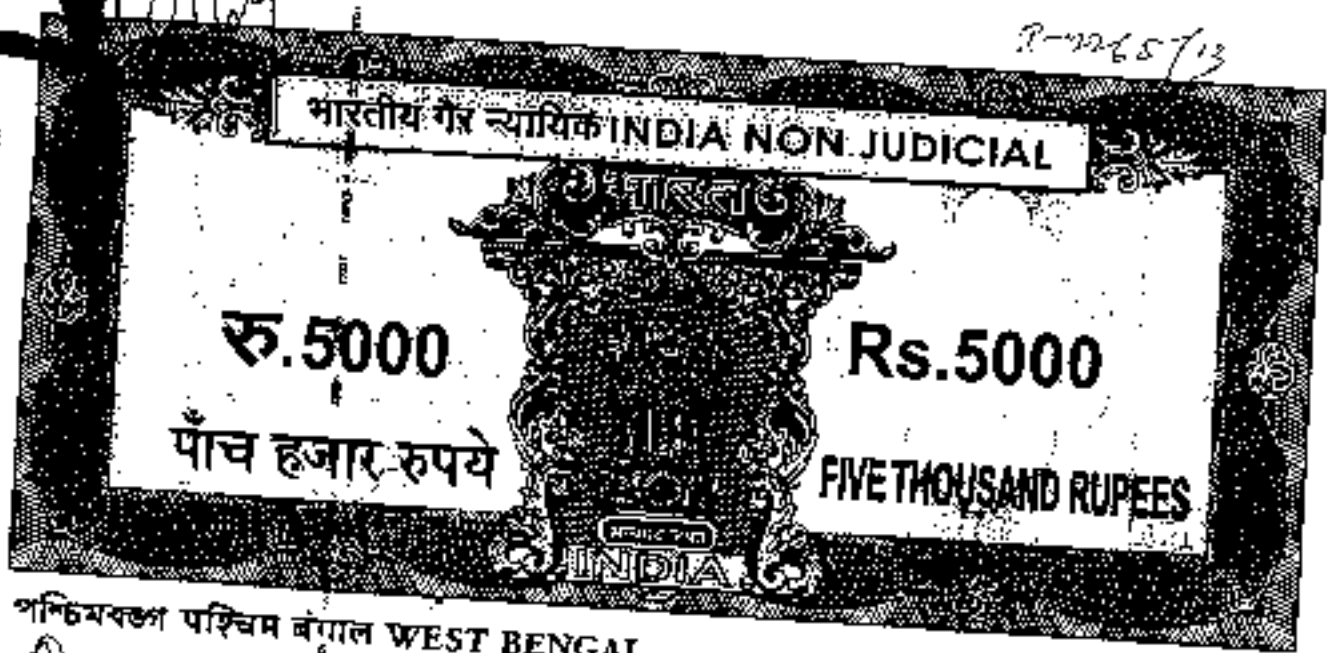


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R-2265713



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 659426

Where the document is subject to registration, the signature sheet and the endorsement sheets attached with the document are part of this document.

[Signature]
 Registrar
 West Bengal
 Kolkata

15 MAR 2013

[Signature]
 13/3/13
 8:15 AM

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 8th day of February Two Thousand Thirteen (2013).

1

2

12.50
 30/7/13
 V.C. No. 353/13
 10/2/13
 14-1-88

B E T W E E N

SOUTH POINT HOUSING DEVELOPERS PVT. LTD. (Incorporated under the Indian Companies Act, 1956) having its registered office at 1, Sourin Roy Road, P.S. Behala, Kolkata - 700034, represented by its Director **SRI MRINAL CANTI ROY**, S/O, late Chunilal Roy, by religion - Hindu, by occupation - Business of 1, Sourin Roy Road, P.S. Behala, Kolkata - 700034, hereinafter called and referred to as the "**PURCHASER**" (Which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, administrators, legal representatives and office assigns) of the **FIRST PART.**

A N D

(1) **SRI JIBAN KUMAR NASKAR**, (2) **SRI MOHAN KUMAR NASKAR** (3) **SRI BHUBAN KUMAR NASKAR**, (4) **SRI NAYAN KUMAR NASKAR**, all are sons of Late Akhil Kumar Naskar, (5) **SMT. ASHIMA MONDAL (NASKAR)**, wife of Sri Briendra Nath Mondal, (6) **SMT. ANIMA NASKAR**, wife of Sri Dud Kumar Naskar, all by faith Hindu, by nationality Indian, by occupation Cultivation, Business & Housewife respectively, vendor no. 1, 3 & 4 residing at: Village-Sarmosta Chak, P.O.- Pailan, vendor no. 2 residing at: Village- Daulatpur, P.O.- Pailan, vendor no. 5 residing at: Village- Chakrāju Molla, P.O.- Pailan, vendor no. 6 residing at: Village- Panarata, P.O.- Balakhali, all P.S. - Bishnupur, Dist.- South 24 Paraganas, hereinafter called and referred to as the "**VENDORS**" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the present vendors herein are the absolute owner, possessioner and occupier of the landed property measuring an area about more or less **197.57 Decimal** lying and situated at **Mouza Sarmosterchak**, Paragana Magura, vide J.L. No. 17, Touza No. 351/B, R.S. No. 327, vide R.S. Khatian No. 206 & 30, corresponding to L.R. Khatian No. 2, vide R.S. Dag no. 126 corresponding to L.R. Dag No. 130, R.S. Dag No. 127 corresponding to L.R. Dag No. 131 and R.S. Dag No. 128 corresponding to L.R. Dag No. 132 within the limits of Kulerdarl Gram Panchayet.

BACK GROUND OF THE PROPERTY

WHEREAS one Akhil Kumar Naskar, son of Late Dina Nath Naskar, of village Sarmosterchak was absolute owner, possessioner and occupier of the landed property measuring an area about 230.5 decimal out of which 48 decimal appertaining to R.S.

Dag No. 126, corresponding to L.R. Dag No. 130, 34 decimal appertaining to R.S. Dag No. 127, corresponding to L.R. Dag No. 131 and 149 declmal appertaining to R.S. Dag No. 128, corresponding to L.R. Dag No. 132 within the limits of Kulerdari Gram Panchayat.

AND WHEREAS said Akhil kumar Naskar being a recorded owner of R.S. settelment also recorded the same after his name in subsequent L.R. Operation vide L.R. Khatian No. 2.

AND WHEREAS said Akhil Kuamr Naskar while possessing and occupying below scheduled and part of the aforesaid landed property died intestate leaving behind the present vendors and one Basanti Naskar as his ultimate successor at the time of his death as per the provision of Hindu Law of Succession.

AND WHEREAS after the demise of said Akhil Kumar Naskar the present vendors herein being his son and daughters and Basanti Naskar as his daughter finally become absolute owner, possessioner and occupier of the part of the aforesaid below scheduled landed property and many more.

AND WHEREAS each of this present vendors finally inherited 1/7 part of the landed property left by their predecessor and father Akhil Kumar Naskar and like wise the present vendors herein finally become absolute owner, possessioner and occupier of the landed property 197.57 declmal out of which 41.14 declmal appertaining to R.S. Dag No. 126, corresponding to L.R. Dag No. 130, 28.71 declmal appertaining to R.S. Dag No. 127, corresponding to L.R. Dag No. 131 and 127.72 declmal appertaining to R.S. Dag No. 128, corresponding to L.R. Dag No. 132 within the limits of Kulerdari Gram Panchayat.

FINAL PROCUREMENT

AND WHEREAS by virtue of succession from their predecessor and father the present vendors herein finally procure and obtained landed property measuring an area about more or less **197.57 Declmal** lying and situated at **Mouza Sammosterchak**, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian no. 106 & 30 corresponding to L.R. Khatian no. 2, vide R.S. Dag No. 126 corresponding to L.R. Dag No. 130 and R.S. Dag No. 127 corresponding to L.R. Dag No. 131 and R.S. Dag No. 128 corresponding to L.R. Dag No. 132 within the limits of Kulerdari Gram Panchayat.

DECLARATION

AND WHEREAS now being urgent need of cash money the Vendors herein declare to sale and the Purchaser herein agrees to purchase all that picce and parcel of landed

property measuring an area about more or less **10.35 Decimal** out of which 8.75 decimal appertaining to R.S. Dag No. 126, corresponding to L.R. Dag No. 130, 0.60 decimal appertaining to R.S. Dag No. 127, corresponding to L.R. Dag No. 131 and 1.0 decimal appertaining to R.S. Dag No. 128, corresponding to L.R. Dag No. 132 lying and situated at **Mouza Sarmosterchak**, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian no. 106 & 30 corresponding to L.R. Khatian No. 2, within the limits of Kulendarl Gram Panchayat under P.S. & A.D.S.R. Office Bishnupur, District Registry office at Allpore in the District of South 24 Paraganas along with easement right title interest whatsoever therein with good, clear and marketable title and which is more fully and particularly described in the Schedule hereunder written at and for the total consideration price of **Rs.1,50,000/- (Rupees One lac fifty thousand)** only free from all encumbrances charges liens lispendans acquisition requisition and or notice whatsoever but Subject to payment of rents and other outgoings and to the conditions and incidences under which the property is held.

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of **Rs.1,50,000/- (Rupees One lac fifty thousand)** only paid by the Purchaser to the Vendors as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendors doth hereby admits and acknowledges and of and from the payment of same release and discharge the purchaser and the said landed properties hereby sold, intended to be sold to the purchaser) the Vendors doth hereby acquit, release, sale hereinafter the vendors hereby grant, convey, sale, assure and assigns unto the said purchaser. All that piece and parcel of aforesaid land as described in the schedule hereunder written or however otherwise the said land and hereditaments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished together with all pattahs, Muniments, described or distinguished right to user in the Common Passages, sewers, drains, ditches, hedges, Shrubs, water, water courses and all other former and ancient rights, light, liberties, benefit privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions or remainder or remainders and the rights, issues and profits thereto and all the estate, rights, title, interest, claim and demand whatsoever both at Law and in equity of the Vendor into or upon the said land and every part thereof and all the deeds, Pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part hereof which now are or may hereafter be in the custody power, control, or possession of the vendor or any person or persons from whom the said Vendor may

procure the same without any lawful action or suit to have and to hold the said land, herdataments so far as to be unto and the said purchaser absolutely and forever free from all encumbrances on the terms and conditions appended below and the Vendors doth hereby covenant with the purchaser that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land along with the right of sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 24-paraganas under the state of West Bengal upon getting the name of purchaser mutated with the B.L & L.R.O., Bishnupur, at the cost of purchaser and shall remain bound to do all that it may be required to do for the purpose.

The Vendors also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendors also declared that the land hereby sold having a good, clear and marketable title therein and free from all encumbrances and delivered vacant Khas Possession of the said land to the purchaser.

The Vendors hereby further declared that in event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendors and their successors and assigns shall and will have no right to claim or demand for any compensation in that regard and purchaser herein named will have sole authority for compensation. If any of the statement or covenants made herein all are by the vendors are found to be false, untrue or any defect in title is detected hereinafter the Vendors and their successors and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this deed in future the vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deed of rectification/declaration in favour of the purchaser.

The Vendors also declares that the purchaser was agreed to purchase the following schedule of land on good faith without any search/enquiry in an office/offices.

And that the Vendors will from time to time and at all material times hereafter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occasion shall require.

THE SCHEDULE OF THE SOLD LAND

ALL THAT piece and parcel of **Sali** landed property measuring an area about more or less **10.35 Decimal** out of 197.57 decimal out of 230.5 decimal lying and situated at **Mouza Sarmosterchak, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian No. 106 & 30, corresponding to L.R. Khatan No. 2, vide R.S. and L.R. Dag No. respect to their sold area is as follows:**

Khatian No.		Dag No.		Total land	Sold area
R.S.	L.R.	R.S.	L.R.	(Dec.)	(Dec.)
106	2	126	130	96 (Sali)	8.75 Dec.
106	2	127	131	67 (Sali)	0.60 Dec.
30	2	128	132	1-49 (Sali)	1.00 Dec.

Total sold area **10.35 Decimal** within the limits of P.S. and A.D.S.R. office Bishnupur, District Registry office at Alipore in the District of South 24 Paraganas along with easement right, title, interest of the aforesaid scheduled landed property and the proportionate tax of the said land is payable to the Government of West Bengal through the Collector South 24-Paraganas, along with all easement rights or interest or whatsoever it may deem to mean, which is described and delineated and butted and bounded as follows :

BOUNDARY

R.S. Dag No. 126

On the North : R.S. Dag no. 122

On the South : R.S. Dag no. 126

On the East : Village Road

On the West : R.S. Dag No. 126

R.S. Dag No. 127

On the North : R.S. Dag no. 127

On the South : R.S. Dag no. 128

On the East : Village Road

On the West : R.S. Dag no. 127

R.S. Dag No. 128

On the North : R.S. Dag no. 127

On the South : R.S. Dag no. 128

On the East : R.S. Dag no. Village Road

On the West : R.S. Dag no. 128

the site plan will be regarded as a part of this deed.

Unauthorized cultivator cultivation on this Land.

IN WITNESS WHEREOF the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the day, month and year given above.

SIGNED SEALED AND DELIVERED

By the Vendors in the Presence of :

1. *Chunilal Tailor*
2. *Suryajit Banerjee*
S/O Late. M. B. Banerjee
21, Jaykrishna Post Road,
P. O. Banerjee,
Kotkala - Post 23.

Jibon Kumar Naskar
Mohan Kr. Naska
Student of Naska
Mayan Kumar Naskar
Ashima Naskar
Ashima Naskar

[Vendor]

SEALED with the common seal of Purchaser by and in the Presence of its, Director, Sri Minnal Canti Roy, S/O, Late Chunilal Roy deriving authority under resolution at Kokata in the presence of :

1. *Chunilal Tailor*
LT. Chunilal Tailor
in presence of
P. O. Banerjee
dist. 24/1/1953
2. *Suryajit Banerjee*

Date - 11/1/53
11/1/53

[Purchaser]

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 1,50,000/- [Indian Rupees One Lac and Fifty Thousand only] towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
Cheque No 107200	09.02.2013	The Federal Bank Behala Branch	Rs. 1,50,000/-
		Total	Rs. 1,50,000/-

[Indian Rupees One Lac and Fifty Thousand only]

Jibran Kumar Naskar

Mohan K. Naskar

Bibekram K. Naskar

Nayan Kumar Naskar

Arshina Naskar

Abhinav Mondal

[Vendor]

Witnesses:

1. *Balika Paulson*

2. *Susmita Dasgupta*

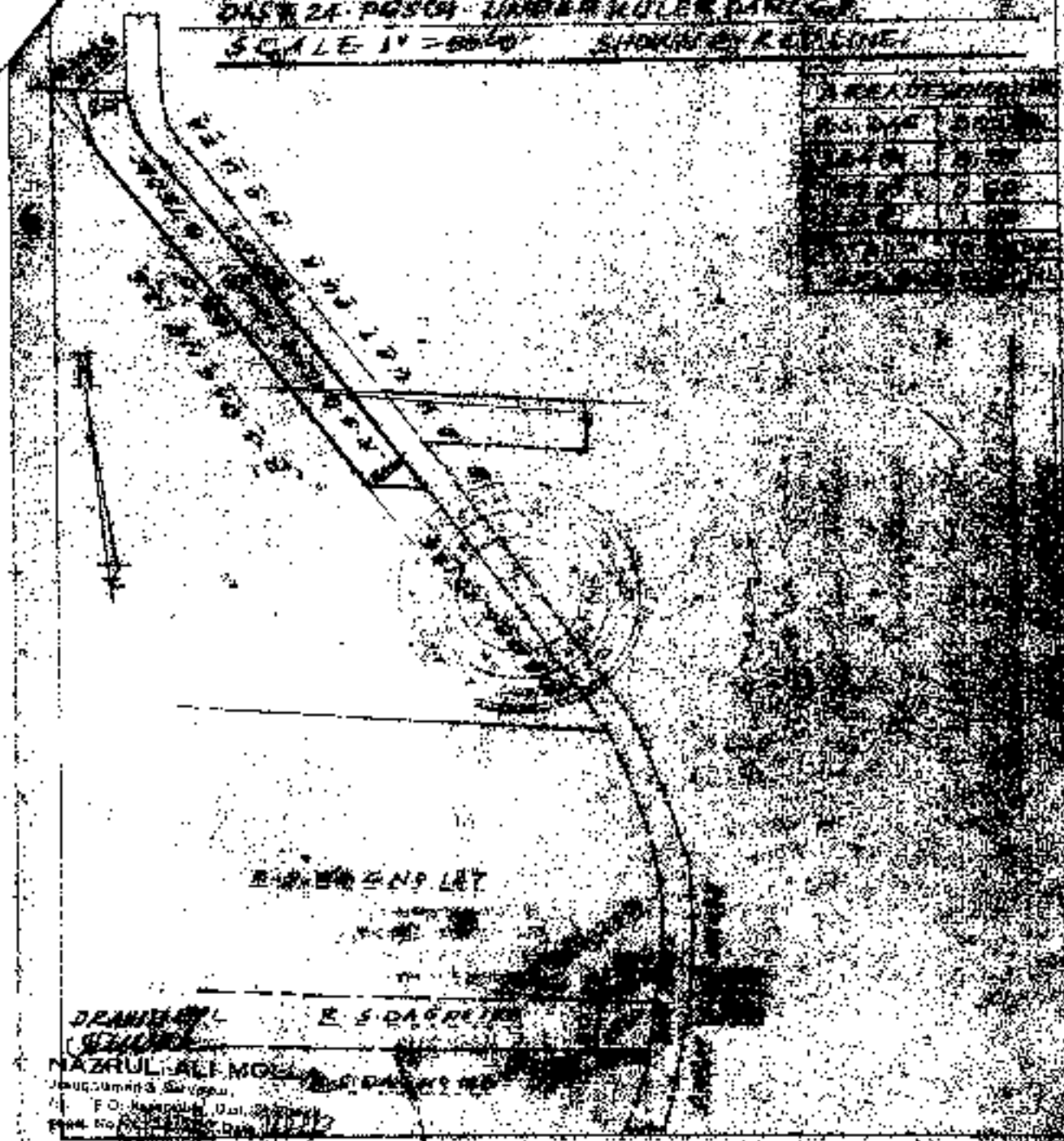
Drafted by me as per instruction from my Client
[Signature]

- High Court Calcutta.

SITE PLAN

ST. MOUZA SARMAST... J. L. NO. 119... R. 3... 327
R. S. NO. 106 & 30... L. R. NO. 103... PART OF R. S. DACHA
124, 122... L. R. NO. 103... R. 6... 51... R. 3
DASH 24... POSCH... UNDER RULES...
SCALE 1" = 600'

SHOWING... (partially obscured)




















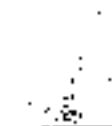
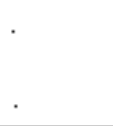
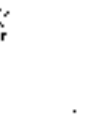
RAJESH K. S. LET











DRAN... E. S. DACHA...











NAZRUL ALI MO...












FO... Date...












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	Signature	Impression of Right hand's finger				


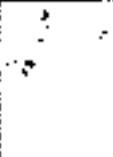



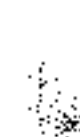
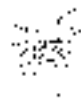

Name		Thumb	Index	Middle	Ring	Little
<i>Noban Krishna</i>						
	Impression of Left hand's finger					
	Signature	Impression of Right hand's finger				

Name		Thumb	Index	Middle	Ring	Little
<i>Prithwan Lal Nandan</i>						
	Impression of Left hand's finger					
	Signature	Impression of Right hand's finger				

Name		Thumb	Index	Middle	Ring	Little
<i>Nayan Kumar Nandan</i>						
	Impression of Left hand's finger					
	Signature	Impression of Right hand's finger				

Name		Thumb	Index	Middle	Ring	Little
<i>Arzima Naskar</i>						
	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature <i>Arzima Naskar</i>						

Name		Thumb	Index	Middle	Ring	Little
						
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	Impression of Right hand's finger					
Signature <i>Arzima Naskar</i>						

Name		Thumb	Index	Middle	Ring	Little
<i>Arzima Naskar</i>						
	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature <i>Arzima Naskar</i>						

Name		Thumb	Index	Middle	Ring	Little
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	Impression of Right hand's finger					
Signature						



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District: South 24-Parganas

Endorsement For Deed Number : I - 02265 of 2013
(Serial No. 01134 of 2013)

On 10/02/2013

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

Presented for registration at 12.50 hrs on :10/02/2013, at the Private residence by Mr na- Carli Roy
Claimant.

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

Execution is admitted on 10/02/2013 by

1. Joyat Kumar Naskar, son of Lt. Akhil Kr Naskar , Sarmostachak, Thana:-Bishnupur, District:-South 24 Parganas. WEST BENGAL, India. , By Caste Hindu, By Profession : Others
2. Mohan Kumar Naskar, son of Lt. Akhil Kr Naskar : Daulatpur, Thana Bishnupur, District:-South 24-Parganas, WEST BENGAL, India. , By Caste Hindu, By Profession : Others
3. Brajtan Kr Naskar, son of Lt. Akhil Kr Naskar , Sarmostachak Thana:-Bishnupur, District:-South 24-Parganas WEST BENGAL, India. , By Caste Hindu, By Profession : Others
4. Nayan Kr Naskar, son of Lt. Akhil Kr Naskar , Sarmostachak, Thana. Bishnupur District:-South 24-Parganas WEST BENGAL, India. , By Caste Hindu, By Profession : Others
5. Ashima Mondal (naskar), wife of Birendra Nath Naskar , Chakraumolla, Thana -Bishnupur District -South 24-Parganas, WEST BENGAL, India. , By Caste Hindu, By Profession : House wife
6. Anima Naskar, wife of Dud Kumar Naskar , Panarala, Thana:-Bishnupur District:-South 24-Parganas, WEST BENGAL India. , By Caste Hindu, By Profession : House wife
7. Mr na- Carli Roy
Director, South Point Housing Developers Pvt Ltd, 1 Sourin Roy Rd, Thana:-Behala, District :-South 24-Parganas WEST BENGAL, India, Pin :-700034,
By Profession : Business
Identified By : Surajit Banerjee, son of Lt. H Banerjee, 21 Jay Krishna Paul Rd, Thana:-Wattganga, District:-South 24 Parganas, WEST BENGAL, India, Pin :-700023. By Caste : Hindu By Profession:

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 13/02/2013

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.-17,59,500/-


Certified that the required stamp duty on the document is Rs.- 87985/- and the Stamp duty paid as Impresive Rs.- 5000/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page: 1 of 2

15/03/2013 16:57:00


Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : 1 - 02265 of 2013
(Serial No. 01134 of 2013)

On 13/03/2013

Payment of Fees:

Amount By Cash:

Rs. 19388.00/-, on 13/03/2013

(Under Article : A(1) = 19349/- . E = 7/- . J1 = 28/- . M(b) = 4/- on 13/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 80010/- is paid , by the draft number 852405. Draft Date 25/02/2013, Bank State Bank of India. ESPLANADE, received on 13/03/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 15/03/2013

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

Admissible under rule 21 of West Bengal Registration Ru'ls, 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/-

Deficit stamp duty

Deficit stamp duty Rs. 2980/- is paid , by the draft number 886901, Draft Date 14/03/2013, Bank State Bank of India. ESPLANADE, received on 15/03/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

