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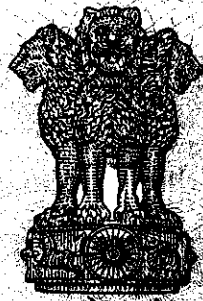
I-12575

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

58,20,000/-

E 028147

13/10/08

1441 District Sub-Registrar
Medinipur Nagar (Salt Lake City)

16 OCT 2008

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 15th day of OCTOBER, TWO THOUSAND EIGHT;

BETWEEN

MR. MANOJ CHHAWCHHARIA, (PAN No.ACUPC5969L), son of Late Purushottam Das Chhawchharia, by faith Hindu and residing at 1A, Nando Mullick Lane, Kolkata - 700 006, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

AND

FOR BOTH PARTIES

Hanswardhan Saraf
Director

Manoj Chhawchharia

51150

Mahendra Kulkara

Sold to... *BA*
 Advance *1000*
 Value... *1000*
 17 JUL 2008
 L. S. V.
 Sub Court 1-2

Harshvardhan Saraf



8388
M

For more Apartments Pvt. Ltd
Street

Harshvardhan Saraf



8390
M

Manoj Chhawchharia
(MANOJ CHHAWCHHARIA)



Manoj Chhawchharia
District Sub Registrar
North 24 Pgs.

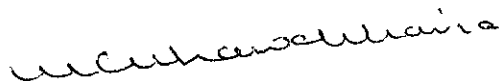
Identified by me.
Manoj Chhawchharia

Mahendra Kulkara
G A. K. S. Roy Road
P. B. Hare Street
Kolkata - 700001

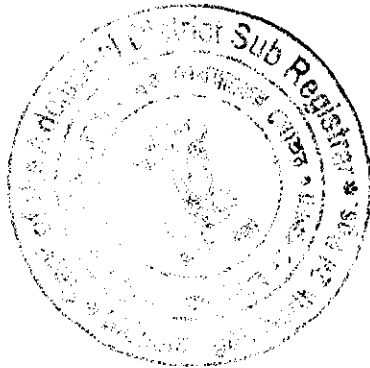
M/s. LORD APARTMENTS PRIVATE LIMITED, (PAN No.AAACL4507C), a Private Limited Company, within the meaning of the Companies Act, 1956, having its Registered Office at no.5, Kabir Road, Kolkata - 700 026, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors present or future, executors, administrators, representatives and assigns), hereinafter referred to as the '**PURCHASER**' of the **OTHER PART**;

WHEREAS:

- A. Avanti Paul and Jibanti Paul were jointly the owners in respect of land measuring about 10 (Ten) Bighas and 6 (Six) Cottahs situate lying at and being R. S. Dag No. 140 J. L. No.10 Mouza - Atghara, P. S. Rajarhat, 24-Parganas (North).
- B. The said Avanti Paul and Jibanti Paul made a plan by dividing a portion of the said plot of land measuring about 10 Bighas into 26 separate and independent plots and the same were numbered and marked as Plots Nos. 4 to 29 in the manner as shown in the Plan annexed hereto and therein bordered with Yellow colour further making a common road/passage measuring about 37 Cottahs for the use and enjoyment of the same by the owners/occupiers of the said several 26 plots and the said common road / passages is shown in Green borders in the Plan annexed hereto. The remaining portion of the said plot of land measuring about 5 Cottahs and 7 Chittacks was sold by the said Avanti Paul and Jibanti Paul in favour of different buyers.
- C. In or about the year 1965 the said Avanti Paul and Jibanti Paul with the consent and concurrence of the heirs of Late Jiten Paul namely Smt. Charusila Paul, Kali Krishna Paul, Radha Charan Paul and Golak Paul duly sold all the said 26 plots together with proportionate ownership right in the said common road/passage measuring about 37 Cottahs in favour of different buyers.
- D. By a Bengali Kobala dated 10th August, 1965 registered in Book No.1, Being Deed No.7428 for the year 1965 at the office of the Sub-Registrar, Cossipore, Dum Dum, the said Avanti Paul and Jibanti Paul with the consent of the abovenamed heirs, heiress and legal representatives of Late Jiten Paul, duly sold transferred and conveyed unto and in favour of one Sri Kalyan Mullick ALL THAT the land in aggregate measuring about 7 (Seven) Cottahs being Plot No.7 comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza Atghara, 24-Parganas (North) and the same is marked as Plot No.7 in the plan annexed thereto Together with proportionate ownership right title or interest in respect of the said Road/passage (equivalent to 1 Cottah 9 Chittacks 23 Sq. Ft.) shown in Green borders in the Plan annexed thereto, more fully described in Part-I of the First Schedule hereto (hereinafter referred to as "**the Said Plot**") free from all encumbrances whatsoever, at or for the consideration therein mentioned.
- E. By a Bengali Kobala (Sale Deed) dated 13th August, 1965 registered at the Office of the Sub-Registrar- Cossipore, Dum Dum and recorded in Book No.1, Being Deed No.7430, Pages 96 to 105, for the year 1965 the said Avanti Paul and Jibanti Paul with the consent of the abovenamed heirs, heiresses and legal



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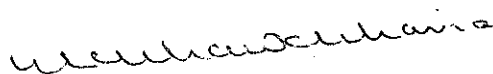
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**ADDL. District Sub-Registrar
Salt Lake City (Salt Lake City)**

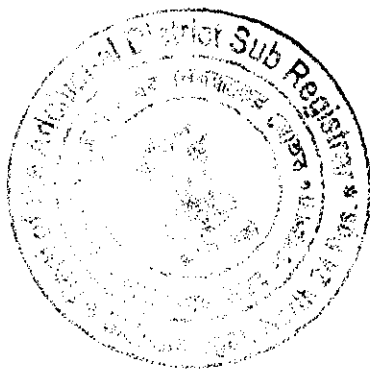
16 OCT 2008


representatives of Late Jiten Paul duly sold transferred and conveyed unto and in favour of the said Sri Kalyan Mullick and 16 others All that the land in aggregate measuring about 27 Cottahs and 25 Sq. ft. being Plot Nos.13 and 29 comprised in portion of R. S. Dag No.140, J. L. No. 10, P. S. Rajarhat, Mouja Atghara, Dist.24 Parganas North shown and delineated in Black borders in the Plan "X" annexed thereto and therein also marked as Plot Nos. 13 and 29 together with proportionate ownership right title or interest in respect of the said Road/passage shown in green borders in the Plan "X" annexed thereto, (hereinafter referred to as the Plot Nos. 13 and 29).

- F. As far as the ownership of Sri Kalyan Mullick in the said plots No.13 and 29 is concerned, Sri Kalyan Mullick became entitled to ALL THAT an undivided share or interest in the said Plot No.13 and 29 (equivalent to 14 Chittacks and 19 Sq. Ft.) Together with undivided proportionate ownership right in the road/passage (equivalent to 3 Chittacks and 12 Sq. Ft.), more fully described in Part-II of the First Schedule hereunder written (hereinafter referred to as the "Said Undivided Share or interest in the said Plot Nos.13 and 29").
- G. In the premises aforesaid, Sri Kalyan Mullick became the absolute owner in respect of Firstly All That piece or parcel of agricultural land measuring about 7 (seven) Cottahs being the said Plot No.7 Together with proportionate ownership rights in the said road/passage equivalent to 1 Cottah 9 Chittacks and 23 Sq. Ft. (out of total land measuring about 37 Cottahs shown and delineated in GREEN borders in the Plan annexed hereto) comprised in portion of R.S. Dag No. 140, J.L. No. 10, P.S. Rajarhat, Mouja Atghara, Dist. 24-Parganas (North), more fully described in Part-I of the First Schedule hereunder written AND SECONDLY the "Said Undivided Share or interest in the Said Plot Nos. 13 and 29 being All That the undivided share or interest in the said Plot Nos. 13 and 29 being land equivalent to 14 Chittacks and 19 Sq. Ft. Together with undivided proportionate ownership right in the said road/passage equivalent to 3 Chittacks and 12 Sq. ft. (out of total land measuring about 37 Cottahs shown and delineated in GREEN borders in the Plan annexed hereto) situated at portion of R. S. Dag Nos. 140, J. L. No. 10 P.S. Rajarhat, Mouja Atghara, Dist. 24- Parganas (North) more fully described in Part-II of the First Schedule hereunder written (hereinafter collectively referred to as "the Said Premises").
- H. By an Indenture of Conveyance dated 4th June, 2002, registered at the office of the Additional District Sub-Registrar-II, Barasat, North 24 Parganas and recorded in Book No.1, Volume No.61, Pages 55 to 71, Being Deed No.01739 for the year 2004, the aforesaid owner Sri Kalyan Mullick sold transferred and conveyed portion of his share or interest in "the Said Premises" i.e. ALL THAT the piece or parcel of plot of agricultural land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks be the same little more or less situate lying at and being Northern portion of the Plot No. 7 shown and delineated in RED borders in the plan annexed hereto TOGETHER WITH undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to 12 Chittacks and 34 Sq. ft.) shown and delineated in GREEN borders in the plan annexed hereto, TOGETHER WITH undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 7 (Seven) Chittacks and 10 (Ten) Sq. ft.) shown and delineated in BLACK borders in the Plan annexed hereto



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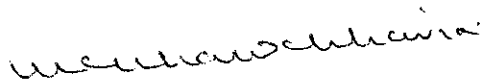



Addl. District Sub-Registrar
Salt Lake Nagar (Salt Lake City)

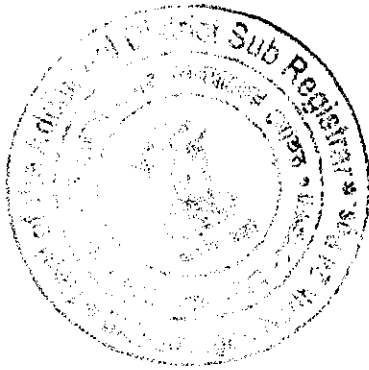
16 OCT 2008

TOGETHER WITH undivided proportionate ownership right in the said passage/road (equivalent to 1 (One) Chittack 28 (Twenty-Eight) Sq. Ft.) shown and delineated in Green Borders in the plan annexed hereto comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North), more fully described in the Second Schedule hereunder written (hereinafter referred to as "**the SAID PROPERTY**") unto and in favour of the Vendor herein free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alignment and trusts whatsoever, at or for the agreed consideration mentioned therein.

- I. In the premises aforesaid, Mr. Manoj Chhawchharia, the Vendor herein, became the absolute owner of the Said Property free from all encumbrances whatsoever and howsoever.
- J. The Vendor herein applied for and got the mutation certificate from the Rajarhat Gopalpur Municipality in his favour recording the Said Property in his name under Mutation Certificate no.16615 dated 24th May, 2004 and the Said Property has been recorded as Holding No.AS/15/1562/2004.
- K. That the Vendor while in absolute possession and enjoyment of the Said Property also recorded his name in L.R. record of rights (Parcha) bearing L. R. Khatian No.1635 and is paying the revenues and Khajanas in respect of the Said Property to the concerned authorities and holding the same uninterruptedly and peacefully.
- L. The Vendor abovenamed doth hereby represented and assured the Purchaser as follows:
 - i) That the Vendor is the sole and absolute owner of the Said Property;
 - ii) That "the Said Property" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, Barga, attachment and trust whatsoever;
 - iii) That "the Said Property" is not adversely affected by the West Bengal Land Reforms Act, 1956 and/or the Urban Land (Ceiling & Regulation) Act, 1976;
 - iv) That neither "the Said Property" is affected by any Barga whatsoever and that the Vendor abovenamed at all times have been and still is in physical possession and occupation of the Said Property;
 - v) That the Vendor abovenamed has undivided proportionate ownership right in respect of the said road/passage and in Plot Nos.13 & 29 as shown in green borders and Black borders respectively in the plan annexed hereto;
 - vi) That there is no restrain order passed by any court of law nor there is any impediment of any nature whatsoever for the Vendor to sell and/or transfer the Said Property or portion thereof including his undivided proportionate ownership right and/or share in the said road/passage and Plot Nos.13 and 29 in favour of the Purchaser abovenamed;



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ADDL. District Sub-Registrar
Salt Lake City (Salt Lake City)

16 OCT 2008

vii) That in the event the Purchaser abovenamed agrees to purchase and/or acquire the Said Property in entirety or portion thereof as per this Deed, the Vendor abovenamed shall make over the vacant and peaceful possession of the same in favour of the Purchaser;

viii) That the Vendor herein and/or his predecessors in title have not deposited the title deeds or documents in respect of "Said Property" with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;

ix) The Vendor has not entered into any agreement and/or arrangement with any person or party either for sale or for development of the Said Property nor any such agreement is subsisting;

M. The Purchaser herein relying on the abovementioned various representations and assurances and further believing the same to be true, approached the Vendor for purchase the Said Property in entirety free from all encumbrances whatsoever.

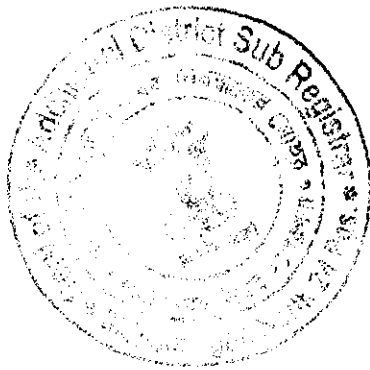
N. The Vendor has agreed to sell and the Purchaser herein has agreed to purchase the Said Property free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment and trusts whatsoever, at or for the agreed consideration and on the agreed terms mentioned hereinafter.


NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of **Rs.58,20,000/= (Rupees Fifty-Eight Lacs Twenty Thousand)** only duly paid to the Vendor herein by M/s. Lord Apartments Private Limited, the Purchaser herein, at or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof acquits releases and discharges the Purchaser as also "the Said Property" hereby sold transferred and conveyed) the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser abovenamed **ALL THAT** the piece or parcel of plot of agricultural land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks be the same little more or less situate lying at and being Northern portion of the Plot No. 7 shown and delineated in **RED** borders in the plan annexed hereto **TOGETHER WITH** undivided proportionate ownership right in the passage/road measuring 37 Cottahs (equivalent to 12 (Twelve) Chittacks and 34 (Thirty-Four) Sq. ft.) shown and delineated in **GREEN** borders in the plan annexed hereto **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 7 (Seven) Chittacks and 10 (Ten) Sq. ft.) shown and delineated in **BLACK** borders in the Plan annexed hereto **TOGETHER WITH** undivided proportionate ownership right in the said passage/road measuring 37 Cottahs (equivalent to 1 (One) Chittack 28 (Twenty-Eight) Sq. Ft.) shown and delineated in **GREEN** borders in the plan annexed hereto comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North), more fully described in the Second Schedule hereunder written (hereinafter referred to as "**the SAID PROPERTY**") free from all encumbrances, mortgages charges, liens, lispendens, claims, demands,

ms

manojkumar

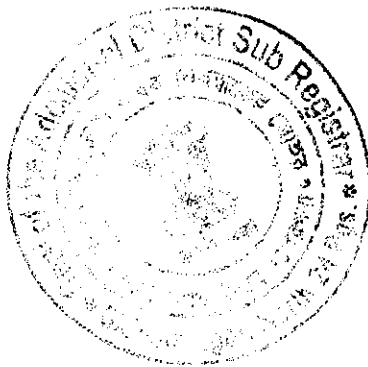
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A.S.D. District Sub-Registrar
Mahanagar (Salt Lake City)

16 OCT 2008

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Addl. District Sub-Registrar
Mahanagar (Salt Lake City)
16 OCT 2008

to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy "the Said Property" hereby granted sold conveyed and transferred and receive the rents issues and profits of "the Said Property", without any lawful eviction interruption hindrance claim or demand whatsoever from or by the Vendor or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquired exonerated released and discharged by and at the costs and expenses of the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done executed or occasioned by the Vendor or any other person or persons whosoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT "the Said Property" is neither affected by any barga nor any attachment including attachment under any certificate case or any proceedings has been started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever;

AND THAT no declaration has been made or published for acquisition or requisition of "the Said Property" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force **AND THAT** "the Said Property" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts or enactments whatsoever;

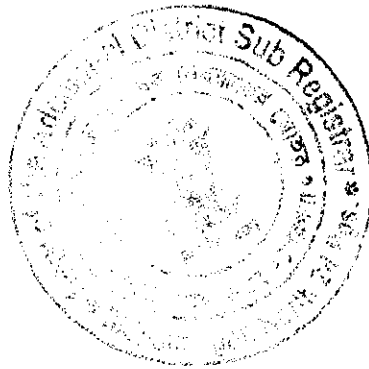
AND THAT "the Said Property" being agricultural land, there is no impediment under the provisions of the Urban Land (Ceiling & Registration) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure "the Said Property" in favour of the Purchaser in the manner aforesaid;


AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title or interest or trust property claim and demand whatsoever in respect of "the Said Property" hereby sold, conveyed, granted and transferred or any part thereof from 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 make do execute and perfect or cause to be made, done, executed and perfected all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming "the Said Property" and every part thereof unto and to the use and benefit of the Purchaser for ever in the manner aforesaid, as shall or may be reasonably required.

and

unauthenticated

V-1




A. J. J. District Sub-Registrar
Salt Lake City (Salt Lake City)

16 OCT 2008

THE FIRST SCHEDULE ABOVE REFERRED TO

("The Said Premises")

Part-I

("the Said Plot")

All That piece or parcel of agricultural plot of land measuring 7 (Seven) Cottahs be the same a little more or less situate lying at and being Plot No.7 comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24-Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, District North 24 Parganas, shown and delineated in BLUE border in the plan annexed hereto and marked as Plot No.7;

TOGETHER WITH an undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 1 (One) Cottahs 9 (Nine) Chittacks and 23 (Twenty-Three) Sq. Ft.) shown in GREEN borders in the plan annexed hereto;

Part-II

(Said Undivided Share or interest in the Said Plot nos.13 and 29)

ALL THAT an undivided share or interest in the agricultural land in aggregate measuring 1 (One) Bighas 7 (Seven) Cottahs and 25 (Twenty-five) Sq. Ft. being plot Nos.13 and 29 (equivalent to 14 Chittacks and 19 Sq. Ft.) comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouja Atghara, 24 Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, District North 24 Parganas, shown and delineated in BLACK border in the plan annexed hereto and marked as Plot nos.13 and 29;

TOGETHER WITH an undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 3 (Three) Chittacks and 12 (Twelve) Sq. Ft.) shown and delineated in GREEN borders in the plan annexed hereto.

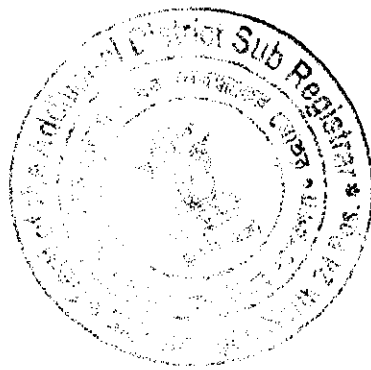
THE SECOND SCHEDULE ABOVE REFERRED TO


("the SAID PROPERTY")

All That portion of piece or parcel of agricultural land measuring 3 (Three) Cottahs and 8 (Eight) Chittacks be the same a little more or less situate lying at and being the Northern portion of Plot No.7 shown and delineated in RED borders in the plan annexed hereto TOGETHER WITH undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to 12 (Twelve) Chittacks and 34 (Thirty-Four) Sq. Ft.); both being the portion of the Said Plot, morefully described in Part-I of the First Schedule hereinabove TOGETHER WITH undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 7 (Seven) Chittacks and 10 (Ten) Sq. ft. be the same a little more or less) shown and delineated in BLACK border TOGETHER WITH undivided

and *undivided share or interest*

V-1




A. G. D. District Sub-Registrar
Salt Lake City (Salt Lake City)
16 OCT 2008

proportionate ownership right in the said road/passage (equivalent to 1 (One) Chittack and 28 (Twenty-Eight) Sq. ft.); both being the portion of the Said Undivided share or interest in the Said Plot Nos.13 and 29 morefully described in Part-II of the First Schedule hereinabove, in aggregate admeasuring 4 (Four) Cottahs 13 (Thirteen) Chittacks and 27 (Twenty-Seven) Sq. Ft. stands recorded under the Municipal Holding No.AS/15/1562/2004 in Ward No.6 within the municipality of Rajarhat Gopalpur Municipality in the District of North 24 Parganas.

IN WITNESS WEREOF the Vendor and the Purchaser hereto have put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By **MANOJ CHHAWCHHARIA**
the Vendor abovenamed at Kolkata
in the Presence of:

Manoj Chhawchharia
(MANOJ CHHAWCHHARIA)

Anju Chhawchharia
1/A, Nanda Mullick Lane
Kolkata - 6.

SIGNED, SEALED AND DELIVERED

By **HARSHVARDHAN SARAF** Director of
M/s. LORD APARTMENTS PRIVATE
LIMITED, the Purchaser abovenamed at
Kolkata in the Presence of:

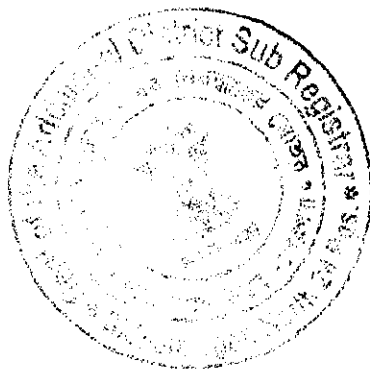
LORD APARTMENTS PVT. LTD

Harshvardhan Saraf
Director

Muskara
Mahendra Muskara
6A, K.S. Roy Road
Kolkata - 700 001

Drafted by:
Mahendra Muskara
Advocate, High Court, Kolkata

V-A



ADD. District Sub-Registrar
Mahanagar (Salt Lake City)

16 OCT 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named
Purchaser the within mentioned amounts
Towards payment of consideration in full
And as per Memo hereunder written

Rs.58,20,000/=

MEMO

1. By Cheque no.00838 dated 29th March, 2008 drawn on American Express Bank, Kolkata on behalf of the Purchaser in favour of Mr. Manoj Chhawchharia, the Vendor for **Rs.2,00,000/=**
2. By Cheque no.613910 dated 30th July, 2008 drawn on Citi Bank, Kolkata on behalf of the Purchaser in favour of Mr. Manoj Chhawchharia, the Vendor for **Rs.10,00,000/=**
3. By Cheque no.613911 dated 30th July, 2008 drawn on Citi Bank, Kolkata on behalf of the Purchaser in favour of Mr. Manoj Chhawchharia, the Vendor for **Rs.5,00,000/=**
4. By Cheque no.296364 dated 1st August, 2008 drawn on Oriental Bank of Commerce, Park St, Kolkata on behalf of the Purchaser in favour of Mr. Manoj Chhawchharia, the Vendor for **Rs.15,00,000/=**
5. By Cheque no.296375 dated 5th September, 2008 drawn On Oriental Bank of Commerce, Park St, Kolkata on behalf of the Purchaser in favour of Mr. Manoj Chhawchharia, the Vendor for **Rs.10,00,000/=**
6. By Cheque no.374405 dated 24th September, 2008 drawn on Citi Bank, Kolkata on behalf of the Purchaser in favour of Mr. Manoj Chhawchharia, the Vendor for **Rs.12,10,000/=**
7. By Cheque no.296395 dated 13th October, 2008 drawn on Oriental Bank of Commerce, Park St, Kolkata on behalf of the Purchaser in favour of Mr. Manoj Chhawchharia, the Vendor for **Rs.4,10,000/=**

Total: Rs.58,20,000/=

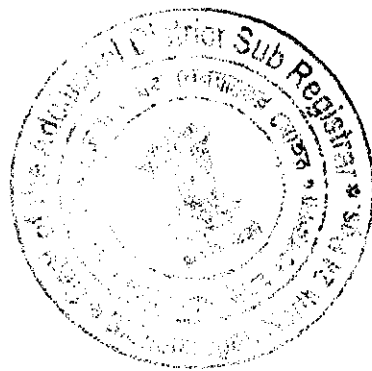
(Rupees Fifty-Eight Lacs Twenty Thousand Only)

Witness:

Anju Chhawchharia

Manoj Chhawchharia
(MANOJ CHHAWCHHARIA)

V-1



[Handwritten signature]

**Adsl. District Sub-Registrar
Mahanagar (Salt Lake City)**

16 OCT 2008












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

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












L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

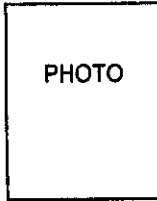
R. H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :-

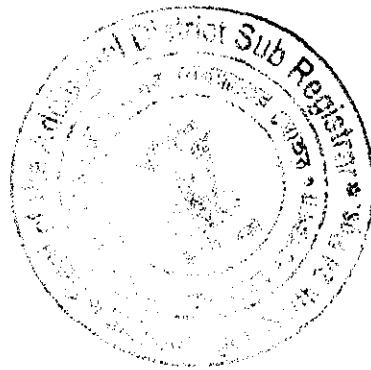
	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

21



**Adl. District Sub-Registrar
Mahanagar (Salt Lake City)**

16 OCT 2008












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

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












L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

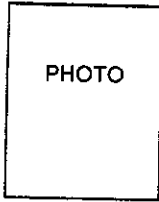
R. H. BOX- THUMB TO SMALL PRINTS

 <i>Umesh Chandra</i>	LH.					
	RH.					

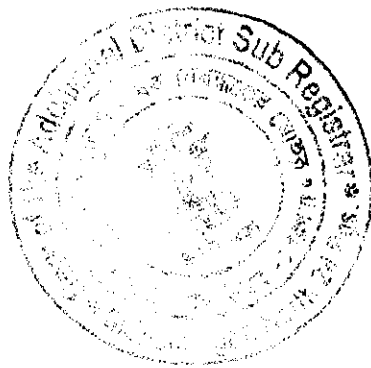
ATTESTED :-


 <i>Hans</i>	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

11




Addl. District Sub-Registrar
Mahanagar (Salt Lake City)
16 OCT 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-12575 of :2008
(Serial No. 10254, 2008)

On 15/10/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 11.26 hrs on :15/10/2008, at the Private residence by Harshvardhan Saraf, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 15/10/2008 by

1. Manoj Chhawchharia, son of Lt Purushottam Das Chhawchharia, 1 A Nando Mullick Lane Kol-6, Thana, By caste Hindu, by Profession : Business
 2. Harshvardhan Saraf, Director, Lord Apartments Pvt Ltd, 5 Kabir Rd, profession : Service
- Identified By Mahendra Muskara, son of ... High Court Thana: .. by caste Hindu, By Profession : Advocate.

Name of the Registering officer : **Abhijit Kumar Das**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 16/10/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 64009/- on:16/10/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 5820000/-

Certified that the required stamp duty of this document is Rs 407400 /- and the Stamp duty paid as: Impressive Rs- 100

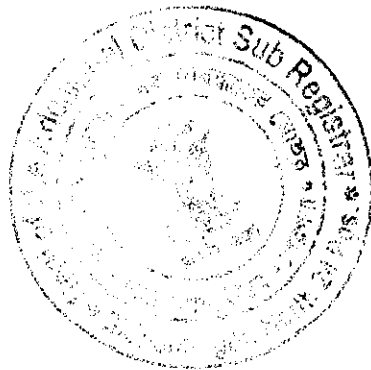
Deficit stamp duty


Deficit stamp duty 1.Rs 45000/- is paid, by the draft number 385152, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 2.Rs 45000/- is paid, by the draft number 385153, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 3.Rs 45000/- is paid, by the draft number 385154



[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

14




Asst. District Sub-Registrar
Salt Lake City (Salt Lake City)

16 OCT 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-12575 of :2008
(Serial No. 10254, 2008)

Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 4.Rs 45000/- is paid, by the draft number 385155, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 5.Rs 45000/- is paid, by the draft number 385156, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 6.Rs 45000/- is paid, by the draft number 385157, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 7.Rs 45000/- is paid, by the draft number 385158, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 8.Rs 45000/- is paid, by the draft number 385159, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 9.Rs 47400/- is paid, by the draft number 385160, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008.

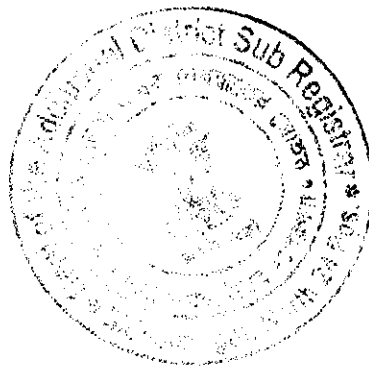
Name of the Registering officer :Abhijit Kumar Das
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR



[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

V/A

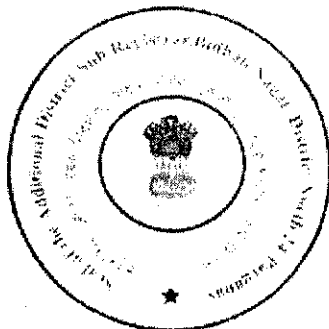


[Signature]
Addl. District Sub-Registrar
Bahur Nagar (Salt Lake City)

16 OCT 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 3261 to 3276
being No 12575 for the year 2008.



C

(Abhijit Kumar Das) 17-October-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal