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पश्चिम बंगाल WEST BENGAL

F 854962

Certify that the document is admitted to registration. The signature sheets and with this documents are the part of this document.

21.12.10

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

21 DEC 2010 DEED OF CONVEYANCE

1. Date: 21st day of December 2010
2. Place: Kolkata
3. Parties:
 - 3.1 KALPANA DAS, wife of Arup Kumar Das, daughter of Late Mahendra Nath Dutta & Late

M/S. AVUSH ENTERPRISE PVT. LTD., a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata 700 026, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

M/S. ACTIVE HIGIRISE PVT. LTD., a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata 700 026, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

M/S. KOHINOOR RELATORS PVT. LTD., a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 45, Shakespear Sarani, P.O. & P.S. Shakespear Sarani, Kolkata - 700 017, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

3.2

AND

Hereinafter called and referred to as the "OWNER / VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, executors, representatives and assigns) of the ONE PART.

MAHESH KUMAR AGARWAL, son of late R.S. Agarwal, at 5, Kabir Road, Kolkata 700 026, represented by its Director, MOONSTONE ENTERPRISE PVT. LTD., having its Registered Office Kolkata - 700 002, represented by her Constituted Attorney, M/S. Radha Rani Datta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 1C, Sishu Chandra Chowdhury Lane, Moonstone Enterprise Pvt. Ltd., represented by its Director.

All hereinafter jointly called and referred to as the "PURCHASERS" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its director in office, office bearers, executors, administrators, representatives and assigns) of the OTHER PART.

Vendor and the Purchasers collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

4.1 **Said Property :** ALL THAT piece and parcel of 1/11th undivided share on the total Sali land measuring 30.50 decimals more or less, i.e. 2.80 Decimals be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kulikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas [SAID PROPERTY]. The total land is demarcated in the Plan is attached herewith and morefully described in the First Schedule below and the Sold/Said Property is morefully described in the Second Schedule hereunder writer.

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Vendor has made the following representations and given the following warranties to the Purchasers regarding title.

5.1.1 Absolute Ownership of Radha Rani Dutta : One Radha Rani Dutta, wife of Mahendra Nath Dutta was the absolute recorded owner of 50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Alghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalkata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.2 Demise of Radha Rani Dutta : The said Radha Rani Dutta died intestate on 31.05.1982, leaving behind her husband namely Mahendra Nath Dutta, seven sons namely Bankim Chandra Dutta, Ranjit Kumar Dutta, Ajji Kumar Dutta, Niranjan Dutta, Harendra Nath Dutta, Kamal Krishna Dutta and four married daughters namely Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das as her heirs and successors in interest in respect of the aforesaid property left by the said Radha Rani Dutta, since deceased.

5.1.3 Demise of Mahendra Nath Dutta : The said Mahendra Nath Dutta died intestate on 27.04.1994, leaving behind his aforesaid seven sons namely Bankim Chandra Dutta, Ranjit Kumar Dutta, Ajji Kumar Dutta & Ganesh Chandra Dutta and four married daughters namely Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das as his heirs and successors in interest.

5.1.4 Absolute Joint Ownership of Bankim Chandra Dutta & Others : This the said Bankim Chandra Dutta, Harendra Nath Dutta, Kamal Krishna Dutta, Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das became the absolute joint owners of 50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Alghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalkata, P.S. Rajarhat, in the District North 24 Parganas.

- 5.1.5 **Acquisition by Government West Bengal :** The Government of West Bengal, through the Land Acquisition Department, North 24 Parganas, acquired a portion of the aforesaid land measuring 19.30 decimals from the northern side of the aforesaid land measuring 30 decimals of land, under Act I of 1894 under Section 12 (2) by Notice No. LX-4/19, 1999 2000 for the purpose of erecting Rajarhat New Township Road at Rajarhat New Township Project, and the compensations for 19.50 decimals of land were awarded to the said Bankim Chandra Dutta & Ten others equally.
- 5.1.6 **Absolute Joint Ownership after Acquisition :** Thus after acquisition, the said Bankim Chandra Dutta, Nilratan Dutta, Harendra Nath Dutta, Kumal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta, Ganesh Chandra Dutta, Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das became the absolute joint owners of 30.50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, each having 1/11th undivided share on the aforesaid 3050 decimals of land, morefully described in the First Schedule hereunder written.
- 5.1.7 **Absolute Ownership of Kalpana Das :** Thus the said Kalpana Das became the absolute owner of 1/11th undivided share on the total land measuring 30.50 decimals i.e. 2.80 Decimals be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas, morefully described in the Second Schedule hereunder written [SAID PROPERTY].

5.1.8 Power of Attorney : The said Kalpana Das executed a Power of Attorney on 28.05.2004 empowering the said M/s. Moonstone Enterprise Pvt. Ltd., having its Registered Office at 5, Kabir Road, Kolkata 700 026, represented by its Director, Mahesh Kumar Agarwal, son of Late R.S. Agarwal, with power to sell, transfer and convey her share in the aforesaid land to any third parties.

5.1.9 Desire of Sale by Kalpana Das to the present Purchasers : The said Kalpana Das through her constituted attorney, decides to sell the SAID PROPERTY to the present Purchasers, at a total consideration of Rs. 6,65,554.00 (Rupees Six Lakhs Sixty Five Thousand Five Hundred Fifty Four) only.

5.1.10 Acceptance by Purchasers : The Purchasers herein have accepted the aforesaid proposal and agreed to purchase the SAID PROPERTY at an agreed consideration of Rs. 6,65,554.00 (Rupees Six Lakhs Sixty Five Thousand Five Hundred Fifty Four) only.

5.1.11 Title of the Vendor : Thus in the abovementioned circumstances, the vendor has become the absolute owner of the Said Property.

5.1.12 True and Correct Representations : The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants regarding Encumbrances : The Vendor represents, warrants and covenants regarding encumbrances as follows :

5.2.1 No Acquisition / Requisition : The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said

Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

- 5.2.2 **No Excess Land :** The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor :** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption :** No person or persons, whatsoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens,

- 7.1 Hereby Made : The Vendor hereby sell, convey and transfer to the Purchasers the entirety of her right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY morefully described in the Second Schedule hereinafter written, free from all encumbrances.
- 7. Transfer :
- 6. Agreement to Sell and Purchase : The Vendor has approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendor based on the representations, warranties and covenants mentioned in Clause 6.1 Basic Understanding :
- 5.2.10 No Bar by Court Order or Statutory Authority : There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.
- 5.2.9 No Personal Guarantee : The Said Property is not affected by or subject to any personal Guarantee for securing any financial accommodation.

Said Property is free, clear and unincumbered. the Vendor's predecessors-in-title and the title of the Vendor to the estate or interest therein through, under or in trust for the Vendor or persons having or lawfully, rightly or equitably claiming any whatsoever or howsoever made or suffered by the Vendor or any person acquisitions, requisitions, vestings, bargains and liabilities, Tax Attachments, Financial Institution charges, trusts, statutory prohibitions, attachments, liens, uses, debitors, trusts, prohibitions, Income

- 7.2 **Consideration** : The aforesaid transfer is being made in consideration of a sum of Rs. 6,65,554.00 (Rupees Six Lakhs Sixty Five Thousand Five Hundred Fifty Four) only paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.
8. **Terms of Transfer** :
- 8.1 **Salient Terms** : The transfer being effected by this Conveyance is :
- 8.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/ non-mutated lands inherited by the Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification** : Indemnification by the Vendor about the correctness of her title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the vendor shall, at her own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.

- 8.6 Indemnity : The Vendor hereby covenants that the vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchasers and its/their director, executors, administrators, representatives and assigns and / or its/their any right or estate therein from under or in trust from the vendor.
- 8.5 Holding Possession : The Vendor hereby covenants that the purchasers and its/their director, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.
- 8.4 Outgoings : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the vendor hereby indemnifies and agrees to keep the purchasers fully and comprehensively saved, harmless and indemnified.
- 8.3 Delivery of Possession : Khas, vacant and peaceful possession of the said Property has been handed over by the vendor to the purchasers, which the purchasers admit, acknowledge and accept.
- 8.2.2 Transfer of Property Act : All obligations and duties of Vendor and Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchasers and its/their director, executors, administrators, representatives and assigns and / or its/their successors-in-interest by reason of any defect in title of the vendor or any of the representations being found to be untrue.

- 8.7 **No Objection to Mutation :** The vendor declares that the purchasers can fully be entitled to mutate its/their names in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its/their own names. The vendor undertakes to co-operate with the purchasers in all respect to cause mutation of the Said Property in the name of the purchasers and in this regard shall sign all documents and papers as required by the purchasers.
- 8.8 **Farther Acts :** The vendor hereby covenants that the vendor or any person claiming under her, shall and will from time to time and at all times hereafter, upon every request and cost of the purchasers and / or its/their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Total Land]

ALL THAT piece and parcel of Sali land measuring 30.50 decimals be the same a little more or less, lying and situated at Mouza - Atghara, T.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, A.D.S.R.O. Bidhanagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward

of the sanctioned plan.
 Together with all easement rights and all other rights, appurtenances and
 inheritances for access and user of the Said Property and also with the benefit
 Schedule hereinabove written.
 The Said Property is part and parcel of the land as described in the First
 Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas,
 Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopabpur
 No. 139, under R.S. Khaitan No. 365, T.R. Khaitan No. 707, A.D.S.R.O.
 Touzi No. 10, Pargana - Kalkata, P.S. Rajarhat, comprised in R.S./T.R. Dag
 a little more or less, lying and situated at Mouza - Aigbara, J.L. No. 10, Hal
 Salt land measuring 30.50 decimals more or less, i.e. 2.80 Decimals be the same
 ALL THAT piece and parcel of 1/11th undivided share on the aforesaid total

Sold Property / Said Property
Subject Matter of Sale

THE SECOND SCHEDULE ABOVE REFERRED TO

- ON THE NORTH : Rajarhat New Town Road (50 ft).
- ON THE SOUTH : R.S. Dag No. 140.
- ON THE EAST : R.S. Dag No. 158.
- ON THE WEST : R.S. Dag No. 119.

follows :-
 and a Plan of which is attached herewith. The land is butted and bounded as
 No. 6 at present 9, in the District North 24 Parganas. The total land is demarcated as

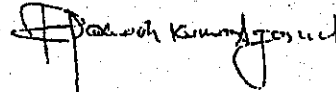
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Nazimul Ali
Rajshat

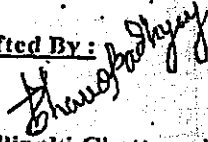
2. SM Mohindan Singh
Rajshat



M/s. Moonstone Enterprise Pvt. Ltd.

Represented by
Mahesh Kumar Agarwal
Director
As Constituted Attorney of
Kalpana Das
Owner / Vendor

Drafted By :



For Pinkii Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

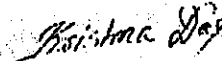
Composed By :



Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.



Krishna Das

Authorised Signatory of

M/s. Kabinor Realtors Pvt. Ltd.

M/s. Active Highrise Pvt. Ltd.

M/s. Ayush Enterprise Pvt. Ltd.

Purchasers

Owner / Vendor
Kalpana Das
As Constituted Attorney of
Director
Mahesh Kumar Agarwal
Represented by
Mrs. Meenakshi Enterprises Pvt. Ltd.
Mahesh Kumar Agarwal

2. Mr. M. L. ...

1. Nazimul Ali
WITNESSES :-

Received Rs. 6,65,554.00 (Rupees Six Lakhs Sixty Five Thousand Five Hundred
Fifty Four) only as full and final consideration money of the schedule land
above named purchasers.

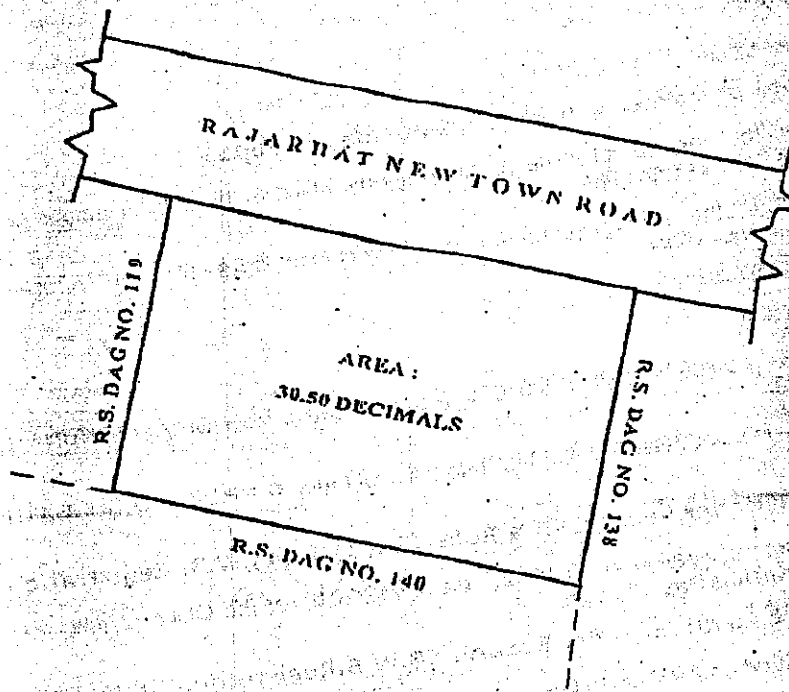
MEMO OF CONSIDERATION

SITE PLAN OF SALLI LAND MEASURING 30.50 DECIMALS MORE OR LESS AT MOUZA
- ATGHARA, J.L. NO. 10, P.S. RAJARHAT, R.S./L.R. DAG NO. 139, R.S. KHATIAN NO.
365, I.R. KHATIAN NO. 707, RAJARHAT GOPALPUR MUNICIPALITY, WARD NO. 6
AT PRESENT 9, DISTRICT NORTH 24 PARGANAS.

SOLD PROPERTY : 1/11TH UNDIVIDED SHARE
i.e. 2.80 DECIMALS MORE OR LESS

VENDOR : KALPANA DAS

PURCHASERS : M/S. KOHINOOR RELATORS PVT. LTD.,
M/S. ACTIVE HIGHRISE PVT. LTD. &
M/S. AYUSH ENTERPRISE PVT. LTD.



DATE IN SCALE
DRAWN BY
DPA DASCHPTA

[Handwritten Signature]

SIGNATURE OF OWNER

[Handwritten Signature]

SIGNATURE OF PURCHASERS



Execution is admitted on 21/12/2010 by
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Presented for registration at 13.44 hrs on 21/12/2010, at the Office of the A. D. S. R. BIDHAN NAGAR by Krishna Das, Claimant.
Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
2. Rs. 11400/- is paid 62428320/12/2010 State Bank of India, TEGHORIA RAJGUNIAPUR, received on 21/12/2010
1. Rs. 49000/- is paid 62428420/12/2010 State Bank of India, TEGHORIA RAJGUNIAPUR, received on 21/12/2010
Deficit stamp duty
1. Rs. 49000/- is paid 62428420/12/2010 State Bank of India, TEGHORIA RAJGUNIAPUR, received on 21/12/2010
2. Rs. 11400/- is paid 62428320/12/2010 State Bank of India, TEGHORIA RAJGUNIAPUR, received on 21/12/2010
Deficit stamp duty
Certified that the required stamp duty of this document is Rs. 60500/- and the stamp duty paid as Impressive Rs. 100/-
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 1007998/-
Certificate of Market Value (WB PVTI rules of 2001)
(Under Article : A(1) = 11077/-, E = 14/- on 21/12/2010)
Rs. 11091/-, on 21/12/2010
Amount By Cash
Payment of Fees:
Act, 1955: Court fee stamp paid Rs. 10/-
Article number : 23.4 of Indian Stamp Act, 1955, also under section 5 of West Bengal Land Reforms Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IA, Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
on 21/12/2010
Payment of Fees:
On 21/12/2010
(Serial No. 12628 of 2010)
Endorsement For Deed Number : 1 - 12688 of 2010

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





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

Endorsement For Deed Number : I - 12688 of 2010
(Serial No. 12628 of 2010)

1. Krishna Das
Authorised Signatory, M/s Kohinoor Relators Pvt Ltd, 45 Shakespear Sarani, Kolkata,
Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.
- Authorised Signatory, M/s Active Highrise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026.
- Authorised Signatory, M/s Ayush Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026.
By Profession : Advocate
- Identified By Nozimul Ali, son of Mofidul Ali, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700135, By Caste: Muslim, By Profession: Business.

Executed by Attorney:

Execution by

1. Mahesh Kumar Agarwal, Representative of
Director, M/s Moonstone Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL,
India, P.O. :- Pin :-700026.
as the constituted attorney of Kalpana Das is admitted by him.
- Identified By Nozimul Ali, son of Mofidul Ali, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700135, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Bidhanagar (Salt Lake City)

21 DEC 2010

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/12/2010 14:22:00

Endorsement Page 2 of 2

21/12/2010

21 DEC 2010
ADDITIONAL DISTRICT SUB-REGISTRAR
(Debnish Dhar)
A.D. S. R. BIDHAN NAGAR
Bidhan Nagar (Salt Lake City)



Name of Identifier of above Person(s)
WEST BENGAL, India, P.O. :- Pin :- 700135
Kolkata, Thana:-North 24-Parganas

Signature of Identifier with Date
A.D. S. R. Bidhan Nagar
21/12/2010

1. Name of Identifier of above Person(s)
WEST BENGAL, India, P.O. :- Pin :- 700017
BENGAL, India, P.O. :- Pin :- 700017
District:-Kolkata, WEST
Thana:-Shakespeare Sarani,
Sarani, Kolkata,
Address - 45 Shakespeare
Krishna Das

Self
21/12/2010
21/12/2010

2. Name of Identifier of above Person(s)
WEST BENGAL, India, P.O. :- Pin :- 700026
BENGAL, India, P.O. :- Pin :- 700026
District:-Kolkata, WEST
Address - 5 Kabir Rd, Kolkata,
Mahesh Kumar Agarwal

Attorney
21/12/2010
21/12/2010

SI No. Admission of Execution By
II. Signature of the person(s) admitting the Execution at Office.

Name of the Presentant	Photo	Finger Print	Signature with date
Krishna Das			 21/12/2010

Signature of the Presentant
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24- parganas
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Government of West Bengal
Signature / LTI Sheet of Serial No. 12628 / 2010, Deed No. (Book - 1, 12688/2010)

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

UNDER RULE 44A OF THE I.R. ACT 1961
L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



Kishore Das

ATTESTED: *Kishore Das*

L.H.					
R.H.					



P. K. Kumbhakar
ATTESTED: *P. K. Kumbhakar*

L.H.					
R.H.					

L.H.					
R.H.					

ATTESTED:

L.H.					
R.H.					

ATTESTED:

Sensia



DATED THE DAY OF 2010

DEED OF CONVEYANCE

BETWEEN

Kalpna Das

Owner / Vendor

M/s. Kolinor Realtors Pvt. Ltd.

M/s. Active Habitat Pvt. Ltd.

M/s. Ayush Enterprise Pvt. Ltd.

Purchasers

Drafted By

Pinaki Choudhury & Associates

Solicitor & Advocates

Sangita Apartment Ground Floor

Teghoria Main Road

Kolkata - 700 059

Ph. : 2570 8471

Composed By

Paresh Swarnakar

14-B, Jessore Road

Kolkata - 700 028

