

② 11-11-2013

11975/13 (10)



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 077081

B 077081

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

Addl. District Sub-Registrar  
Sonarpur, South 24 Parganas

13-11-2013

14-11-2013

N.E No: - 2068/13

Q.No: - 2377/13

Sampat Das Gupta

Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
14 NOV 2013

**DEED OF CONVEYANCE**

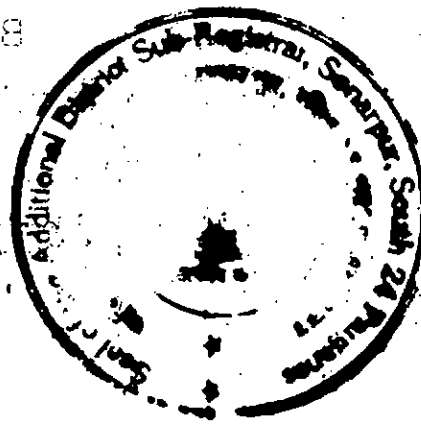
**THIS DEED OF CONVEYANCE** is made on this.....<sup>13th</sup> day of ~~November~~ 2013 ( Two Thousand and Thirteen ) A.D By and Between

38  
নং ০১/১১/১৩  
খরিদকার Bijay Ghosh Sotters  
সং ৫৯ Kajnarayan Park, Basal; KOL-154



শঙ্কর কুমার সরকার  
স্ট্যাম্প ডেভার  
সোনায়পুর এ.ডি.এস. অফিস  
দক্ষিণ ২৪ পরগনা

Swapan Kumar Ghosh



Sanjay Das Gupta

Add. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
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Khokan Sarder  
Safuddin Khan  
S/o Late Maharuddin Khan  
VILL + P.O. Bonboghly  
PS Sonapur  
KOL-103  
Basim

**SRI SAMBHU NATH SAHA** son of Late Gabardhan Saha by faith - Hindu, by occupation - Business residing at Eknath Banerjee Lane, Sukhchar, P.S. - Khardah, Dist. North 24 Parganas, hereinafter referred to as the **VENDOR** (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) being represented by his constituted attorney Namely **SRI SANJOY DASGUPTA- PAN- AFSPD7707** s/o Sri Sudhangsu Das Gupta residing at D/162/645 Lake garden, Kolkatta - 700045, P.S - Lake garden, Dist. South 24 Parganas, appointed vide one general power of attorney dated 11/07/2013 registered in the office of A.D.S.R: - Sonarpur, recorded in Book- IV, Volume No. 4, pages 532 to 540 being No - 02117 for the year 2013 of the **ONE PART**.

**A N D**

1)..**PACIFIC PROJECT PVT. LTD. PAN - AAHCP2329P** incorporated under the Companies Act. 1956 having its 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-700154, Dist. South 24 Parganas, 2) **PACIFIC INFRASTRUCTURE PVT. LTD. PAN -AAHCP2330G** incorporated under the Companies Act. 1956 having its registered office at 42, Sreerampur East, Garia, P.S.- Patuli, Kolkata - 700 084, represented by its Director **SRI SWAPAN KUMAR GHOSH** s/o Late Haridas Ghosh residing at A/17, Raj Narayan Park, Boral, P.S.- Sonarpur, Kolkata - 700154, Dist. South 24 Parganas, 3) **PACIFIC PROPERTIES PVT. LTD. PAN-AAHCP2328N** incorporated under the Companies Act. 1956 having it registered office at 42,



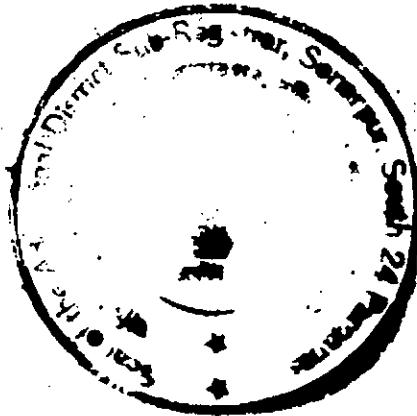
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Sreerampur East Garia P.S. Patuli Kolkata - 700 084, represented by its Director **SRI SUBRATA MAJUMDER** s/o Sri Thakurdas Majumder residing at 29, Southend Garden, Garia, P.S.- Patuli, Kolkata - 700 084, Dist. South 24 Parganas, **4) PACEFIC NIRMAN PVT. LTD. PAN -AAHCP2171R**, incorporated under the Companies Act. 1956 having its 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, Velley 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 24Parganas.**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 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 **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 **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, **9) SRI SWAPAN KUMAR GHOSH -PAN -ADOPG0788J** s/o Late Haridas Ghosh by



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faith Hindu by occupation Business residing at A/17 Raj Narayan Park, Rangkal, 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, Rangkal, 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 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 its 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 its 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



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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 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 Batakrishna 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



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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- AAICM8346A**, 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, Sreerampur 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)..KHOKON SARDAR, PAN-BCYPS3584E** son of Abdul Bari Sardar, by faith: Muslim, by nationality: Indian, by occupation: Business, of Village:



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Bonhooghly, Police Station: Sonarpur, District: South 24 parganas, hereinafter called and referred to as the **CONFIRMING PARTY** (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 Binod Behari Mondal son of Lal Mohan Mondal was the recorded Owner of all that Sali land measuring about 24 decimal more or less lying in Mouja - Elachi, J.L. No. 70, R.S. No. 223, Pargana Magura, Touji No. 51, 52 in R. S. Dag No. 1456 under R.S. Khatian No. 209/1 under Police Station and Sub Registry office at Sonarpur, Dist. South 24 Parganas.

B.. While in possession and enjoyment of the said land said Binod Behari Mondal sold, transferred and conveyed the said land measuring about 24 decimal in Mouja - Elachi, R.S. Dag No. 1456 under R.S. Khatian No. 209/1, P.S. - Sonarpur to One Ram Singh son of Khagar Singh for consideration mentioned therein. Said deed was registered in the office of the Sub-Registrar at Baruipur and recorded in Book No. 1, Volume No. 4, Pages 123 to 125 Being No. 86 for the year 1967 dated 06.01.1967.

C.. Being the Owner said Ram Singh mutated his name in respect of said 24 decimal of Sali land in the office of B.O.L. & L.R. and accordingly in the L.R. Record of right his name was recorded in



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L.R. Dag No. 1470 under L.R. Khatian No. 767 in respect of the said land.

D.. While in possession and enjoyment of said land said Ram Singh died intestate leaving behind him his wife Rukmini Debi, three sons namely Subhas Chandra Singh, Arun Kumar Singh and Tarun Kumar Singh and One daughter namely Prova Debi as his only heirs and successors who jointly inherited the said land in equal share.

E.. By one registered deed of conveyance dated 11.02.1958 One Ram babu Singh son of Khagar Singh purchased all that land measuring about 6½ decimal out of 37 decimal of Sali land in R.S. Dag No. 1455 under R.S. Khatian No. 190 in Mouja – Elachi, P.S. Sonarpur, Dist. – South 24 Parganas from the then rightful Owner namely Sarat Chandra Das for valuable consideration said deed was registered in the office of S.R. Baruipur and recorded in Book No. 1, Volume no.13, pages 285 to 289 Being No. 882 for the year 1958. Said land has been subsequently recorded in L.R. Dag 1469 under L.R. Khatian No. 766 in the L.R. Record of right.

F.. By one deed of conveyance dated 08.09.1993 said Ram Babu Singh for self and as constituted attorney of the heirs of Ram Singh namely Subhas Chandra Singh and other sold transferred and conveyed about 05 decimal out of 24 decimal of Sali land in R.S. Dag No. 1456 under Khatian No. 209/1 corresponding to L.R. Dag No.1470 under L.R. Khatian No. 767 and 6½ decimal out of 37 decimal of Sali land in R.S.Dag No. 1455 under R.S. Khatian No. 190 corresponding to L.R. Dag No. 1469 under L.R. Khatian No. 766 in total 11.5 decimal or 6 (Six) cottahs 15 (Fifteen) chittaks -13 sq.ft more or less in Mouja – Elachi, P.S. – Sonarpur, Dist. – South 24 Parganas to Sri Sambhu Nath Saha, the Vendor herein for



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consideration mentioned therein. Said of conveyance has been registered in the office of A.D. Sub-Registrar at Sonarpur and recorded in Book No. 1, Volume No. 94, Pages 278 to 285 Being No. 6698 for the year 1993. Land thereby sold has been shown by red border lines in the plan annexed thereto.

G.. Since then Vendor is now in possession and enjoyment of the said land referred to above as absolute Owner.

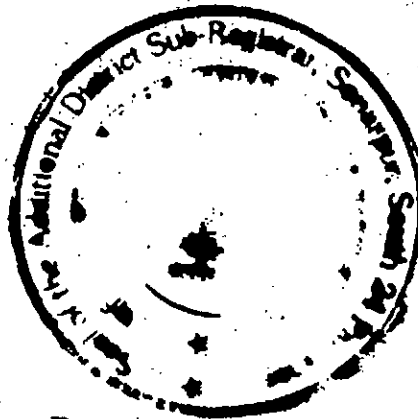
H.. Being in need of money Vendor herein declared for absolute sale of said Sali land measuring about 5 decimal or 8 & 3 cottahs 0 chittack-18 sq.ft in R.S. Dag No. 1456 under R.S. Khatian No. 209/1, corresponding to L.R. Dag No. 1470 under L.R. Khatian No. 767 and 6.5 decimal or 3 cottahs 14 chittacks, 40 (Forty ) Sq. Ft. in R.S. Dag No.1455 under R.S. Khatian No.-190, corresponding to L.R Dag No.-1469, L.R Khatian-766 in total Land Measuring 11.5 decimal or 06 (Six) Cottahs, 15 (Fifteen) Chitaks 13 (Thirteen) Sq.Ft.in Mouja - Elachi within Local limit of Rajpur- Sonarpur municipality under ward No.-26, P.S. - Sonarpur, Dist. - South 24 Parganas and the Purchasers herein agreed to purchase the said land morefully described in Schedule below at or for the total consideration of Rs.15,00,000/- (Rupees : Fifteen Lacs) only free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.15,00,000/- (Rupees :Fifteen Lakhs) only truly paid by the Purchasers to the Vendor on or before the execution of these presents the receipt whereof the Vendor 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 Vendor hereby sell, grant, transfer, convey, assign and assure unto the said Purchasers



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ALL THAT Specifically Demarcated land measuring about 11.5 decimal or 06 (Six) Cottahs 15 (Fifteen) Chitaks 13 (Thirteen) Sq.Ft. more or less land of the Vendor being demarcated portion of about 6.5 decimal out of 37 Decimal in R.S. Dag 1455 under R.S. Khatian - 190 corresponding to L.R. Dag Nos.1469 under L.R. Khatian - 766 and about 5 Decimal Demarcated portion R.S. Dag 1456 under L.R. Khatian No.-209/1 corresponding to L.R.Dag No.1470 under L.R. Khatian No. 767 out of 37 decimal in Mouza : Elachi, J.L. No. 70, at present lying within the local limits of Rajpur-Sonarapur Municipality under Ward No. 26 under Police Station : Sonarapur, District : South 24 Parganas; more fully and particularly described in SCHEDULE below and depicted by **RED BORDER** line in the **PLAN** annexed hereto, herein after referred to as the said property 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 muniments 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 Vendor 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 Vendor do hereby covenants with the Purchasers that notwithstanding any act, deed or thing done by the Vendor 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 Vendor hath now in themselves good right and full power to grant, convey the said land hereditaments



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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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for themselves and further that the Vendor 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 and the vendor 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 Vendor 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 Vendor to which the Vendor 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 Vendor declare that the property hereby sold is not subject to any attachment, alignment, lien, charges or mortgage neither the said property is attracted by any Provisions of Urban Land Ceiling Act,



✓  
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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 Vendor herein further declare that if any defect of title or that of possession be transpired afterwards, in that event the Vendor shall refund the entire consideration money to the Purchasers with interest at a time.

**AND THAT** the Purchasers as the Constituted Attorney of the Vendor 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 Vendor and to perform and to do all acts deeds and things relating to the said lands as fully and effectually as the Vendor could do personally if personally present and the Vendor hereby agrees to ratify and confirm all such acts deed and things as the Purchaser's representatives/ nominees may do and the Vendor agree not to revoke the powers hereby conferred at any time hereafter.

**Confirming Party hereby declare** that the agreement dated <sup>14.08.2012</sup> ~~16.2.2012~~ entered into in between themselves and the vendor herein has already been cancelled and all right, title and interest accrued by virtue of the said agreement has been relinquished by the confirming party and as they have already received back the earnest money, they have no claim against the vendor or in respect

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Khotan Saradar



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of the property here by sold in any manner whatsoever. The Confirming Party further declare that they never had nor have any right, title, interest or claim in respect of the said land hereby Conveyed. The vendor are the sole and absolute Owners of the land hereby Conveyed. Neither the Confirming party nor their respective heirs shall claim any interest in respect of the said land in any manner whatsoever, if ever be claimed that shall be null and void in every Court of law. The Confirming Party Confirm the sale hereby made.

**SCHEDULE ABOVE REFERRED TO**

**(DESCRIPTION OF THE PROPERTY HEREBY CONVEYED)**

All that piece and parcel of Sali land measuring about 11.5 decimal more or less Demarcated Portion of Sali Land 5 Decimal of R.S Dag No.-1456 under R.S Khatian No.-209/1 corresponding to L.R Dag No.- 1470 under L.R Khatian No.-767 out of 24 decimal and portion of Sali land 6.5 decimal out of 37 Decimal in R.S Dag 1455 under R.S khatian No.-190 corresponding to L.R. Dag no.-1469 under I.R Khatian No.- 766 lying in Mouja Elachi, Pargana - Magura, J.L. No. 70, R.S. No. 223, Touji No. 51 and 52 at present within the local limits of Rajpur-Sonarpur Municipality under Ward No. 26, P.S,- Sonarpur, Dist. - 24 Parganas (South), being butted and bounded by :

ON NORTH	:	R.S. Dag No. 1456(P)
ON SOUTH	:	Dr. B.C. Roy Road.
ON EAST	:	Purchaser's Land -R.S. Dag No.1497
ON WEST	:	R.S. Dag No. 1455 (P).

Land hereby sold has been shown by **RED BORDER** lines in the plan annexed hereto. Proportionate annual rent is payable in the office of collector 24 Parganas (South).



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IN WITNESS 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:-

**WITNESSES:-**

1. Safuddin Khan  
S/o Late. Moharuddin Khan  
Vill+po - Binhoogily.  
Smarpur - KOL-700103
2. Rabi Kumar Das  
131 Gopalli Para Road  
Seahargram  
South 24 Pgs

Sanjay Das Gupta  
As constituted attorney of  
**SRI SAMBHU NATH SAHA**  
**SIGNATURE OF THE VENDOR**

Khokan Sardar

**SIGNATURE OF THE CONFIRMING PARTY**

Drafted by  
Prabir Kumar Roy  
Advocate. W. D. 828/81  
Alipore Criminal Court.  
Type by me  
Pasupati Das Adhikary  
Garia



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 15,00,000 /- (Rupees : Fifteen Lakhs) only towards total consideration of this deed, as per Memo below:-

MEMO

<u>Draft No.</u>	<u>Date.</u>	<u>Bank/Branch</u>	<u>Amount.(Rs)</u>
039350	11.11.2013.	Axis Bank, Garia.	3,50,000/-
039351	11.11.2013	Axis Bank, Garia.	3,00,000/-
By Cash on different dates			<u>8,50,000/-</u>
			Total : Rs. 15,00,000/-

(Rupees : Fifteen Lakhs) Only.

WITNESSES:-

1. *Sufuddin Khan*
2. *Rabi Kumar Das*

*Sanjay Das Gupta*

As constituted attorney of.  
**SRI SAMBHU NATH SAHA**  
**SIGNATURE OF THE VENDOR**

Type by me



Adul. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
14 NOV 2012



NAME:

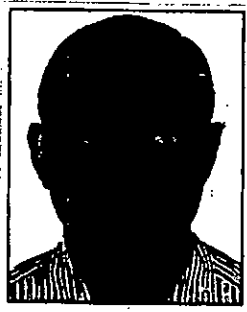
SIGNATURE:

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LEFT HAND					
RIGHT HAND					

FOR PACEFIC PROJECTS PVT. LTD.

*[Handwritten Signature]*

DIRECTOR



NAME:

SIGNATURE:

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

FOR PACEFIC INFRASTRUCTURE PVT. LTD.

*Swapn Kumar Ghose*

DIRECTOR



NAME:

SIGNATURE:

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RIGHT HAND					

FOR PACEFIC PROPERTIES PVT. LTD.

*Subrata Majumdar*

DIRECTOR



NAME:

SIGNATURE:

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RIGHT HAND					

FOR PACEFIC NIRMAN PVT. LTD.

*Pravir Paul*

DIRECTOR



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

14 NOV 2013



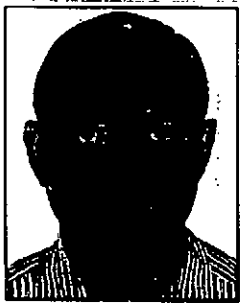


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FOR PACEFIC REALCON PVT. LTD.  
*[Signature]*  
 DIRECTOR



NAME:

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SIGNATURE:

FOR PACEFIC ENCLAVE PVT. LTD.  
*Sudhan Kumar*  
 DIRECTOR

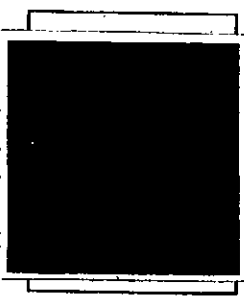


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FOR PACEFIC CONSULTANTS PVT. LTD.  
*Sudhakar Mayur*  
 DIRECTOR



NAME:

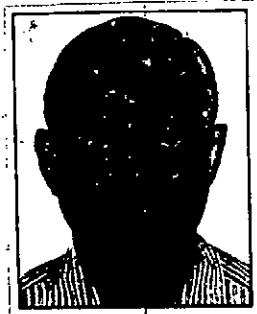
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FOR PACEFIC VENTURES PVT. LTD.  
*Babu Lal Paul*  
 DIRECTOR



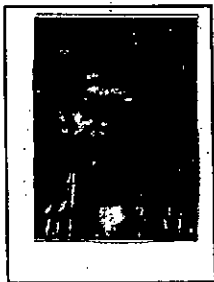
**Addl. Dist Sub-Registrar**  
Sonarpore, South 24 Pgs.  
14 NOV 2013



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NAME: SWAPAN KUMAR GHOSH

SIGNATURE: *Swapan Kumar Ghosh*



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NAME: DILIP KUMAR GHOSH

SIGNATURE: *Dilip Kumar Ghosh*



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NAME: GITA GHOSH

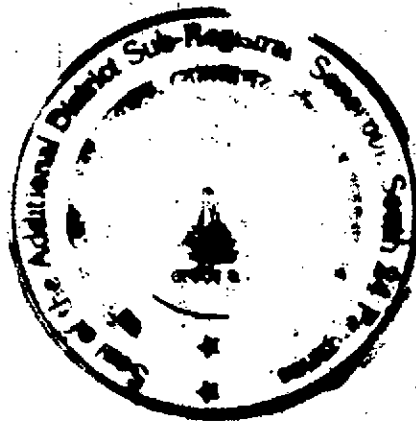
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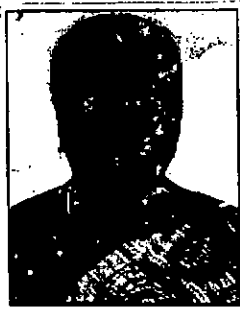
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NAME: JITAN PAL

SIGNATURE: *Jitan Pal*



Additional District Sub-Registrar  
Sumbere, South 24 Pgs.  
14 NOV 2012



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NAME :

SIGNATURE: *ব্রজেন বানী সান*



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NAME :

FOR MAJUMDER VANIJYA PVT. LTD.

*Subrata Majumder*

DIRECTOR .

SIGNATURE:



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NAME :

FOR BMJ NIRMAN PVT. LTD.

*Babulal Reul*

DIRECTOR

SIGNATURE:



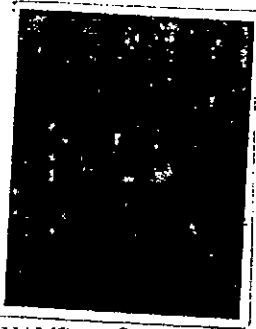
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NAME: *Mallika Ghosh*

SIGNATURE: *Mallika Ghosh*



Aadd. Dist Sub-Registrar  
Sornapore, South 24 Pgs.  
14 NOV 2013



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NAME: Ramray Ghosh

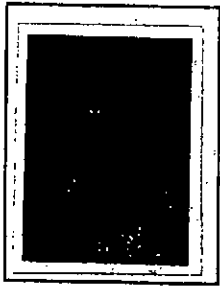
SIGNATURE: Ramray Ghosh



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NAME: THAKUR DAS MAJUMDAR

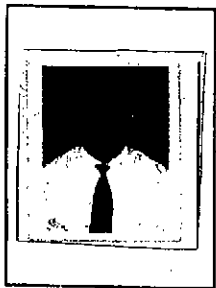
SIGNATURE: Thakur Das Majumdar



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NAME: DALI DUTTA

SIGNATURE: Dali Dutta



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NAME: MILAN. KANTI

SIGNATURE: Milan Kanti Dhas



Adm. Dist. Sub-Registrar  
Somnath, South 24 Pgs.  
14 NOV 2013





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NAME:

SIGNATURE: *Bhoga Rangan Paul*



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NAME:

SIGNATURE: *MAO 270 am*



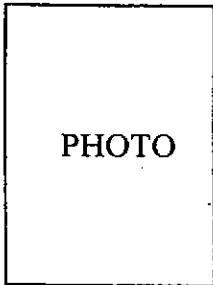
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RIGHT HAND					

NAME: *ABJOY GHOSH*

SIGNATURE: *for right hand*

THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER



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Adil, Dip. Sub-registrar  
Singapore, South 24 Pr.  
14 NOV 2013



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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 K. Mukherjee*



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NAME: TAPASI MUKHERJEE

SIGNATURE: *Tapasi Mukherjee*



**Addl. Dist Sub-Registrar**  
Sonarpore, South 24 Pgs.  
14 NOV 2012

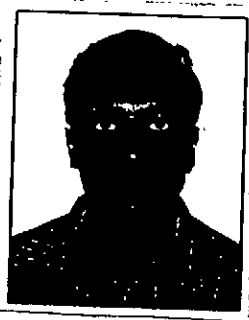


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NAME: RATAN KUMAR GHOSH

DIRECTOR MAN PVT. LTD.

SIGNATURE: Ratan Keem Ghosh



	Director THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: DHRUVA MUKHERJEE

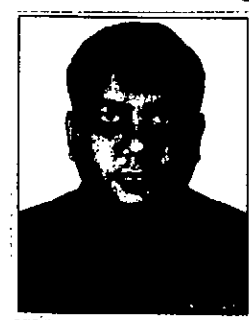
SIGNATURE: Dhruva Mukherjee



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NAME: RATAN KUMAR GHOSH  
DAMASK R' LTY PVT. LTD.

SIGNATURE: Ratan Keem Ghosh



	Director THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: SUMON KUMAR PAUL

SIGNATURE: Sumon Kumar Paul



✓  
Additional District Registrar  
Sonarone, South 24 Pgs.  
14 NOV 2012



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SIGNATURE:

*Khokan Sardar*

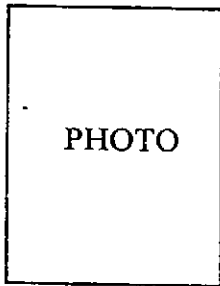


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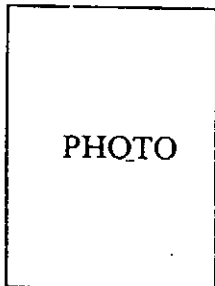
*Sanjay Das Gupta*



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NAME:

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*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
14 NOV 2013





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

Endorsement For Deed Number : I - 11975 of 2013  
(Serial No. 14805 of 2013 and Query No. 1608L000023377 of 2013)

On 13/11/2013

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

Presented for registration at 18.00 hrs. on :13/11/2013, at the Private residence by Swapan Kr. Ghosh, one of the Claimants.

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

Execution is admitted on 13/11/2013 by

1. Khokan Sardar, son of Abdul Bari Sardar, Bonhooghly, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business  
Identified By Safuddin Khan, son of Lt. Maharuddin Khan, Bonhooghly, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By Profession: Business.

**Executed by Attorney**

Execution by

1. Sanjoy Dasgupta, son of Sudhansu Das Gupta, D/162/645 Lake Garden, Kolkata, Thana:-Lake Town, District:-Kolkata, WEST BENGAL, India, Pin :-700045 By Caste Hindu By Profession: Business, as the constituted attorney of Sambhu Nath Saha is admitted by him.  
Identified By Safuddin Khan, son of Lt. Maharuddin Khan, Bonhooghly, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/11/2013

**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/-

**Payment of Fees**

Amount by Draft

Rs. 26073/- is paid, by the draft number 837944, Draft Date 05/11/2013, Bank Name State Bank Of India, SONARPUR, received on 14/11/2013

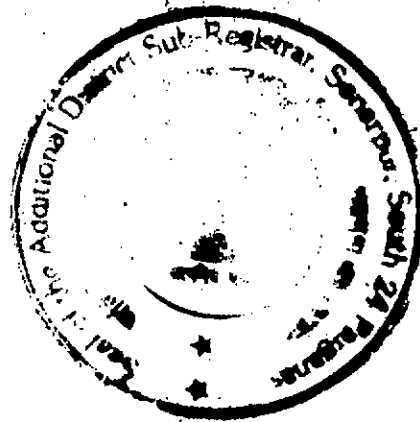
( Under Article : A(1) = 26059/-, E = 14/- on 14/11/2013 )

**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.-23,69,694/-

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page



*Add. Dist Sub-Registrar*  
*Sonarpore, South 24 Pgs.*  
14 NOV 2013



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

Endorsement For Deed Number : I - 11975 of 2013  
(Serial No. 14805 of 2013 and Query No. 1608L000023377 of 2013)

Certified that the required stamp duty of this document is Rs.- 142202 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 837933, Draft Date 05/11/2013, Bank : State Bank Of India, SONARPUR, received on 14/11/2013
2. Rs. 49000/- is paid , by the draft number 837934, Draft Date 05/11/2013, Bank : State Bank Of India, SONARPUR, received on 14/11/2013
3. Rs. 39202/- is paid , by the draft number 837941, Draft Date 05/11/2013, Bank : State Bank Of India, SONARPUR, received on 14/11/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

14/11/2013 15:24:00

Endo:emen Page 2 of 2



*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
14 NOV 2013





**Addl. Dist Sub-Registrar**  
**Sonarpore, South. 24 Pgs.**  
**14 NOV 2013**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 27  
Page from 1888 to 1916  
being No 11975 for the year 2013.



*PP*  
(Biswajit Dey) 18-November-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal