1 of 2



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

**Endorsement For Deed Number : I - 05756 of 2014**  
**(Serial No. 06182 of 2014 and Query No. 1523L000010322 of 2014)**

2. Nanda Biswas Alias Bibekananda Biswas, son of Lt. Netai Biswas , Patharghata, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Asha Devi Agrawal  
Director, Pearl Tree Infrastructure Pvt. Ltd., Shiva Heights, 171 A, Ramesh Dutta Street, Ground Floor, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Business

Identified By Surajit Biswas, son of Ananda Biswas, Patharghata, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Student.

( Debasish Dhar )  
Additional District Sub-Registrar


**On 22/05/2014**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

( Debasish Dhar )  
Additional District Sub-Registrar



  
Additional District Sub-Registrar  
New Town, North 24 Parganas.  
22 MAY 2014 ( Debasish Dhar )  
Additional District Sub-Registrar

22/05/2014 13:42:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 7258 to 7274  
being No 05756 for the year 2014.



(Debasish Dhar) 22-May-2014  
Additional District Sub-Registrar  
Office of the A.D. S.R. RAJARHAT  
West Bengal

**SITE PLAN OF R.S.& L.R. DAG NO. 3914; RS KHATIAN NO  
 L R KHATIAN NO 1000; AT MOUZA PATHARGHATA; J.L NO 36;  
 R S NO 225 TOUZI NO 10 P S RAJAR HAT NOW UNDER RAJAR HAT  
 NOW NEW TOWN; DIST NORTH 24 PARGANAS** **AREA SHOWN IN RED BORDER**  
 SCALE = N.T.S.

SIGNATURE OF VENDEE

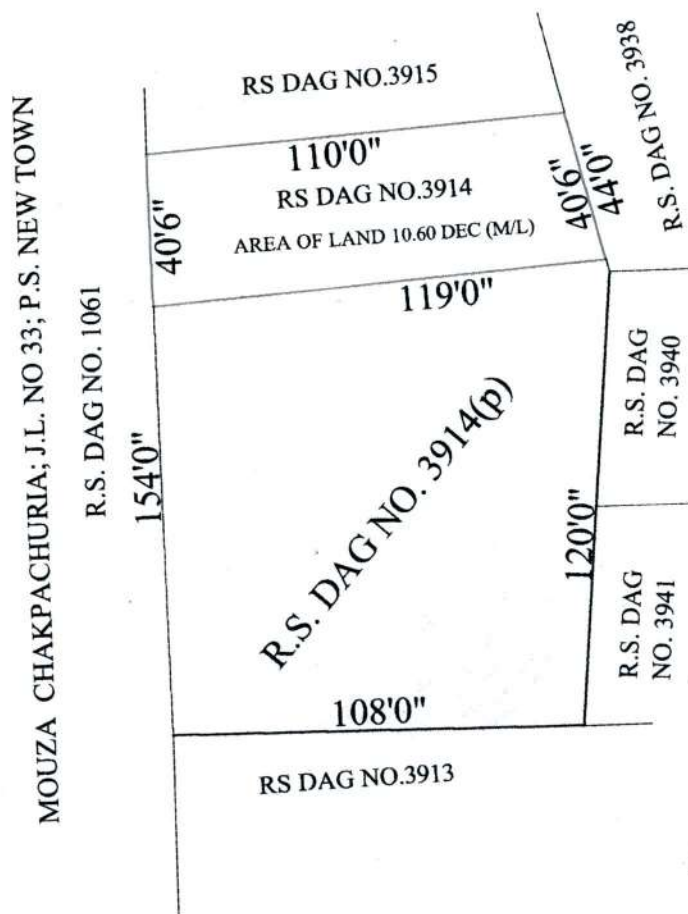
SIGNATURE OF VENDOR



PEARLTREE INFRASTRUCTURE PVT. LTD.

*A.P. Aggarwal*  
 Director

*ଉତ୍ତମ କିଶୋରୀ*  
*ନରାଜ କିଶୋରୀ*  
*ସଞ୍ଚାଳକ ବିକ୍ରୟ ନରାଜ କିଶୋରୀ*



**Drawn By :**












**PIYAR ALLASKAR**  
 Surveyor & D.M. Civil  
 Regn. No: 0417 & 10038  
 Vill: Baligori, PO: Chakpanchuria  
 P.S. Rajarhat New Town  
 Kolkata 700156

AGENT OF THE  
AGENT/SELLER/  
BUYER/CAJMENT  
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

 PEARL TREE INFRASTRUCTURE PVT. LTD. <i>A.D. Agrawal</i> Director	LH.					
	RH.					












PEARLTREE INFRASTRUCTURE PVT. LTD.

ATTESTED :-

*A.D. Agrawal*  
Director

 मनोज किशोर उत्तर विहार मनोज किशोर	LH.					
	RH.					

ATTESTED :- मनोज किशोर उत्तर विहार मनोज किशोर

 मनोज किशोर	LH.					
	RH.					

मनोज किशोर

ATTESTED :-