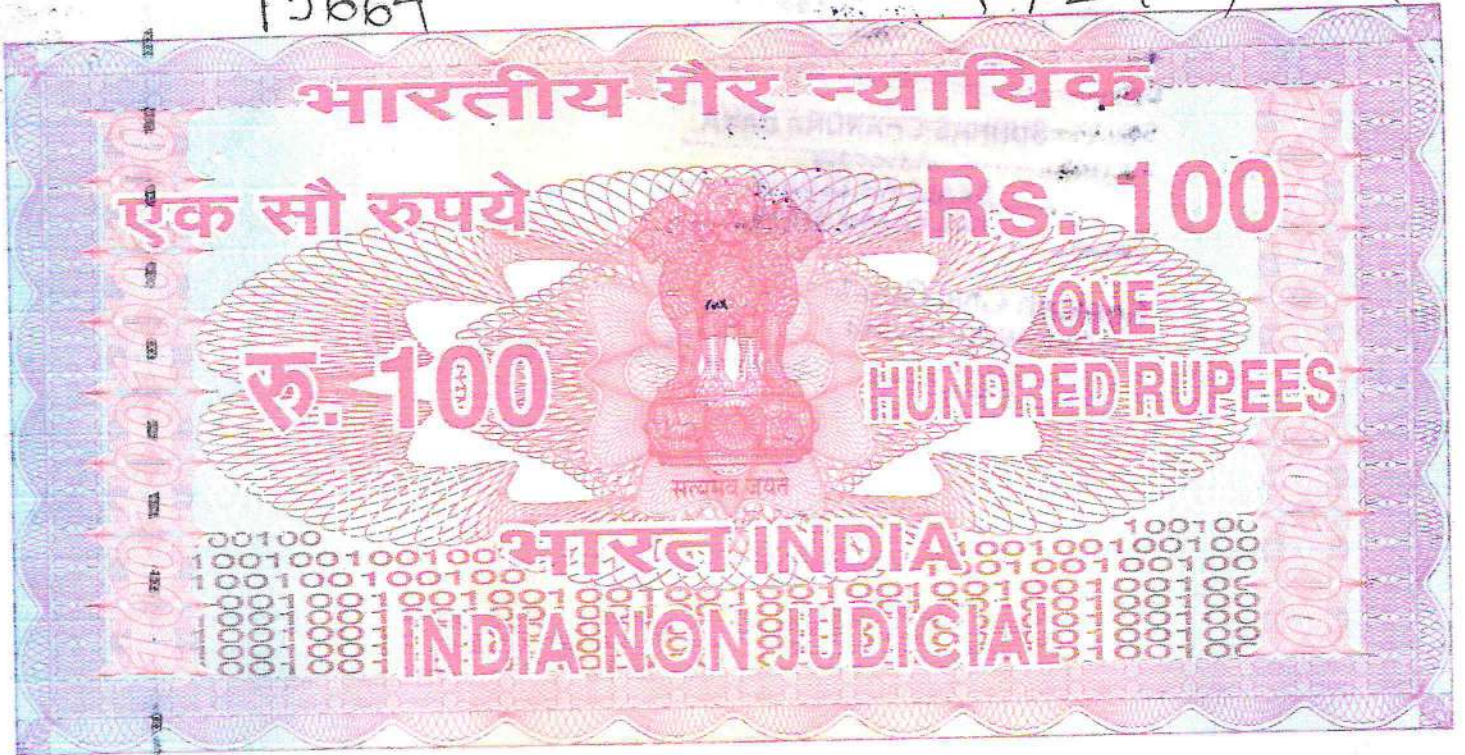


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 010351

Certified that this document is admitted to registration, the signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*[Handwritten signature]*

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

24 DEC 2014

**THIS DEED OF CONVEYANCE** is made on this 24<sup>th</sup> day of December Two Thousand Fourteen **BETWEEN (1) UTTAM SARDAR** son of late Ajit Sardar, having **PAN: DMIPS4532Q** and **(2) MITHU SARDAR** son of Sibhu Sardar alias Shibu Sardar having **PAN: EMDPS7012H** both residing at Village & Post Office Chakpanchuria, P.S. Rajarhat, presently now New Town, Kolkata - 700156, District: North 24-Parganas,

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten notes in green ink: 24.12.14, 12-24, A-27025]*

5034. Value 100/-  
No. ....  
Date 22/12/2014.  
Sold to SUSHAS CHANDRA SAHA  
Address Advocate  
SEALDAH COURT  
KOLKATA-700014  
Vender

Sealdah Civil Court  
(ALOKE MUKHERJEE)



Additional District Sub-Registrar  
Rajahat, New Town, North 24 Pgs.

24 DEC 2014

Identified by me  
Ragib Ganguly  
Advocate  
High Court, Calcutta.



hereinafter jointly referred to as the said **VENDORS** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART**

**-AND-**

**SHIVRATHI BUILDERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at 86B/2, Topsia Road, Gajraj Chamber, 3rd Floor, Kolkata - 700046 having its **PAN: AAUCS1798J** duly represented by its director **Mr. Gourav Chandgothia**, hereinafter referred to as the **PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof was mean and include its successors in office and/or assigns) of the **OTHER PART**;

WHEREAS one Karnadhar Sardar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of land measuring about **54 satak** more or less comprised in C.S. Dag No. 408. R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33 Re. Sa. No. 205 1/2, Touzi No. 145 Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas;

AND WHEREAS by a Bengali Deed of Conveyance dated **28<sup>th</sup> May, 1962** registered at the office of ADSR Cossipore, Dum Dum recorded in Book No. I, Volume No. 62, pages: 268-269 **being Deed No. 4619** for the year **1962** made between Karnadhar Sardar, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Kalidasi Dasi alias Khedidasi, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about **54 satak** more or less comprised in C.S. Dag No. 408. R.S. Dag No. 413, under C.S. Khatian No- 468 R.S, Khatian No. 674 and 694 in Mouza - Chakpanchuria, J.L. No. 33 Re. Sa. No. 205 1/2, Touzi No. 145 Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas;

SHIVRATHI BUILDERS



SHIVRATHI BUILDERS

AND WHEREAS by a Bengali Deed of Conveyance dated **12<sup>th</sup> February, 1975** registered at the office of ADSR Cossipore, Dum Dum recorded in Book No. I, Volume No. 28, pages: 73-75 being **Deed No. 1299** for the year **1975** made between Kalidasi Dasi alias Khedidasi, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Smt. Kamala Biswas and Shri Sushil Mondal, therein described as the Purchasers of **ALL THAT** piece and parcel of land measuring about **33 satak** more or less out of 54 satak comprised in C.S. Dag No. 408. R.S. Dag No. 413, under C.S. Khatian No- 468 R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145. Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas;

AND WHEREAS by a Bengali Deed of Conveyance dated **28<sup>th</sup> August, 1986** registered at the office of ADSR Bidhannagar, recorded in Book No. I, Volume No.132, pages: 299-304 being deem No. 6925 for the year **1986** made between Smt. Kamala Biswas and Shri Sushil Mondal, therein described as the Vendors, sold, transferred and conveyed unto and in favour of Gour Sardar, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about **33 satak** more or less out of 54 satak comprised in C.S. Dag No. 408. R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145 Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas;

AND WHEREAS by a Bengali Deed of Conveyance dated **28<sup>th</sup> August, 1986** registered at the office of ADSR Bidhannagar, recorded in Book No. I, Volume No.132, pages: 313-318 being No.6927 made between Gour Sardar, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Netai Chandra Sardar, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about **12 Cottahs** more or less out of 33 satak out of 54 satak comprised in C.S. Dag No. 408. R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145. Pargana - Kalikata. P.S. Rajarhat, in the

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District North 24-Parganas;

AND WHEREAS by a Bengali Deed of Conveyance dated **8<sup>th</sup> April, 2010** registered at the office of ADSR Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 6 pages: 5866 – 5878 being Deed No. 03590 for the year 2010 made between Netai Chandra Sardar, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Jhantu Sardar, Debraj Sardar, Nepal Sardar, Uttam Sardar and Mithu Sardar, therein described as the Purchasers of **ALL THAT** piece and parcel of land measuring about **9 satak** more or less out of 12 cottah out of 33 satak out of 54 satak comprised in C.S. Dag No. 408 R.S. Dag No. 413, under C.S. Khatian No- 468 R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145 Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas within the local limits of Patharghata Gram Panchyat;

AND WHEREAS thus the said Jhantu Sardar, Debraj Sardar, Nepal Sardar, Uttam Sardar and Mithu Sardar became absolute joint Owners of **ALL THAT** piece and parcel of land measuring about **9 satak** more or less out of 12 cottah out of 33 satak out of 54 satak comprised in C.S. Dag No. 408 R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145 Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas within the local limits of Patharghata Gram Panchyat;

AND WHEREAS in view of amicable partition between Jhantu Sardar, Debraj Sardar, Nepal Sardar, Uttam Sardar and Mithu Sardar two plots of land total area of **3.6 satak** more or less out of 9 satak out of 12 cottah out of 33 satak out of 54 satak comprised in C.S. Dag No. 408 R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No.205 1/2, Touzi No. 145. Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas within the local limits of Patharghata Gram Panchyat have been allotted and demarcated in favour of the Vendors herein ;

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AND WHEREAS thus the said Uttam Sardar and Mithu Sardar, the Vendors herein became absolute joint Owners of **ALL THAT** piece and parcel of land measuring about **3.6 satak** more or less out of 9 satak out of 12 cottah out of 33 satak out of 54 satak comprised in C.S. Dag No. 408 R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33 Re. Sa. No. 205 1/2, Touzi No. 145. Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas within the local limits of Patharghata Gram Panchyat;

AND WHEREAS the Vendors are desirous of selling of **ALL THAT** piece and parcel of land measuring about **3.6 satak** more or less out of 9 satak out of 12 cottah out of 33 satak out of 54 satak comprised in C.S. Dag No. 408 R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145 Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas within the local limits of Patharghata Gram Panchyat, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plot of land** and duly delinated in the plan annexed hereto and bordered therein Red borders ;

AND WHEREAS the Vendors have approached the Purchaser for sale of the **said plot of land** free from all encumbrances, charges, liens, lispences attachments claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendors have agreed to sell **ALL THAT** the **said plot of land** at a total consideration of Rs.15,00,000.00 (Rupees Fifteen Lacs) only free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

**NOW THIS INDENTURE WITNESSETH** as follows:-

That in pursuance of the said agreement and in consideration of the said sum of Rs.15,00,000.00 (Rupees Fifteen Lacs) only paid by the Purchaser to the Vendors on or before the execution of these presents (the








receipt whereof the Vendors do hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said plot of land**) the Vendors do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land measuring about **3.6 satak** more or less out of 9 satak out of 12 cottah out of 33 satak out of 54 satak comprised in C.S. Dag No. 408 R.S. Dag No. 413, under C.S. Khatian No- 468 R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa No. 205 1/2, Touzi No. 145 Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas within the local limits of Patharghata Gram Panchyat, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plot of land** TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto 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 accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendors into upon or in respect of the **said plot of land** and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said plot of land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendors or their heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendors can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

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**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER**

as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendors done, made or executed or knowingly suffered to the contrary the Vendors have good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said plot of land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said plot of land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully equitably claiming from under or in trust for the Vendors or their Predecessor-in-Title.
- c) That the **said plot of land** free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendors and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendors or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.
- d) That the Vendors and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said plot of land** or any part thereof from under or in trust for the

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Vendors or from or under any of his Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said plot of land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

- e) That no part of the **said plot of land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said plot of land** in any way and the Vendors have good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said plot of land** or any part thereof then in that event the Vendors do hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said plot of land** hereby sold to the Purchaser.
- f) That the Vendors shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said plot of land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said plot of land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.
- g) That the Vendors do hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendors or any of his Predecessors-in-Title in respect of the **said plot of land** up to the date of these presents and further agrees to

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keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.

- h) The Vendors have handed over khas possession of the **said plot of land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said plot of land**.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of land measuring about **3.6 satak** more or less out of 9 satak out of 12 cottah out of 33 satak out of 54 satak comprised in C.S. Dag No. 408 R.S. Dag No. 413, under C.S. Khatian No- 468. R.S, Khatian No. 674 and 694, in Mouza - Chakpanchuria, J.L. No. 33 Re. Sa. No. 205 1/2, Touzi No. 145. Pargana - Kalikata. P.S. Rajarhat, in the District North 24-Parganas within the local limits of Patharghata Gram Panchyat, as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

C.S. Dag No.408 & R.S. Dag No.413:

ON THE NORTH	- Plot No 413
ON THE SOUTH	- Khal
ON THE EAST	- Plot No 413
ON THE WEST	- Plot No. 413

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3351 500, 572

SHIVRATHI BUILDERS PRIVATE LIMITED  
Gourav Choudhary  
Director



**IN WITNESS WHEREOF** the parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

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by the **VENDORS** at Kolkata

WITNESS

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1. *[Handwritten signature]*  
C/o Ganeta Co.  
Vill - Bhagwanpur  
P.S. - Kalyanpur  
24/1/01

Contents of this Deed  
Read and explained in  
Bengali language to the  
Vendors by me

Ragib Ganguly  
Advocate  
High Court, Calcutta.

2. *[Handwritten signature]*  
Puro - *[Handwritten]*  
SHRUTI BUILDERS PRIVATE LIMITED  
SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

WITNESS

SHVRATHI BUILDERS PRIVATE LIMITED

Chowdhury Choudhury  
Director

1. *[Handwritten signature]*  
C/o - Ganeta Co.  
Vill - Bhagwanpur  
P.S. - Kalyanpur  
24/1/01

2. *[Handwritten signature]*

**Witnesses :**

**Drafted by me:** *Ragib Ganguly*  
Advocate, High Court, Calcutta.

RECEIVED by the VENDORS of and from within  
 named PURCHASER the within mentioned sum of  
 Rs. 15,00,000.00 (Rupees Fifteen Lacs) only  
 being the consideration money  
 as per memo below :

**Rs. 15,00,000.00**

**MEMO OF CONSIDERATION**

<b>Date</b>	<b>In favour of</b>	<b>Mode of payment</b>	<b>Amount (Rs.)</b>
23.12.2014	Uttam Sardar	Cash	4,00,000.00
23.12.2014	Mithu Sardar	Cash	4,00,000.00
24.12.2014	Uttam Sardar	Cash	<b>3,50,000.00</b>
24.12.2014	Mithu Sardar	Cash	<b>3,50,000.00</b>
	<b>Total :</b>		<b>15,00,000.00</b>

(Rupees: Fifteen Lacs) only.

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**Witnesses:**

1. *Abc*

2. *महाशय*



SITE PLAN OF R.S. DAG NO. 413; CS DAG NO 408; RS KHATIAN NO 694; 674; CS KHATIAN NO 468; AT MOUZA CHAKPACHURIA; J.L NO 33 R S NO 205 1/2 TOUZI NO 145 P S RAJAR HAT NOW UNDER NEW TOWN DIST 24 PARGANAS(N); ( UNDER PATHARGHATA GRAM PANCHAYET)

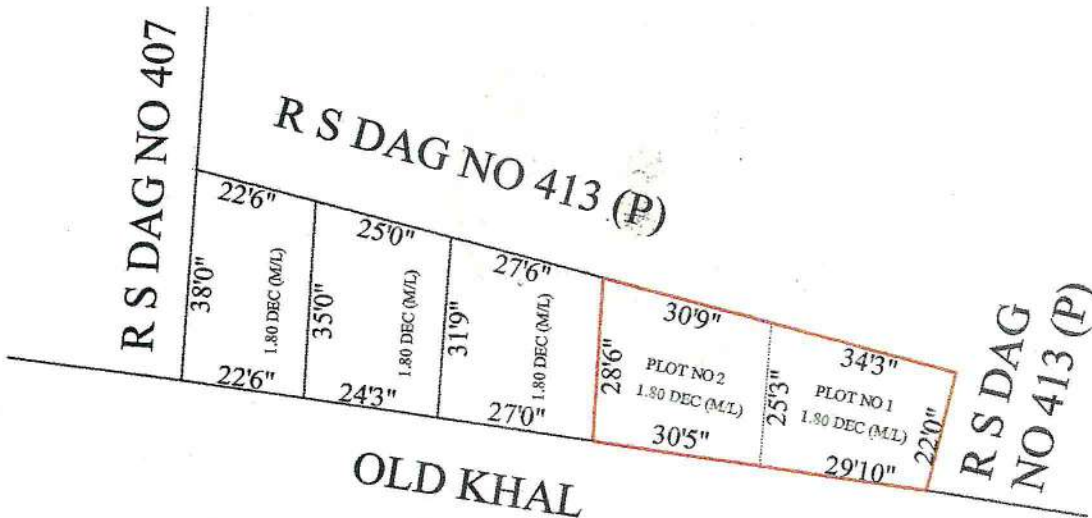
AREA SHOWN IN RED BORDER  
SCALE 30' = 1"



VENDEE:-- SHIVRATHI BUILDERS PRIVATE LIMITED.

VENDOR:-- 1. UTTAM SARDAR  
2. MITHU SARDAR

SHIVRATHI BUILDERS PRIVATE LIMITED  
*Gourav Choudhury*  
Director



5385-10570

*Handwritten signature/initials*



































REFERENCE FOR PURCHASED AREA

R.S. DAG NO 413 C.S. DAG NO 408	AREA IN DECEMAL
PLOT NO 1	1.80
PLOT NO 2	1.80
TOTAL	3.60 dec

Drawn By :

PIYAR ALI BASKAR  
Surveyor (S.M.) Civil  
Regn. No. 2417 & 10038  
Vill: Baligoti, PO: Chakpachuria  
P.S. Rajarat New Town  
Kolkata 700156



**SPECIMEN FORM FOR THE FINGERPRINTS**

Sl. No.	Signature of the Executants Presentants.							
 	<b>SHIVRATHI BUILDERS PRIVATE LIMITED</b> <i>Chourav chandrashe</i> <b>Director</b>							
		Little	Ring	Middle	Fore	Thumb		
		( Left Hand )						
								
		Thumb	Fore	Middle	Ring	Little		
		( Right Hand )						
 <i>ಶಿವರಾಜ್ ಶಿವರಾಜ್</i>	<i>ಶಿವರಾಜ್ ಶಿವರಾಜ್</i> <i>5056 52570</i>							
		Little	Ring	Middle	Fore	Thumb		
		( Left Hand )						
								
		Thumb	Fore	Middle	Ring	Little		
		( Right Hand )						
 <i>ಶಿವರಾಜ್ ಶಿವರಾಜ್</i>	<i>ಶಿವರಾಜ್ ಶಿವರಾಜ್</i>							
		Little	Ring	Middle	Fore	Thumb		
		( Left Hand )						
								
		Thumb	Fore	Middle	Ring	Little		
		( Right Hand )						









**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**  
**Signature / LTI Sheet of Serial No. 15664 / 2014, Deed No. (Book - I , 14272/2014)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gourav Chandgothia 86 B /2, Topsia Road , Gajraj Chamber , 3rd Floor, Thana:-Topsia, P.O. :-Topsia, District:-Kolkata, WEST BENGAL, India, Pin :-700046	 24/12/2014	 LTI 24/12/2014	<i>Gourav Chandgothia</i> 24.12.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Uttam Sardar Address -Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	Self	 24/12/2014	 LTI 24/12/2014	<i>Uttam Sardar</i>
2	Mithu Sardar Address -Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	Self	 24/12/2014	 LTI 24/12/2014	<i>Mithu Sardar</i>
3	Gourav Chandgothia Address -86 B /2, Topsia Road , Gajraj Chamber , 3rd Floor, Thana:-Topsia, P.O. :-Topsia, District:-Kolkata, WEST BENGAL, India, Pin :-700046	Self	 24/12/2014	 LTI 24/12/2014	<i>Gourav Chandgothia</i>

Name of Identifier of above Person(s)

Rajib Ganguly  
Kolkata High Court, District:-Kolkata, WEST BENGAL,  
India, Pin :-700001

Signature of Identifier with Date

*Rajib Ganguly*  
Advocate  
High Court, Calcutta 24/12/14.

*K*

24 DEC 2014

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.  
(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 - 14272 of 2014  
(Serial No. 15664 of 2014 and Query No. 1523L000027025 of 2014)

On 24/12/2014

**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.

**Payment of Fees:**

Amount By Cash

Rs. 16811.00/-, on 24/12/2014

( Under Article : A(1) = 16797/- ,E = 14/- on 24/12/2014 )

**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.-15,27,271/-

Certified that the required stamp duty of this document is Rs.- 76384 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 36390/- is paid , by the draft number 510313, Draft Date 24/12/2014, Bank : State Bank of India, Terminus Building New Town, received on 24/12/2014
2. Rs. 40000/- is paid , by the draft number 510312, Draft Date 24/12/2014, Bank : State Bank of India, Terminus Building New Town, received on 24/12/2014

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

Presented for registration at 12.21 hrs on :24/12/2014, at the Office of the A.D.S.R. RAJARHAT by Gourav Chandgothia ,Claimant.

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

Execution is admitted on 24/12/2014 by

1. Uttam Sardar, son of Lt. Ajit Sardar , Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Business
2. Mithu Sardar, son of Sibhu Sardar Alias Shibu Sardar , Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Business

24 DEC 2014

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.  
( Debasish Dhar )  
Additional District Sub-Registrar

24/12/2014 12:51:00

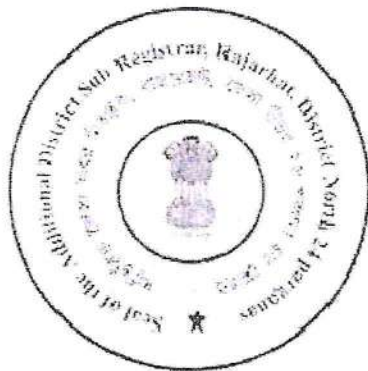
Endorsement Page 1 of 2


Endorsement Page 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 10354 to 10371  
being No 14272 for the year 2014.



  
(Debasish Dhar) 24-December-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

-----  
DATED THIS 24<sup>th</sup> DAY OF DECEMBER 2014  
-----

-BETWEEN-

UTTAM SARDAR & ANR.

VENDORS

-AND-

SHIVRATHI BUILDERS

PRIVATE LIMITED

PURCHASER

DEED OF CONVEYANCE



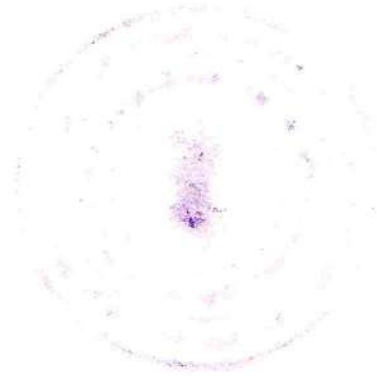


Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 14272 of 2014  
(Serial No. 15664 of 2014 and Query No. 1523L000027025 of 2014)

3. Gourav Chandgothia  
Director, Shivrathi Builders Pvt. Ltd., 86 B /2, Topsia Road , Gajraj Chamber , 3rd Floor,  
Thana:-Topsia, P.O. :-Topsia, District:-Kolkata, WEST BENGAL, India, Pin :-700046.  
, By Profession : Business  
Identified By Rajib Ganguly, son of . . ., Kolkata High Court, District:-Kolkata, WEST BENGAL, India,  
Pin :-700001, By Caste: Hindu, By Profession: Advocate.

( Debasish Dhar )  
Additional District Sub-Registrar



*De*

24 DEC 2014

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.  
( Debasish Dhar )  
Additional District Sub-Registrar  
EndorsementPage 2 of 2

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