

11662

10842/2013



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पश्चिम बंगाल WEST BENGAL

A 997001

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certified that the document is admitted in registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of the document

Additional District Sub-Registrar
Subd. New Town, North 24-Parganas

10 SEP 2013

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this the 10th day of SEPTEMBER Two Thousand Thirteen (2013) **BETWEEN SMT. KALYANI MALLIK**, wife of Sri Rama Kanta Mallik, residing at Chakpanchuria, P.O. Chakpanchuria under Rajarhat at present New Town Police Station in the district of North 24-Parganas, by religion Hindu, by Nationality Indian, by occupation Housewife, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;

//

AND AMARNATH NIRMAN PRIVATE LIMITED, Pan No.BGZPA7986D, a company incorporated within the meaning of the Companies Act, 1956, having its registered office at 171A, Ramesh Dutta Street, Ground Floor, Kolkata - 700 009, represented by its Director **MR. AYUSH AGRAWAL** son 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, by Religion Hindu, by Nationality Indian, by occupation Business, 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** ;

WHEREAS By a Deed of Gift(Danpatra) dated 23rd day of August, 2007 made between Sri Jitendra Nath Naskar, therein called the Donor of the One Part and Smt. Kalyani Mallik, therein called the Donee of the Other Part and registered at D.S.R.- II, Barasat, North 24-Parganas and recorded in Book No.I, CD Volume No.16, pages from 5461 to 5479, Being No. 08286 for the year 2007 the said Sri Jitendra Nath Naskar for the consideration therein mentioned by way of natural love and affection granted transferred and conveyed unto the said Smt. Kalyani Mallik, the Vendor herein ALL THAT piece or parcel of Land measuring an area of 14 Decimals out of 41 Decimals comprised in R.S. Dag No. 1062 under L.R. Khatian No. 707, J.L. No. 33, R.S. No. 205½, Touzi No. 145 at present 10, of Mouza Chakpanchuria under Rajarhat at present New Town Police Station in the district of North 24-Parganas fully described in the schedule thereunder written absolutely and for ever.

AND WHEREAS The said Smt. Kalyani Mallik, mutated her name in the records of B.L. & L.R.O., Rajarhat, North 24-Parganas, measuring an area of 14 Decimals comprised in R.S. Dag No. 1062 under L.R. Khatian No. 2532, J.L. No. 33, R.S. No. 205½, Touzi No. 145 at present 10, of Mouza Chakpanchuria under Rajarhat at present New Town Police Station in the district of North 24-Parganas.

AND WHEREAS Thus the said Smt. Kalyan Mallick, the Vendor herein is became absolutely seized and possessed of and/or otherwise well and

Handwritten notes in the left margin: "23rd day of August 2007" and "10/14 Brijdham Housing Complex".

sufficiently entitled to the property by virtue of Gift in fee simple possession to the said Land measuring an area of 14 Decimals out of 41 Decimals comprised in R.S. Dag No. 1062 under L.R. Khatian No. 707, at present L.R. Khatian No. 2532, J.L. No. 33, R.S. No. 205½, Touzi No.145 at present 10, of Mouza Chakpanchuria 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 Vendor has agreed with the Purchaser for absolute sale to her the said land measuring an area of 14 Decimals out of 41 Decimals comprised in R.S. Dag No. 1062 under L.R. Khatian No. 707, at present L.R. Khatian No. 2532, J.L. No. 33, R.S. No. 205½, Touzi No.145 at present 10, of Mouza Chakpanchuria and legal inheritance thereon in fee simple in possession at or for the sum of Rs. 57,50,000/- (Rupees Fifty seven lacs fifty thousand only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 57,50,000/- (Rupees Fifty seven lacs fifty thousand only)** of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said property as well as the Purchaser) she the Vendor 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 14 Decimals out of 41 Decimals comprised in R.S. Dag No. 1062 under L.R. Khatian No. 707, at present L.R. Khatian No. 2532, J.L. No. 33, R.S. No. 205½, Touzi No.145 at present 10, of Mouza Chakpanchuria 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 delineated in the map or plan annexed hereto and thereon bordered in RED 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 TOGETHER WITH all structures, erections, walls, boundary, walls pits, water, water courses, water connection and sanitary connections, sewers, drains, ways paths and passages AND all and all manner of former and other lights liberties and 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 Vendor both at law and in equity of the Vendor into and upon the said property or any part thereof TOGETHER WITH she and every part of her 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 VENDOR DOTH 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 Vendor to the contrary the Vendor is 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 14 Decimals thereto and free from all encumbrances whatsoever.

(b) That the Vendor has 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 Vendor 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 Vendor and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor 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 Vendor.

(d) That the Vendor 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 Vendor 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 Vendor shall be liable to indemnify the Purchaser to the extent of consideration required or any part thereof in case it is found that the Vendor did not have title over the property transferred to the Purchaser.

(e) That the Vendor 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 Vendor 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 Vendor 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 Vendor for realisation of arrears for Recovery Act or any other Act for the time being in force.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of **Sali** land measuring an area of **14(Fourteen)** Decimals equivalent to **08(Eight) Cottahs, 07(Seven) Chittaks and 24(Twenty Four) Square feet** together with 500 Square feet One Storied building standing thereon out of 41 Decimals comprised in **R.S. Dag No. 1062** under L.R. Khatian No. 707, at present L.R. Khatian No. 2532, J.L. No. 33, R.S. No. 205½, Touzi No.145 at present 10, of **Mouza Chakpanchuria**, 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.

The said property is butted and bounded as follows :

ON THE NORTH	: By R.S. Dag No.1061.
ON THE SOUTH	: By R.S. Dag No.1062(Part).
ON THE EAST	: By Mouza Patharghata, J.L. No.36.
ON THE WEST	: By R.S. Dag No.1060.

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 **VENDOR** at Kolkata
in the presence of :

1. শ্রীমান অমল্লিচ
চৌধুরী

শ্রীমান অমল্লিচ
২ : শ্রীমান অমল্লিচ

SIGNATURE OF THE VENDOR

2. Chatter Mondal
of ahuni

SIGNED AND DELIVERED by
the **PURCHASER** at Kolkata
in the presence of :

1. শ্রীমান অমল্লিচ

AMARNATH NIRMAN PRIVATE LIMITED

(Signature)

Director

SIGNATURE OF THE PURCHASER

2. Chatter Mondal
of ahuni

Readover and explained in
Bengali A N D

Drafted by :

Bhola Nath Saha
Advocate, WB/303/1973
Cal Cutta High Court

Readover and explained in
Bengali ~~at~~ Chatter Mondal

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs. 57,50,000/- (Rupees Fifty seven lacs fifty thousand only)** in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

By Cheque No. 925701 dated 04.09.2013 Rs.10,00,000=00
 Drawn on ICICI Bank, V.K. Road Branch,
 11, Vivekananda Road, Kolkata - 700 007

By Cash Rs.47,50,000=00

 Total - Rs.57,50,000=00
 =====

(Rupees Fifty seven lacs fifty thousand only)

रुपयानो अल्लिड
 वः रुपय अल्लिड


SIGNATURE OF THE VENDOR

WITNESSES :





1. रुपय अल्लिड

2. Chatter Mondal
 of Ahuri

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
Registration / LTI Sheet of Serial No. 11662 / 2013, Deed No. (Book - I , 10842/2013)
Signature of the Presentant

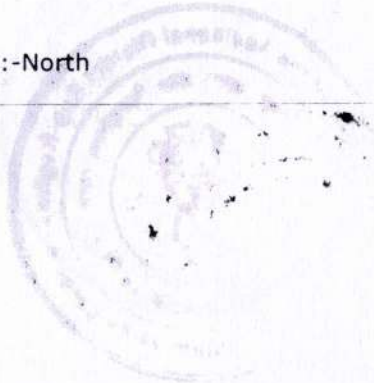
Signature of the Presentant	Photo	Finger Print	Signature with date
Kalyani Mallik Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India,	 10/09/2013	 LTI 10/09/2013	কল্যাণী কল্লিক ২: কল্যাণী কল্লিক 10/9/2013


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kalyani Mallik Address -Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India,	Self	 10/09/2013	 LTI 10/09/2013	কল্যাণী কল্লিক ২: কল্যাণী কল্লিক
2	Ayush Agrawal Address -10/14, Brijdham Housing Complex, 211, Canal Street, Sreebhumi, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Self	 10/09/2013	 LTI 10/09/2013	Ayush Agrawal

Name of Identifier of above Person(s)
Rana Mallik
Chak Panchuria, Thana:-New Town, District:-North
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date
কল্যাণী কল্লিক
10/9/2013




Additional District Sub-Registrar
Rajarhat, New Town, North 24-Parganas
10 SEP 2013 (Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



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

Endorsement For Deed Number : I - 10842 of 2013
(Serial No. 11662 of 2013 and Query No. 1523L000019489 of 2013)

On 10/09/2013

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 Draft

1. Rs. 4125/- is paid , by the draft number 266971, Draft Date 09/09/2013, Bank Name State Bank of India, AMHERST STREET, received on 10/09/2013
2. Rs. 64408/- is paid , by the draft number 266949, Draft Date 05/09/2013, Bank Name State Bank of India, AMHERST STREET, received on 10/09/2013

(Under Article : A(1) = 68519/- ,E = 14/- on 10/09/2013)

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.-62,29,548/-

Certified that the required stamp duty of this document is Rs.- 373792 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 22508/- is paid , by the draft number 266969, Draft Date 09/09/2013, Bank : State Bank of India, AMHERST STREET, received on 10/09/2013
2. Rs. 346292/- is paid , by the draft number 266950, Draft Date 05/09/2013, Bank : State Bank of India, AMHERST STREET, received on 10/09/2013


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

Presented for registration at 13.54 hrs on :10/09/2013, at the Office of the A.D.S.R. RAJARHAT by Kalyani Mallik ,Executant.

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

Execution is admitted on 10/09/2013 by

1. Kalyani Mallik, wife of Rama Kanta Mallik , Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Parganas

10 SEP 2013

(Debasish Dhar)
Additional District Sub-Registrar



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

Endorsement For Deed Number : I - 10842 of 2013
(Serial No. 11662 of 2013 and Query No. 1523L000019489 of 2013)

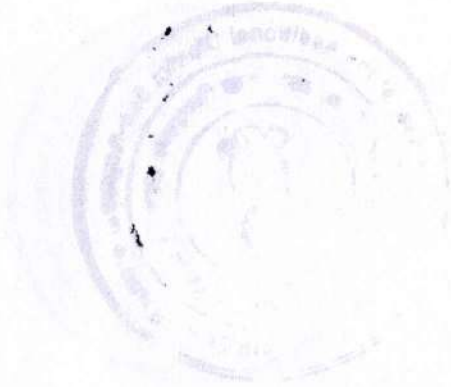
2. Ayush Agrawal


Director, Amarnath Nirman Pvt. Ltd., 171 A, Ramesh Dutta Street, Ground Floor, District:-Kolkata, WEST BENGAL, India, Pin :-700009.

, By Profession : Business

Identified By Rana Mallik, son of Rama Kanta Mallik, Chak Panchuria, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar





Additional District Sub-Registrar
Rajarhat, New Town, North 24-Parganas

10 SEP 2013 (Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 1578 to 1592
being No 10842 for the year 2013.




(Debasish Dhar) 10-September-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

SITE PLAN OF R.S. DAG NO. 1062; R S KHATIAN NO
LR KHATIAN NO 2532; AT MOUZA CHAKPACHURIA; JL NO 33
RS NO 205½ TOUZI NO 145; PS RAJAR HAT NOW UNDER NEW TOWN
DIST NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
 SCALE 30' = 1"



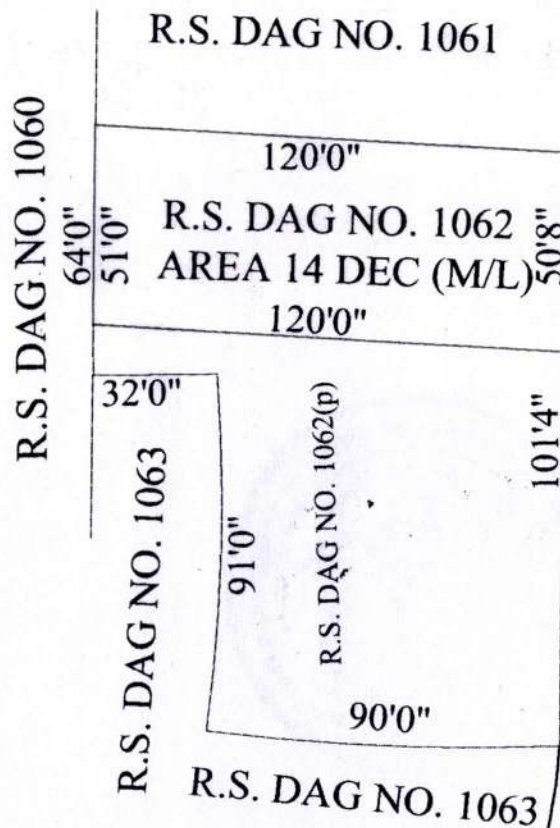
SIGNATURE OF VENDEE

AMARNATH NIRMAN PRIVATE LIMITED

Ayush Agrawal
 Director

SIGNATURE OF VENDOR

कमलानी कर्माकर
 व : शाना कर्माकर



MOUZA PATHARGHATA; J.L. NO 36

Referace

DAG NO	AREA IN DEC
1062	14.00
TOTAL	14.00












Drawn By :

Prasanna

OF THE
 AGENT/
 AGENT/SELLER/
 AGENT/CAIMENT
 WITH PHOTO

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












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

 AMARNATH NIRMAN PRIVATE LIMITED <i>Ayush Aggarwal</i>	LH.					
	RH.					

AMARNATH NIRMAN PRIVATE LIMITED

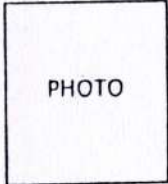
ATTESTED :-

Ayush Aggarwal
 Director

 <i>शर्मिष्ठा अग्रवाल</i> <i>शर्मिष्ठा अग्रवाल</i>	LH.					
	RH.					

ATTESTED :-

शर्मिष्ठा अग्रवाल
शर्मिष्ठा अग्रवाल

 PHOTO	LH.					
	RH.					

ATTESTED :-