

₹ 12833

D 10512/13

(1)



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पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

A 863250

Adul. District Sub-Registrar  
Sonarpore South 24 Parganas

05-09-2013

10-09-2013

वे.नं. - 1798/13  
र.नं. - 20680/13

**Adul. Dist Sub-Registrar**  
**Sonarpore, South 24 Pgs.**  
 10 SEP 2013

**DEED OF CONVEYANCE**

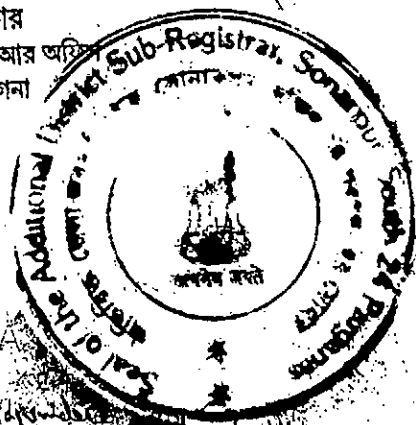
**THIS DEED OF CONVEYANCE** is made on this the 18<sup>th</sup> day of September 2013 (Two Thousand Thirteen) BETWEEN

নং 1140 তার 16/08/13 মূল্য 5000/-  
খরিদার Bijay Ghosh Sother  
সং 219 Rajnarayan Park; Borak



শঙ্কর কুমার সরকার  
স্ট্যাম্প ডেভার  
চন্দানরপুর এ্যা.ডি.এস.আর অফিস  
দক্ষিণ ২৪ পরগনা

KOL-154



Subrata Majumdar

4220  
Addl. Dist Sub-Registrar  
Sonarpur, South 24 Parg.  
10 SEP 2013

Subrata Majumdar

4221

- Feku Naskar stis Feku Gopal Naskar

4222

LTI of Ponchi Bala Naskar  
by Pen of Sudhir Biswas.

Sudhir Biswas.  
Sri Gour ch. Biswas.  
Vill. Goteberia, P.O. - Dingal Pota  
P.S. - Sonarpur, 24 Parganas  
KOL - 131.

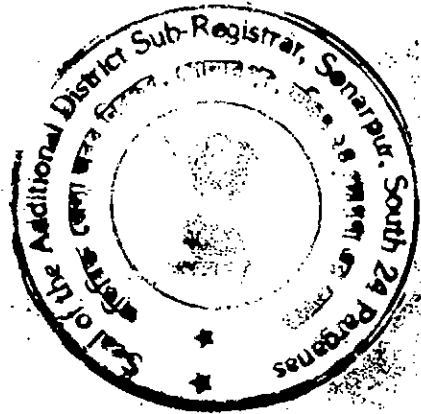
Sreerampur East Garia P.S. Patuli Kolkata - 700 084. represented by its Director SRI SUBRATA MAJUMDER s/o Sri Thakurdas Majumder residing at 29, Southend Garden Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas, **4) PACEFIC NIRMAN PVT. LTD.** PAN -**AAHCP2171R** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East Garia P.S. Patuli Kolkata - 700 084. represented by its Director SRI BABULAL PAUL s/o Late Kanailal Paul residing at P- 21, Velly Park Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas,

**5) PACEFIC REALCON PVT. LTD.** PAN-**AAHCP2172N** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East Garia P.S. Patuli Kolkata - 700 084. represented by its Director SRI BIJOY GHOSH s/o Late Lalmohan Ghosh residing at C/9, Raj Narayan Park, Boral, P.S. Sonarpur Kolkata - 700 154, Dist. South 24 Parganas, **6) PACEFIC ENCLAVE PVT. LTD.** PAN -**AAHCP2458D** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East Garia P.S. Patuli Kolkata - 700 084. represented by its Director SRI **1** SWAPAN KUMAR GHOSH s/o Late Haridas Ghosh residing at A/17, Raj Narayan Park, Boral, P.S. Sonarpur Kolkata - 700 154, Dist. South 24 Parganas. **7) PACEFIC CONSULTANTS PVT. LTD.** PAN - **AAHCP2457N** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East Garia P.S. Patuli Kolkata - 700 084. represented by its Director **2** SRI SUBRATA MAJUMDER s/o Sri Thakurdas Majumder residing at 29, Southend Garden Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas, **8) PACEFIC VENTURES PVT. LTD.** PAN -**AAHCP2460K** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East Garia P.S. Patuli Kolkata - 700 084. represented by its Director **3** SRI BABULAL PAUL s/o Late Kanailal Paul residing at P- 21, Velly Park Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas, **9) SRI SWAPAN KUMAR GHOSH** PAN -**ADOPG0788J** s/o Late Haridas Ghosh by faith Hindu by occupation Business residing at A/17 Raj Narayan Park, Rangal, Boral, P.S. Sonarpur, Kolkata - 700 154, Dist. South 24 Parganas. **10) SRI DILIP KUMAR GHOSH** PAN -**ADOPG0795M** S/o Sri Khitish Chandra Ghosh by faith Hindu by occupation Business residing at 176, Gupta Colony, Baluria, P.O. Nabapally P.S. Barasat Kolkata - 700126, Dist. North 24 Parganas, **11) SMT. GITA GHOSH** PAN -**ADXPG9873D** w/o Sri Swapan Kumar Ghosh residing at A/17, Raj Narayan Park, Rangal, Boral, P.S. Sonarpur Kolkata - 700 154, Dist. South 24 Parganas, **12) SRI JITAN PAL** PAN -**AKHPP7890G** s/o Sri Lalit Mohan pal by faith Hindu by occupation- Business by Nationality- Indian residing at 1/1B Modan Dutta Lane P.S. Muchipara Kolkata - 700 012. **13) SMT. KAJAL**



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**RANI PAUL PAN -AHQPP6571L** w/o Sri Chittaranjan Paul by faith Hindu by occupation Business residing at 11/A Fern Road, Ganesh Bhawan, Gariahat P.S. Gariahat, Kolkata - 700 019, Dist. South 24 Parganas. **14) MAJUMDER VANIJYA PVT. LTD. PAN - AAICM6706G** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East Garia P.S. Patuli Kolkata - 700 084. represented by its Director **SUBRATA MAJUMDER** s/o Sri Thakurdas Majumder residing at 29, Southend Garden Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas, **15) B.M.J NIRMAN PVT. LTD. PAN -AAFCE5286M.** Incorporated under the Companies Act. 1956 having it registered office at P-21, Valley Park Sreerampur Road Garia P.S. Patuli Kolkata - 700 084. represented by its Director **SRI BABULAL PAUL** s/o Late Kanailal Paul residing at P- 21, Valley Park Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas, **16) SMT. MALLIKA GHOSH PAN - AEYPG8767J** w/o Sri Sadhan Ghosh by faith Hindu by occupation Business, residing at Deshbandhu Nagar East Chheleder School Para, Baguihati, P.S. Baguihati Kolkata - 700 059, Dist. North 24 Parganas. **17) SRI TANMOY GHOSH PAN - BAIPG8310E** S/o Sri Sadhan Ghosh by faith Hindu by occupation Business, residing at Deshbandhu Nagar East Chheleder School Para, Baguihati, P.S. Baguihati Kolkata - 700 059, Dist. North 24 Parganas. **18) SRI THAKURDAS MAJUMDER PAN - AJNPM3451H** S/o Late Surendra Nath Majumder by faith Hindu by occupation Business residing at 29, Southend Garden Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas. **19) SMT. DALI DUTTA PAN - ALUPD8217D** w/o Sri Pradip Dutta by faith Hindu by occupation Business residing at 1, Southend Garden, Garia P.S. Patuli, Kolkata - 700 084, Dist. South 24 Parganas. **20) SRI MILAN KANTI DHAR PAN - ADPPD8169B** S/o Late Nani Gopal Dhar by faith Hindu by occupation Business residing at Malancha P.O. Kazi Para P.S. Barasat, Kolkata - 700124, Dist. North 24 Parganas. **21) SRI BHAJA RANJAN PAUL PAN - AZXPP7850R** s/o Late Sunil Paul by faith Hindu by occupation Business residing at Baishnabghata Town Ship, Block- Q-18, P.S. Patuli, Kolkata - 700 094. South 24 Parganas. **22) SRI GOURHARI PAUL PAN - AZXTT7848R** s/o Late Sunil Paul by faith Hindu by occupation Business residing at Baishnabghata Town Ship, Block- Q-18, P.S. Patuli, Kolkata - 700 094. South 24 Parganas. **23) SRI BIJOY GHOSH PAN - ADYPG4183B** s/o Late Lalmohan Ghosh by faith Hindu by occupation Business residing at C/9, Raj Narayan Park, Boral, P.S. Sonarpur Kolkata - 700154, Dist. South 24 Parganas. **24) SRI RATAN KUMAR GHOSH PAN - ADZPG2916K** s/o Sri Haran Chandra Ghosh by faith Hindu by occupation Business residing at 18, Baishnabghata Road, Kolkata - 700 047, Dist. South 24



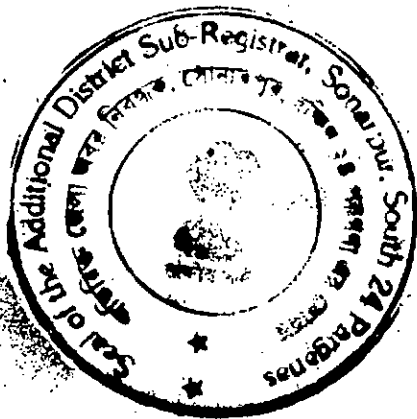
Addl. Dist Sub-Registrar  
Sonarpur, South 24 Parg.  
10 SEP 2018

Parganas. **25) SMT. MOM GHOSH PAN - AENPG2792L** w/o Sri Ratan Kumar Ghosh by faith Hindu by occupation Business residing at 18, Baishnabghata Road, Kolkata- 700 047, Dist. South 24 Parganas. **26) SRI DEB KUMAR MUKHERJEE PAN - AISPM6001F** s/o Late Batakrisna Mukherjee by faith Hindu by occupation Business residing at 12, Baishnabghata Road, Kolkata- 700 049, Dist. South 24 Parganas. **27) SMT. TAPASI MUKHERJEE PAN - AJPPM9100P** w/o Deb kumar Mukherjee by faith Hindu by occupation Business residing at 18, Baishnabghata Road, Kolkata - 7000 47, Dist. South 24 Parganas. **28) DAMASK REALTY PVT. LTD. PAN- AAECD7415K** Incorporated under the Companies Act. 1956 having its registered office at 18, Baishnabghata Road P.S. Patuli, Kolkata- 700 047 represented by its Director SRI RATAN KUMAR GHOSH s/o Haran Chandra Ghosh residing at 18, Baishnabghata road P.S. Patuli, Kolkata- 700 047, Dist. South 24 parganas. **29) SRI DHRUBA MUKHERJEE PAN - AVNPM2070N** s/o Sri Malay Nanda Mukherjee by faith Hindu by occupation Service residing at 12, Baishnabghata Road, Kolkata-700 047, Dist. South 24 Parganas. **30) MKR NIRMAN PVT. LTD. PAN-.....**Incorporated under the Companies Act. 1956 having its registered office at 12, Baishnabghata road, P.S. Patuli, Kolkata- 700 047 represented by its Director SRI RATAN KUMAR GHOSH s/o Haran Chandra Ghosh residing at 18, Baishnabghata road P.S. Patuli, Kolkata- 700 047, Dist. South 24 parganas. **31) SRI SUMON KUMAR PAUL PAN - BDSPP0177R** s/o Sri Niranjan Paul by faith Hindu by occupation Business residing at 109, Sreerampore Road East, Garia, P.S. Patuli Kolkata-700 084, Dist. South 24 Parganas.

Hereinafter called and referred to as the PURCHASERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**AND**

- 1) SRI GOUR CHANDRA BISWAS s/o Late Shayam Sundar Biswas M/o Kristomani Biswas by faith Hindu by Occupation Cultivation, residing at Elachi Chakraborty para, Goteberia P.S. Sonarpur Kolkata- 700151. Dist. South 24 Parganas.
- 2) SRI KANAI MONDAL s/o Late Nitai Mondal M/o Late Arnala Mondal by faith- Hindu by occupation Business Nationality- Indian.
- 3) SRI JAGADISH MONDAL s/o Late Nitai Mondal M/o Late



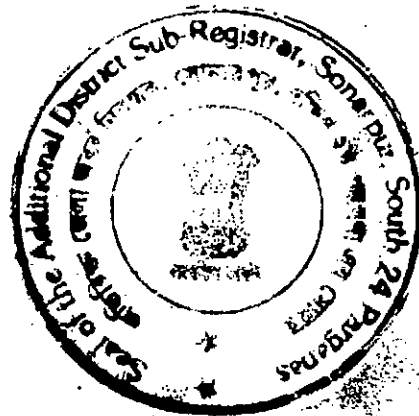
Addl. Dist Sub-Registrar  
Sonarpur, South 24 Parg.  
10 SEP 2013



Amala Mondal by faith- Hindu by occupation Business Nationality- Indian. 4) SRI RABINDRANATH MONDAL s/o Late Nitai Mondal M/o Late Amala Mondal by faith- Hindu by occupation Business Nationality- Indian. 5) SMT. SUBHADRA MONDAL w/o Late Paritosh Mondal by faith- Hindu by occupation House wife Nationality- Indian. No. 2 to 5<sup>th</sup> residing at Naskarhat Madyapara P.S. Kasba Kolkata-700 039, 6) SRI SONTOSH MONDAL s/o Fanindra Nath Mondal residing at Madyapara Road , P.S. Sonarpur, 7) SRI TAROK MONDAL 8) SRI BISHNU MONDAL both are son of Siris Mondal residing at Purba Baydyapara P.S. Sonarpur, 9) SMT. BENU BALA KAYAL w/o Jitendra Kayal residing at Pura Mura Panchim para P.S. Canning, 10) SMT. MANA MONDAL w/o Panchanan Mondal residing at deyara, P.S. Sonarpur, 11) SRI NIRANJAN BISWAS 12) CHITTARANJAN BISWAS both are son of Naran Biswas 13) SMT. ANIMA BISWAS w/o Naran Biswas 14) SHIBNATH BISWAS 15) SRI DIPAK BISWAS both are son of Sayambar Biswas residing at Biswas Para Joinpur, P.S. Sonarpur. 16) SMT. RENU BALA KAYAL w/o Jitendra Kayal residing at Pura mura P.S. Kening, all are in Dist. South 24 Parganas. Constituted Attorney of Appointed power **6 to 16** No. conferred to **KHOKAN SARDAR**, son of Abdul Bari Sardar, of Village: Bonhooghly, Police Station: Sonarpur, District: South 24 parganas. by two separate Deeds registered at A.D.S.R. Sonarpur recorded in Book - IV, Being No - 2106 for 2013 and another one Book - IV, Being No - 2196 for 2013 respectively. Hereinafter jointly called and referred to as the **CONFIRMING PARTIES** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS:-**

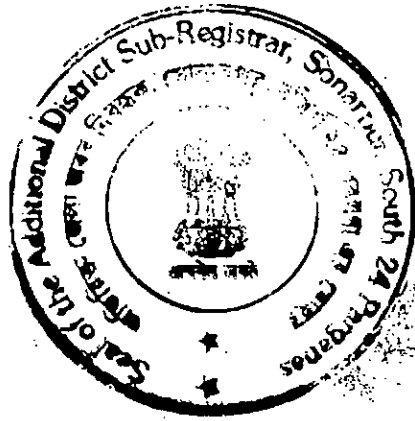
- A. **One Kali Charan Naskar** s/o Srimantha Naskar Was the C.S. & R.S. Recorded Owner of ALL THAT Piece and Parcel sali of Land



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measuring 50 Decimal ie. 30 Cottah 4 Chottak 0 Sft. more or less in Mouza: - Elachi, Pargana: - Magura, J.L. No.70, R.S No. 223, Touji No.51 and 52, in C.S. & R.S. Khatian No.184, C.S. & R.S.Dag 1494, and L.R. Dag No - 1509, under L.R. Khatian No - 3 & 540, Police Station: - Sonarpur, Sub- Registry office at Sonarpur, within the local limit of Rajpur Sonarpur Municipality under ward no - 26, District: - South 24 parganas.

- B. While in possession of the said land said Kali Charan Naskar died intestate leaving behind him his two sons namely **FELU NASKAR**, alias **Felu Gopal Naskar** and **AJAY NASKAR**, and two daughters namely **NIRMALA (NASKAR) Sanfui** and **SMT. PRAMILA (NASKAR) Mondal** and wife **PANCHI BALA NASKAR** as his only heir who jointly inherited the said land having Equal share therein under Hindu Succession Act. As absolute owner thereof. Though all the heir of Kali Charan Naskar inherited the said Property but the names of his two sons Felu Naskar and Ajay Naskar were only recorded in L.R. Record of right through inadvertence and over sight
- C. Being in need of money the vendors herein declared for absolute sale of the said land measuring about 50 Decimal or 30 Cottah 04 Chittak 0 Sft. More or less in Mouza- Elachi J,L. No - 70 in R.S. Dag No - 1494 under R.S. khatian No - 184 Corresponding to L.R. Dag No - 1509 under L.R. Khatian No - 3 & 540 and the Purchasers herein have Agreed to purchaser the same at or for the total Consideration of Rs. 75, 00,000(Rupees Seventy Five Lakhs) only free from all encumbrance.
- D. Confirming Party herein were in possession of the said land knowing fully well that the vendors are the absolute owners of the property. As the vendors have declared for sale of the said land the Confirming Party accordingly vacated the same and delivered possession thereof to the vendors.



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Sonapatte, South 24 Pgs  
10 SEP 2012

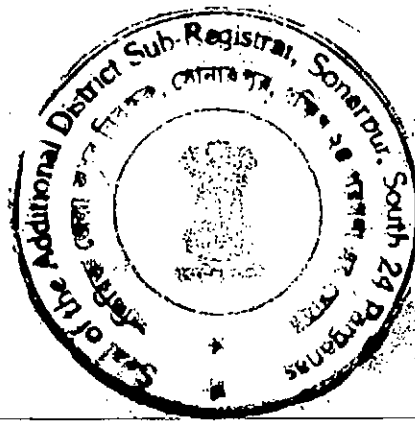
NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.75,00,000/- (Rupees : Seventy Five Lakhs) only truly paid by the Purchasers to the Vendors on or before the execution of these presents the receipt whereof the Vendors do hereby admit and acknowledge as per memo of consideration as mentioned hereunder and of and from the same and every part thereof hereby acquit, release and forever discharge the Purchasers as well as the said property and the Vendors hereby sell, grant, transfer, convey, assign and assure unto the said Purchasers **ALL THAT** land measuring about 50 decimal or 30 (Thirty) Cottahs 4 (Four) Chittaks more or less total land of the Vendors in R.S.Dag 1494, under R.S. Khatian - 184 corresponding to L.R. Dag Nos.1509, under L.R. Khatian - 3 & 540, in Mouza : Elachi, J.L. No. 70, under Police Station : Sonarpur, District : South 24 Parganas, more fully and particularly described in **SCHEDULE** below absolutely and forever together with all fixtures, yard courts, areas, sewers, drains, ways, pattahs, passages, common fences, water, water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said property hereditaments and premises or any part thereof together with all deeds, paths and monuments of title whatsoever in anywise relating to or concerning the said property which now are or hereinafter shall or may be in the possession power or Custody of the Vendors or any other person or persons from whom they may procure the same without any action or suit **AND TO HAVE AND TO HOLD.** the property hereditaments and premises hereby granted or expressed so to be unto to the use of the Purchasers absolutely and forever and the Vendors do hereby covenants with the Purchasers that notwithstanding any act, deed or thing done by the Vendors they are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby conveyed or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever as aforesaid the



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Vendors hath now in themselves good right and full power to grant, convey the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property as absolute owners with all rights to sell, transfer, convey or mortgage the same as per their discretion and the Vendors or any person or persons lawfully or equitably claiming from under or in trust for themselves and further that the Vendors and all persons or having or lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor shall be null and void in every court of law and the vendors shall and will from time to time and at all times hereafter at the request and cost of the said Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

**MOREOVER** the Vendors shall execute all documents, deed of declaration of rectification or any other supplementary deed or deeds at the cost of the Purchasers to establish their good and effective title and the Purchasers shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the said Land sold herewith and finally the Purchasers shall have right to cause separate assessment by mutating their name in the Office of B.L & L.R.O., and Rajpur - Sonarpur Municipality or any other Government office or any statutory authority in place of the names of the Vendors to which the Vendors shall give all consents and the signature if necessary and the Purchasers shall also have full right to sell, transfer, convey or mortgage the said property at their discretion and the Vendors declare that the property hereby sold is not subject to any attachment, alignment, lien, charges or mortgage neither the said



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property is attracted by any Provisions of Urban Land Ceiling Act, nor it is subject to any suit or execution of any court of Law and the said property is free from all encumbrances.

**FURTHER** that the Purchasers shall have right to bring water, electric and gas connection through or under the passage appertaining to the property and also shall have right to use the said passage for egress and ingress of their men and agents. The Vendors herein further declare that if any defect of title or that of possession be transpired afterwards, in that event the Vendors shall refund the entire consideration money to the Purchasers with interest at a time.

**AND THAT** the Purchasers as the Constituted Attorney of the Vendors shall be entitled to do all acts deeds and things for the purpose of obtaining proper title and for that purpose shall be entitled to execute any Deed of Rectification, Modification and/or Declaration with the Registering Authorities and to admit the execution thereof under the Indian Registration Act, 1908 as the Purchasers or anyone its nominees/representatives may deem fit and proper and to adjust settle compound or compromise all actions suits and proceedings whatsoever relating to the said lands and for all or any of the aforesaid purposes to sign and execute any deed document or instrument in the name of the Vendors and to perform and to do all acts deeds and things relating to the said lands as fully and effectually as the Vendors could do personally if personally present and the Vendors hereby agrees to ratify and confirm all such acts deed and things as the Purchaser's representatives/ nominees may do and the Vendors agree not to revoke the powers hereby conferred at any time hereafter.

**(Confirming Party hereby declared** that they have already delivered possession of the said land to the purchasers herein throng the vendors. The Confirming Party further declare that they never had nor have any right, title, interest or claim in respect of



Addl. Dist Sub-Registrar  
Sonarpur, South 24 Parg.  
10 SEP 2013

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

**SIGNED, SEALED & DELIVERED**

By the parties at Kolkata

In the presence of:-

1. Felu Narayan Biswas Felu  
Gopal Narayan

2. Ajay Narayan

3. LTI of Purnehi Bala Narayan  
Gen of the Suchir Biswas.

4. निरंजन बिस्वास निरंजन  
बिस्वास निरंजन

5. अजय नारायण अजय  
नारायण अजय



Signature of the Vendors

1. सुशीला बाल बिस्वास

2. कमलि मण्डल

3. सुशोभा बिस्वास

4. कालिन्ध्रानाथ मण्डल

5. अजय नारायण

**WITNESSES:-**

1. Suchir Biswas,  
vill - Goteberia, P.O - Dingalpote,  
P.S - Sonarpur, Dist - 24 Pgs.  
Kal - 151.

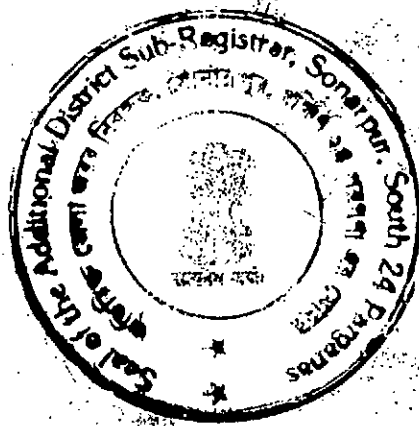
2. Anshu Narayan  
Lokar Puz

Khoken Sarda

For the Constituted attorney of:-

- 1) SRI SONTOSH MONDAL
- 2) SRI TAROK MONDAL
- 3) SRI BISHNU MONDAL
- 4) SMT. BENU BALA KAYAL
- 5) SMT. MANA MONDAL
- 6) SRI NIRANJAN BISWAS
- 7) CHITTARANJAN BISWAS
- 8) SMT. ANIMA BISWAS
- 9) SHIBNATH BISWAS
- 10) SRI DIPAK BISWAS
- 11) SMT. RENU BALA KAYAL

Signature of the Confirming Party



Addl Dist Sub-Registrar  
Sonarpur, South 24 Parg.  
10-SEP-2013

MEMO OF CONSIDERATION

RECEIVED of and from written mentioned Purchasers the within mentioned a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs) only towards full and final total consideration of this Deed, as per Memo below :-

MEMO

Cheque No.	Date	Bank/Branch	Amount (Rs.)
Ch.No. 055501	Dt. 08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 053427	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 056526	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 055551	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 539296	Dt. 08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 118860	Dt.23.06.2013	Bank of India, Garia Br.	5,00,000
Ch.No. 055526	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 057076	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 057051	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 057101	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No.058526	Dt.08.08.2013	Axis Bank, Garia Br.	3,00,000
Ch.No. 619866	Dt.31.08.2013	Allahabad Bank, Garia Br.	5,00,000
Ch.No. 004848	Dt. 31.08.2013	ICICI Bank Banasat Br.	5,00,000

Deference date By Cash

30,00,000

**Rs. 75, 00,000**

(Total Rupees: Seventy Five Lacs) only.

WITNESSES :-

Sudhir Biswas.  
Vill - Gotebaria, P.O. - Dingelpur  
P.S. - Sonar Pur, 24 Pgs (S)  
Kot - 151.

*Sudhir Biswas*  
Lok. pur

1. Felm Naskar Als Felm Gopal Naskar
2. Ajay Naskar

3. LTI of Panchi Bala Naskar  
Kendha Sudhir Biswas.

4. निरंजना नरकर अंजुले  
अंजुले अंजुले  
अंजुले अंजुले

Signature of the Vendors

Drafted by me :-

Pravin Kumar Roy  
Advocate. W.B. 828/87  
Alipore Criminal Court.

Felm Naskar Als Felm Gopal Naskar



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Sonarpore, South 24 Pgs.  
10 SEP 2013

Felu Maskar  
Page 1



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: FELU MASKAR ALIAS FELU GOPAL MASKAR

SIGNATURE: Felu Maskar Alias Felu Gopal Maskar



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE: Ajay Maskar



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

PANCHI BALA MASKAR

SIGNATURE: LTI of Panchi Bala Maskar by the pen of Sudhir Bionis.



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:

निशु बाला नरकर आंध्र प्रदेश  
भारत आंध्र प्रदेश



Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
10 SEP 2013





	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER	
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NAME:

SIGNATURE:

*[Handwritten signature]*



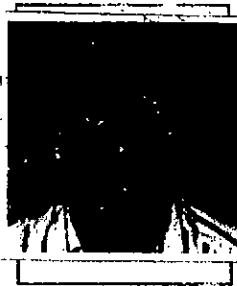
	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME:

SIGNATURE:

**BIJOY B. HOSH**  
FOR PACIFIC PROJECTS PVT. LTD.  
*[Handwritten signature]*

**DIRECTOR**



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:

**SWAPAN KUMAR B. HOSH**  
FOR PACIFIC INFRASTRUCTURE PVT. LTD.  
*[Handwritten signature]*

**DIRECTOR**



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME:

SIGNATURE:

**SUBRATA MAJUMDER**  
FOR PACIFIC PROPERTIES PVT. LTD.  
*[Handwritten signature]*



Addl. Dist Sub-Registrar  
Sonarpur, South 24 Parganas  
10 SEP 2013



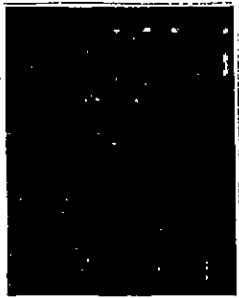
	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **BABULAL PAUL**

FOR PACEFIC NIRMAN PVT. LTD.

SIGNATURE:

*Babulal Paul*  
DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **BIJOY GHOSH**

FOR PACEFIC REALCON PVT. LTD.

SIGNATURE:

*Bijoy Ghosh*  
DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **SWAPAN KUMAR GHOSH**

FOR PACEFIC ENCLAVE PVT. LTD.

SIGNATURE:

*Swapn Kumar Ghosh*  
DIRECTOR



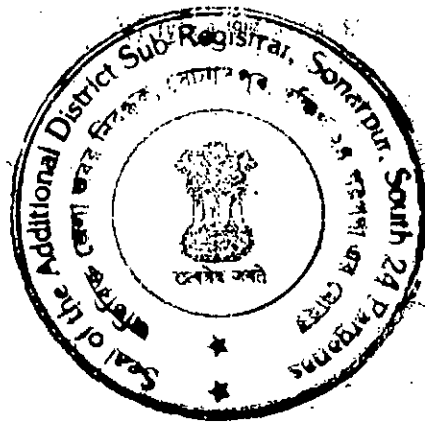
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NAME: **SUBRATA MAJUMDER**

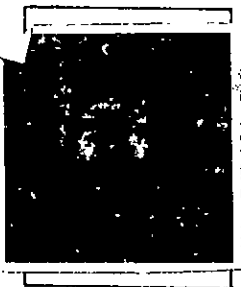
FOR PACEFIC CONSULTANTS PVT. LTD.

SIGNATURE:

*Subrata Majumder*  
DIRECTOR



**Addl. Dist Sub-Registrar**  
**Sonarpore, South 24 Pgs.**  
10 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: **BABULAL PAUL**  
 FOR PACEFIC VENTURES PVT. LTD.  
 SIGNATURE: *Babulal Paul*  
 DIRECTOR



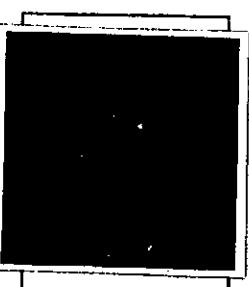
	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **SWAPAN KUMAR GHOSH**  
 SIGNATURE: *Swapan Kumar Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: **DILIP KUMAR GHOSH**  
 SIGNATURE: *Dilip Kumar Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: **RITIKA GHOSH**  
 SIGNATURE: *Ritika Ghosh*



Addl. Dist Sub-Registrar  
Sonarpore, South 24 Parg.  
13 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: JITAN PAL

SIGNATURE: *Jitan pal*



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NAME: KAJAL RANI PAUL

SIGNATURE: *काजल रानी पाल*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: SUBRATA MAJUMDER  
FOR MAJUMDER VANIJYA PVT. LTD.

*Subrata Majumder*

SIGNATURE:

DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: BABULAL PAUL

SIGNATURE: *Babulal Paul*  
FOR BMJ NIRMAN PVT. LTD.

DIRECTOR



**Addl. Dist Sub-Registrar**  
**Sonarpore, South 24 Pgs.**  
**10 SEP 2013**





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NAME: MALLIKA GHOSH

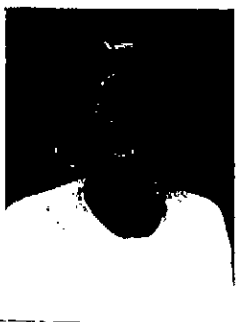
SIGNATURE: Mallika Ghosh



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NAME: TANMOY GHOSH

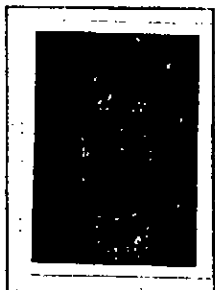
SIGNATURE: Tanmoy Ghosh



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: Lakur Das Majumdar

SIGNATURE: Lakur Das Majumdar



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: Dali Dutta

SIGNATURE: Dali Dutta



Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
10 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: MILAN KANWAR DHAR

SIGNATURE: *Milan Kanwar Dhar*



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NAME: BHAJA RANJAN PAUL

SIGNATURE: *Bhaja Ranjan Paul*



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NAME: GOUR HARI PAUL

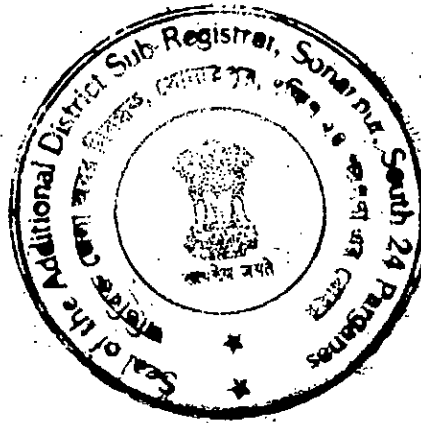
SIGNATURE: *Gour Hari Paul*



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NAME: ANIL SINGH

SIGNATURE: *Anil Singh*



Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
10 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: RATAN KUMAR GHOSH

SIGNATURE: *Ratan Kumar Ghosh*



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NAME: MOM GHOSH

SIGNATURE: *Mom Ghosh*



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NAME: DEB KUMAR MUKHERJEE

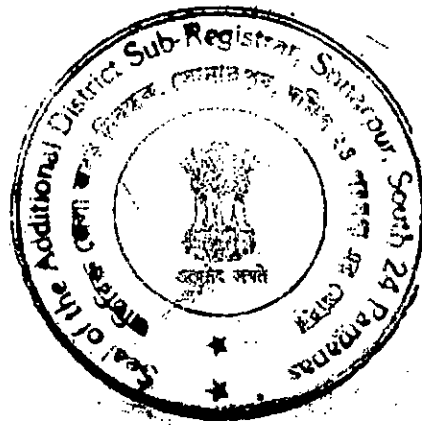
SIGNATURE: *Deb Kumar Mukherjee*



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NAME: TAPASI MUKHERJEE

SIGNATURE: *Tapasi Mukherjee*



Addl. Dist Sub-Registrar  
Sonarpur, South 24 Parganas  
10 SEP 2012



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: RATAN KUMAR GHOSH  
 DIRECTOR - MKR NIRMAN PVT. LTD.  
 MKR NIRMAN PVT. LTD.  
 SIGNATURE: *Ratan Keesm Ahn*



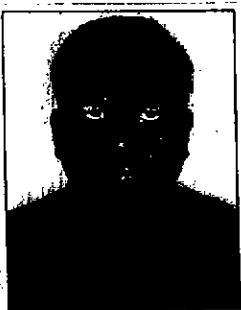
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NAME: DHRUVA MUKHERJEE  
 SIGNATURE: *Dhruva Mukherjee*



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NAME: RATAN KUMAR GHOSH  
 DAMASK REALTY PVT. LTD.  
 SIGNATURE: *Ratan Keesm Ahn*



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NAME: SUMON KUMAR PAUL  
 SIGNATURE: *Sumon Kumar Paul*







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NAME: KHOKON SARDAR

Khokon Sardar

SIGNATURE:



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NAME: GOUR CHANDRA BISWAS

SIGNATURE:



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NAME:

SIGNATURE: Kanai Mondal



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NAME:

SIGNATURE:



**Addl. Dist Sub-Registrar**  
**Sonarpore, South 24 Pgs.**

10 SEP 2013



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NAME:

SIGNATURE: *Ralindranath Mondal*

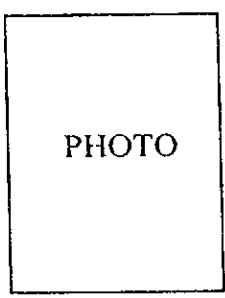


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NAME:

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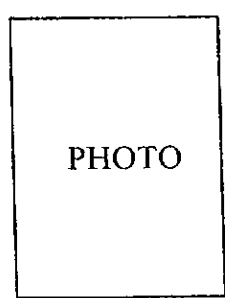
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NAME:

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NAME:

SIGNATURE:



**Add. Dist Sub-Registrar**  
**Sonarpore, South 24 Pgs.**  
**10 SEP 2013**



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

Endorsement For Deed Number : I - 10512 of 2013  
(Serial No. 12833 of 2013 and Query No. 1608L000020680 of 2013)

On 01/09/2013

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

Presented for registration at 16.00 hrs on 01/09/2013, at the Private residence by Subrata Majumder, one of the Claimants.

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

Execution is admitted on 01/09/2013 by

1. Felu Naskar Alias Felu Gopal Naskar, son of Lt. Kali Charan Naskar, Elachi, Chakraborty Para, Gothberia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Service
2. Ajay Naskar, son of Lt. Kali Charan Naskar, Elachi, Chakraborty Para, Gothberia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Cultivation
3. Panchi Bala Naskar, wife of Lt. Kali Charan Naskar, Elachi, Chakraborty Para, Gothberia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : House wife
4. Nirmala Sanfui ( Naskar ), wife of Ajit Sanfui, Kopindapur Para, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Pramila Mondal ( Naskar ), wife of Panchanan Mondal, Kadarhat Narendrapur Ramkrishna Pally, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Gour Chandra Biswas, son of Lt. Shayam Sundar Biswas, Elachi Chakraborty Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
7. Kanai Mondal, son of Lt. Nitai Mondal, Naskarhat Madhya Para, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Business
8. Jagadish Mondal, son of Lt. Nitai Mondal, Naskarhat Madhya Para, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Business
9. Rabindra Nath Mondal, son of Lt. Nitai Mondal, Naskarhat Madhya Para, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Business
10. Subhadra Mondal, wife of Lt. Paritosh Mondal, Naskarhat Madhya Para, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : House wife
11. Khokan Sardar, son of Abdul Bari Sardar, Bon Hooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

10/09/2013 12:28:00

Endorsement Page 01 of 01



Addl. Dist Sub-Registrar  
Sonapour, South 24 Pgs.  
10 SEP 2012



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

Endorsement For Deed Number : I - 10512 of 2013  
(Serial No. 12833 of 2013 and Query No. 1608L000020680 of 2013)

- Identified By Sudhir Biswas, son of Gour Ch. Biswas, Goteberia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste: Hindu, By Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/09/2013

Payment of Fees

Amount by Draft

1. Rs. 12465/- is paid , by the draft number 835980, Draft Date 03/09/2013, Bank Name State Bank Of India, SONARPUR, received on 05/09/2013
  2. Rs. 49000/- is paid , by the draft number 835984, Draft Date 03/09/2013, Bank Name State Bank Of India, SONARPUR, received on 05/09/2013
  3. Rs. 49000/- is paid , by the draft number 835985, Draft Date 03/09/2013, Bank Name State Bank Of India, SONARPUR, received on 05/09/2013.
- ( Under Article : A(1) = 110451/- , E = 14/- on 05/09/2013 )

Certificate of Market Value (WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,00,41,600/-

Certified that the required stamp duty of this document is Rs.- 702932 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 11950/- is paid , by the draft number 835981, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
2. Rs. 49000/- is paid , by the draft number 835986, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
3. Rs. 49000/- is paid , by the draft number 835987, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
4. Rs. 49000/- is paid , by the draft number 835988, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
5. Rs. 49000/- is paid , by the draft number 835989, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

10/09/2013 12:28:00

Endorsement Page 2 of 3



**Addl. Dist Sub-Registrar**  
**Sonarpore, South 24 Pgs.**  
**10 SEP 2013**





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

Endorsement For Deed Number : I - 10512 of 2013  
(Serial No. 12833 of 2013 and Query No. 1608L000020680 of 2013)

6. Rs. 49000/- is paid , by the draft number 835990, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
7. Rs. 49000/- is paid , by the draft number 835991, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
8. Rs. 49000/- is paid , by the draft number 835992, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013.
9. Rs. 49000/- is paid , by the draft number 835993, Draft Date 03/09/2013; Bank : State Bank Of India, SONARPUR, received on 05/09/2013
10. Rs. 49000/- is paid , by the draft number 835994, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
11. Rs. 49000/- is paid , by the draft number 835995, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
12. Rs. 49000/- is paid , by the draft number 835996, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
13. Rs. 49000/- is paid , by the draft number 835997, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
14. Rs. 49000/- is paid , by the draft number 835998, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013
15. Rs. 49000/- is paid , by the draft number 835999, Draft Date 03/09/2013, Bank : State Bank Of India, SONARPUR, received on 05/09/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/09/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

BD ( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

10/09/2013 12:28:00

Endorsement Page 01 of 01



Aditi. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
10 SEP 2013

PLAN OF SHALI LAND AT MOUZA ELACHI, J.L. NO. - 70, PARGANA MAGURA, TOUNJI  
 NO. - 51 AND 52, R. S. DAG NOS. - 1494, UNDER R. S. KHATIAN NO. - 184 CORRESPONDING TO L.R.  
 DAG NO. - 1509 UNDER L.R. KHATIAN NO. - 3 AND 540, WARD NO. - 26, UNDER RAJPUR SONARPUR  
 MUNICIPALITY, P. S. SONARPUR, KOLKATA - 700151, SUB REGISTRY OFFICE - SONARPUR  
 AND DSR IV, ALIPORE, DIST. SOUTH 24 PARGANAS

AREA OF SHALI LAND SOLD MEASURING 50.0 DECIMAL OR 30 COTTAH - 04 CHITAK - 00 SOFT  
 MORE OR LESS SHOWN IN RED BORDER.

SCALE 1" = 15 - 0'

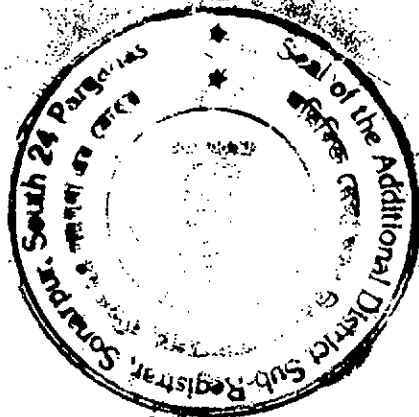
R. S. DAG NO. - 1424



SIGNATURE OF THE VENDORS

ROY ROAD

SIGNATURE OF THE CONFIRMING AUTHORITY



Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
10 SEP 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 4993 to 5023  
being No 10512 for the year 2013.



*BP*  
(Biswajit Dey) 16 September-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal