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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is authentic
 for registration and under the stamp
 Serial and finger print stamp attached with
 This document is the part of this document

Subl. Regl. Secy-Registrar, Bishnupur

16 MAY 2012

DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE made this the 16th day of May
 2012 (Two thousand and twelve) BETWEEN SMT. AMITA
MONDAL wife of Sri Gobinda Chandra Mondal, by faith Hindu
 by occupation housewife, by nationality Indian, residing
 at Vill. Nowabad, Police Station Bishnupur, in the Dist.
 South-24-Parganas, W.B. hereinafter called and referred
 as the VENDOR (which term or expression shall unless
 excluded by or repugnant to the context be deemed to mean
 and include her heirs, executors, administrators, legal
 representatives and assigns) of the FIRST PART :

contd. ... p/2.

:2:

AND

M/S. TIRUPATI ENCLAVE PVT. LTD., a Private Limited Company, incorporated under the Indian Companies Act, having its office at 23A, N.S.Road, 4th floor, Room No.6 in the town of Kolkata 700001, W.B. represented by its Director SRI ARRUN BHUTORIA son of late Sumer Mal Bhutoria, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and assigns) of the SECOND PART :

WHEREAS by a registered Bengali Kobala Dt. 16.10.1990 registered at the office of the Sub-Registrar Bishnupur and recorded in Book I, Vol.No.65, Pages from 377 to 384, Being No. 5433 for the year 1990 the Vendor herein purchased the property measuring 30½ sataks in L.R.Dag No. 475, under L.R. Khatian No. 759, comprised in R.S.Dag No. 418, under R.S.Khatian No. 61, in Mouza Nowabad, J.L.No. 19, Pargana Magura, Touzi No. 1B, P.S.Bishnupur and an area more or less 47½ sataks of sali in R.S.& L.R.Dag No. 4(area 23 sataks) R.S.& L.R.Dag No. 126(area 24½) under L.R.Khatian No. 945, in Mouza Uttar Kajirhat, J.L.No.22, Touzi No. 3,4,5, P.S. Bishnupur along with various properties, and seized and possessed of or otherwise well and sufficiently entitled to the said property which is free from all sorts of encumbrances.

contd. ... p/3

NOW due to legitimate and reasonable need of money the Vendor intend to sell and the said purchaser has agreed to purchase the said property as described in the Schedule below and hereinafter called the 'said property' at or for the price of Rs. 16,50,000/- (Rupees Sixteen lakhs fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.16,50,000/- (Rupees Sixteen lakhs fifty thousand) only well and truly paid by the said purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledged, from the payment of the same and every part thereof do hereby acquit, release forever discharge the sell, assure and assigns unto the said purchaser.

AND you the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and paying the rents tot he appropriate authorities upon getting the names mutated in the office of the Panchayet area office and also in the B.L.& L.R.O. office and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and

contd. ... p/4

demand whatsoever and any claim to any court by the Vendor or any of her predecessors in title will be rejected to any court of law.

The Vendor declares that the land hereby sold had not been previously leased, mortgaged sold nor in any way transferred, by and there is no charge liens, lispendens or any attachments whatsoever.

The Vendor further declares that there is no case suit or proceedings pending in any court of law.

The Vendor further also declares that the scheduled property is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. Undertaking or not being sold on auction for unpaid rents to the Govt.

The Scheduled property is the khas possession of the Vendor which is stands free from all sorts of encumbrances and have good right, title and full power to sell the said property and in this condition sold out the said property as described inthe below schedule on this day to you the

contd. ... p/5

Purchaser and delivered peaceful possession to the said property in favour of the said instant purchaser.

If any of the statements or covenants made herein before is found to be false, untrue or any defect in title is detected hereinafter the Vendor shall be liable for the same and will be punishable in accordance with law.

If omissions, errors are found to have taken place in this Deed in future any supplementary deed or deeds of rectification or deed of declaration in favour of the said purchaser without any charge of the said instant purchaser.

In this context having full knowledge to the full context of this Deed the Vendor of after received of full consideration money without any provocation of other person put her signature on this Deed in full knowledge and sound health and mind.

: THE SCHEDULE ABOVE REFERRED TO :

Part I : ALL THAT piece or parcel of recorded sali land now being used as agricultural purpose measuring more or 30½ sataks in L.R.Dag No. 475, under L.R.Khatian No. 759

contd. ... p/6

R.S.Dag No. 418 under R.S.Khatian No.61, situate and lying at Mouza Nowabad, J.L.No.19, Pargana Magura, Touzi No.1-B, under P.S. Bishnupur in the District South Twenty Four Parganas.

Part-II : ALL THAT piece or parcel of recorded sali land now being used as agricultural purpose measuring more or less $47\frac{3}{4}$ sataks under the following area in R.S.& L.R.Dag Nos. 4, 116 under L.R.Khatian No. 945 situate and lying at Mouza Uttar Kajir hat, J.L.No.22, Touzi No. 3,4,& 5, Pargana Magura, P.S.Bishnupur, in the District South 24-Parganas. R.S Kh. No.62

অপেক্ষাকৃত

<u>R.S.& L.R.Dag No.</u>	<u>Nature</u>	<u>area.</u>
4	sali	23 sataks
116	sali	24 $\frac{3}{4}$ sataks
		=====
		47 $\frac{3}{4}$ sataks

Thus the total property from the part I and Part II above in 2 Mouzas is 78 sataks.

contd. ... p/7

:7:

IN WITNESS WHEREOF the Vendor has hath hereunto sets
and subscribed her hands and seals onthis the day, month
and year first above written.

SIGNED AND DELIVERED

at Kolkata in the presence
of Witnesses :-

- 1). Biswanjit Mandal
Co - Gobindach Mandal
Vill - Nawabad
P.O - Rasulpur.

শ্রীমতি গজেন্দ্র দেবী

SIGNATURE OF THE VENDOR.

- 2). লক্ষ্মী দেবী
সহ - নবাবপুর

: MEMO OF CONSIDERATION :

RECEIVED of and from the within named purchaser the within mentioned the sum of Rs. 16,50,000.00 (Rupees sixteen lakhs fifty thousand) only being the full and entire consideration as per memo below :

Memo :-

By cash 16,50,000.00 (Rupees sixteen lakhs fifty thousand)

WITNESSES:

1). Biswajit Kundu
C/O - Gobinda Mondal
Vill - Nandur

2). অজিত সান্না
সং - অজিত

স্বাক্ষরিত ও সত্যায়িত
SIGNATURE OF THE VENDOR.

Prepared by me,
Aban Kumar Mukherjee
Advocate.

Aban Kumar Mukherjee
Advocate

Typed by me, Alipore Criminal Court

Kamal Kumar
Alipore Police Court,
Kolkata-27.



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

Endorsement For Deed Number : I - 03175 of 2012
(Serial No. 02755 of 2012)

On

Payment of Fees:

On 16/05/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 18146.00/-, on 16/05/2012

(Under Article : A(1) = 18139/- ,E = 7/- on 16/05/2012)

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.-16,50,000/-

Certified that the required stamp duty of this document is Rs.- 82510 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 42000/- is paid 54653716/05/2012 State Bank of India, AMTALA, received on 16/05/2012
2. Rs. 40510/- is paid, by the draft number 546538, Draft Date 16/05/2012, Bank Name State Bank of India, AMTALA, received on 16/05/2012

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

Presented for registration at 14.00 hrs on :16/05/2012, at the Office of the A. D. S. R. BISHNUPUR by Smt. Amita Mondal, Executant.

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

Execution is admitted on 16/05/2012 by

1. Smt. Amita Mondal, wife of Sri Gobinda Chandra Mondal, Village:Nowabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : House wife

(Jawed Akhter)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Endorsement Page 1 of 2

16/05/2012 14:31:00



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

Endorsement For Deed Number : I - 03175 of 2012
(Serial No. 02755 of 2012)

Identified By Biswajit Mondal, son of Gobinda Mondal, Village:Nawabad, Thana:-Bishnupur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja , By Caste: Hindu, By
Profession: Others.

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

16/05/2012 14:31:00




EndorsementPage 2 of 2

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BISHNUPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02755 / 2012, Deed No. (Book - I , 03175/2012)

Signature of the Presentant

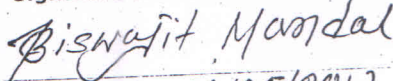
Name of the Presentant	Photo	Finger Print	Signature with date
Amita Mondal Village:Nowabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	 16/05/2012	 LTI 16/05/2012	 16.5.2012

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amita Mondal Address -Village:Nowabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 16/05/2012	 LTI 16/05/2012	

Name of Identifier of above Person(s)
 Biswajit Mondal
 Village:Nawabad, Thana:-Bishnupur, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja

Signature of Identifier with Date


 16/05/2012

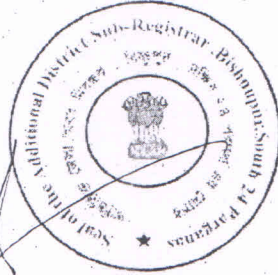


(Jawed Akhter)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 666 to 679
being No 03175 for the year 2012.



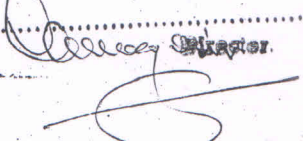
(Jawed Akhter) 16-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....**PROPATI ENCLAVE PVT. LTD.**.....

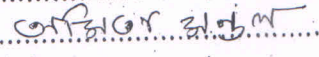
Signature




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left hand					
right hand					

Name.....

Signature



	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name.....

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name

Signature