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I- 00334/13



TE/21

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 239441

*Certified that the document is admitted
for registration and that the photo
stamp and finger print sheet attached with
this document is the part of this document*

Advt. Dist. Sub-Registrar, West Bengal

18 JAN 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 18-th.

day of January, Two Thousand and Thirteen (2013)

1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 446858

-(2):-

BETWEEN 1) **SMT. SHILA SARDAR**, wife of Late Shiburam Sardar, 2) **SRI JAYDEB SARDAR**, son of Late Shiburam Sardar, both by religion - Hindu, both by Nationality - Indian, by occupation - No. 1 Household duties, No. 2



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

60AA 310792

- : (3) : -

*Cultivation, both are residing at Nowabad, P.S. Bishnupur,
District South 24 Parganas, 3) **SMT. CHAMPA MONDAL**,
wife of Sri Kashinath Mondal, daughter of Late Shiburam
Sardar, by religion - Hindu, by Nationality - Indian, by*

- : (4) : -

occupation - Housewife, residing at Buita, P.S. - Budge Budge, District South 24 Parganas, hereinafter called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

TIRUPATI ENCLAVE PVT. LIMITED, a Private Limited Company, Represented by its DIRECTOR **SRI ARUN BHUTORIA**, son of Late Sumermal Bhutoria, having its Registered Office at 23A, N. S. Road, Fourth Floor, Room No. 6, Kolkata - 700001, hereinafter called and referred to as the "**PURCHASER**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

WHEREAS the husband of Vendor No. 1 and father of

- : (5) : -

Vendor No. 2 & 3 herein namely SHIBURAM SARDAR was the sole and absolute **recorded owner** in the **L.R. Settlement Records** of ALL THAT piece and parcel of Sali land measuring 12 Decimals in .0625 share out of 198 Decimals, comprised in R.S. & L.R. Dag No. 116, appertaining to L.R. Kri. Khatian No. 813, lying and situated at Mouza - Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Gram Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas and seized and possessed the same free from all encumbrances.

AND WHEREAS while said Shiburam Sardar was in peaceful possession and occupation over the said landed property, said Shiburam Sardar died intestate leaving behind him surviving his only wife namely SMT. SHILA SARDAR (the Vendor No. 1 herein), one son namely SRI JAYDEB SARDAR (the Vendor No. 2 herein) and one daughter namely SMT. CHAMPA MONDAL (the Vendor No. 3 herein) as his only legal heirs and successors to inherit his aforesaid property free from all sorts of encumbrances.

- : (6) : -

AND WHEREAS thus the Vendors herein become the sole and absolute joint owners of **ALL THAT** piece and parcel of **Sali** land measuring **12 (twelve) Decimals** in .0625 share out of 198 Decimals, comprised in R.S. & L.R. Dag No. 116, appertaining to L.R. Kri. Khatian No. 813, lying and situated at Mouza - Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Gram Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas by way of inheritance as per Hindu Succession Act, 1956 and since then the Vendors herein have been possessing and occupying the same by paying the relevant rents and taxes to the appropriate authorities concern free from all sorts of encumbrances.

AND WHEREAS due to urgent need of cash money, the Vendors herein have agreed for absolute sale of **ALL THAT** piece and parcel of **Sali** land measuring **12 (twelve) Decimals** in .0625 share out of 198 Decimals, comprised in R.S. & L.R. Dag No. 116, appertaining to L.R. Kri. Khatian No. 813, lying and situated at Mouza - Uttar Kajirhat, J.L.

- : (7) : -

No. 22, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Gram Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas and the Purchaser herein proposed to purchase the said land at a fixed price or consideration of **Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand)** only free from all charges, encumbrances and attachments and the Vendors considering the said price as reasonable and acceptable has agreed to sell the same to the said Purchaser at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand)** only being the lawful money of the Union of India well and truly paid by the said Purchaser to the Vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt where of the Vendors do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof) the Vendors do hereby

- : (8) : -

acquit, release and forever discharge the said Purchaser as well as the said land hereby transferred by the Vendors do hereby grant, transfer, sell, convey, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of **Sali** land measuring **12 (twelve) Decimals** in .0625 share out of 198 Decimals, comprised in R.S. & L.R. Dag No. 116, appertaining to L.R. Kri. Khatian No. 813, lying and situated at Mouza - Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Gram Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas, morefully and particularly described in the Schedule hereunder and shown in the plan demarcated by **RED** border lines **OR** **HOWSOEVER OTHERWISE** the said land and hereditament now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passage, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise

- : (9) : -

appertaining thereto or usually hold, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said land and every part thereof and all the deeds, pattahs, muniments, writings, evidences of title etc. relating to or concerning the said land hereditaments and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said Purchaser absolutely and forever free from all encumbrances and the Vendors do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the Vendors now have good right, full power and absolute authority to grant, transfer, convey, sell the said land hereby sold or expressed or intended so

- : (10) : -

to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector, South 24 Parganas for the State of West Bengal upon getting the name duly mutated in the B.L.R.O. Office and in the Office of the **Paschim Bishnupur Gram Panchayet** in place of the Vendors and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand.

The Vendors herein hereby declare/s that the conveyed property is not subject matter of any civil suit either filed by me or any body whatsoever and that the said property is free from all encumbrances, charges, liens, attachments, mortgages etc. AND if the property hereby sold is acquired by any authority, the purchaser shall be entitled to the compensation amount in full and the Vendors or his/her/ their heirs, executors, representatives, administrators or

- : (11) : -

assigns shall not be able to object in the same.

The said land has not been acquired by the State Govt., or any other authority nor the Vendors has/have received any notice therefore.

If any of the representations or covenants made hereinbefore by the Vendors is subsequently found to be false or any fraud is detected hereafter the Vendors shall be liable to compensate the loss if sustained by the Purchaser.

The Vendors also undertakes to rectify and/or amend any error or omission if transpired in the Deed in future.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **Sali** land measuring **12 (twelve) Decimals** in .0625 share out of 198 Decimals, comprised in R.S. & L.R. Dag No. 116, appertaining to L.R. Kri. Khatian No. 813, lying and situated at Mouza - Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, at present within

- : (12) : -

the limits of Paschim Bishnupur Gram Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas with all easement rights and benefits thereto.

*The said property has been shown by **RED** border lines in the plan or map annexed herewith and the said Plan or Map shall be regarded as the part and parcel of this Deed.*

Annual rent of the said property is payable to the Collector of South 24 Parganas.

BUTTED AND BOUNDED

ON THE NORTH : Land of Purchaser

ON THE SOUTH : Do

ON THE EAST : Do

ON THE WEST : Do

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

SIGNED AND DELIVERED

in the presence of

WITNESSES :-

1. *(Handwritten signature)*
(Handwritten signature)
(Handwritten signature)
(Handwritten signature)
(Handwritten signature)

2. *(Handwritten signature)*
(Handwritten signature)
(Handwritten signature)

(Handwritten signature) 1
(Handwritten signature) 2



(Handwritten signature) 1
(Handwritten signature) 2

(Handwritten signature) 1

SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER

- : MEMO OF CONSIDERATION :-

RECEIVED of and from the within named Purchaser the within mentioned the sum of **Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand)** only being the full and entire consideration money of this Indenture by following memo :-

MEMO

<u>Cash/Cheque.</u> <u>No.</u>	<u>Date.</u>	<u>Drawn On</u>	<u>Amount</u> <u>(Rs)</u>
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Total Rs. 2,70,000/-

(Rupees **Two Lakhs Seventy Thousand** only)

WITNESSES :-

1. ଉତ୍ତମ ନାସକ
 ନାମ - ଶ୍ରୀ ଉତ୍ତମ ନାସକ
 ଠାଣ - ନାଗପୁର
 ଖୋ - ୨୩୨୧୨
 ଡେମା - ୨୫ ନାଗପୁର (୨୫୫୫)

= ଉତ୍ତମ ନାସକ
 = ଉତ୍ତମ ନାସକ
 = ଉତ୍ତମ ନାସକ
 = ଉତ୍ତମ ନାସକ



2. ଶ୍ରୀ ଉତ୍ତମ ନାସକ
 ନାମ - ଉତ୍ତମ ନାସକ
 ଠାଣ - ନାଗପୁର



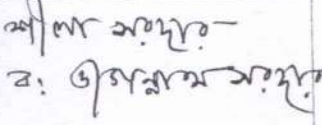
SIGNATURE OF THE VENDORS

Drafted by me,



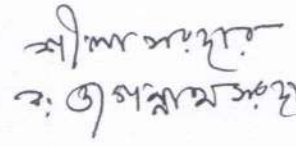


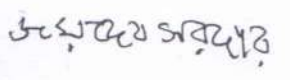


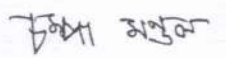
Tarun Naskar
 Bishnupur
 Lic. no. B.N.P-67

12 Dec - Dg No
2013

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. 00286 / 2013, Deed No. (Book - I , 00334/2013)
 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shila Sardar Village: Nowabad, Thana: -Bishnupur, P.O. :- District: -South 24-Parganas, WEST BENGAL, India,	 18/01/2013	 LTI 18/01/2013	 18/01/2013

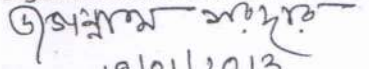
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shila Sardar Address -Village: Nowabad, Thana: -Bishnupur, P.O. :- District: -South 24-Parganas, WEST BENGAL, India,	Self	 18/01/2013	 LTI 18/01/2013	
2	Jaydeb Sardar Address -Village: Nowabad, Thana: -Bishnupur, P.O. :- District: -South 24-Parganas, WEST BENGAL, India,	Self	 18/01/2013	 LTI 18/01/2013	
3	Champa Mondal Address -Village: Buita, Thana: -Budge Budge, P.O. :- District: -South 24-Parganas, WEST BENGAL, India,	Self	 18/01/2013	 LTI 18/01/2013	

Name of Identifier of above Person(s)

Jagannath Sardar
Village: Nawabad, Thana: -Bishnupur, P.O. :-Rasapunja
District: -South 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date


18/01/2013

(Jawed Akhter)

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

12 Dec - Dg No
0116

002112



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

Endorsement For Deed Number : I - 00334 of 2013
(Serial No. 00286 of 2013)

On

Payment of Fees:

On 18/01/2013

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, 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. 2966.00/-, on 18/01/2013

(Under Article : A(1) = 2959/- ,E = 7/- on 18/01/2013)

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.-2,70,000/-

Certified that the required stamp duty of this document is Rs.- 13510 /- and the Stamp duty paid as Impressive Rs.- 1510/-

Deficit stamp duty

Deficit stamp duty Rs. 12000/- is paid 32599718/01/2013 State Bank of India, AMTALA, received on 18/01/2013

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

Presented for registration at 13.43 hrs on :18/01/2013, at the Office of the A.D.S.R. BISHNUPUR by Smt. Shila Sardar , one of the Executants.

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

Execution is admitted on 18/01/2013 by

1. Smt. Shila Sardar, wife of Lt. Shiburam Sardar , Village:Nowabad, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
 2. Sri Jaydeb Sardar, son of Lt. Shiburam Sardar , Village:Nowabad, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
 3. Smt. Champa Mondal, wife of Sri Kashinath Mondal , Village:Buita, Thana:-Budge Budge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
- Identified By Jagannath Sardar, son of Lt. Nilmoni Sardar, Village:Nawabad, Thana:-Bishnupur, P.O. :-Rasapunja ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Jawed Akhter)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

12 Dec. Dg No.
116

224/13



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

Endorsement For Deed Number : I - 00334 of 2013
(Serial No. 00286 of 2013)

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR


(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

12 Dec. Dg Mo
116

334/13

ate of Registration under section 60 and Rule 69.

gistered in Book - I
Volume number 1
Page from 5370 to 5391
being No 00334 for the year 2013.

A handwritten signature in black ink is written over a circular official seal. The seal features the text "Seal of the Additional District Sub-Registrar, Bishnupur, West Bengal" around the perimeter and a central emblem. A small star is visible at the bottom of the seal.

(Jawed Akhter) 18-January-2013
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 SRIPATI ENCLAVE PVT. LTD.

Signature



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

Name Shree Mahila

Signature Shree Mahila



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

Name Shree Mahila

Signature Shree Mahila



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

Name Shree Mahila

Signature Shree Mahila