

06/100

VC-1819/13

I 05745/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 855908



Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

Sandhya Datta



Tapati Ghosh

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 21st day of June, Two Thousand Thirteen **BETWEEN M/s. GREATER KOLKATA INFRASTRUCTURE LTD.,** PAN No. AADCG5611P, a registered company incorporated under the

Sandhya Datta.

Serial... 4584 Date... 13/06/13
Name... Sandhya Datta. 4015.
Address... 190, Santoshpur East Road. Kol-75
Rs... 5000/-



A. K. PURKAYASTHA (Stamp Vendor)
Allpore Police Court, Kol - 77

• Sandhya Datta.



vc-11-3914

• Sandhya Datta.



vc-11-3915

- Tapati Ghosh



vc-11-3916

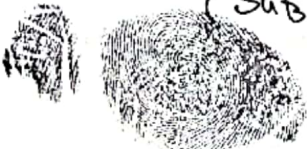


District Sub-Registrar-III
Alipore, South 24-Parganas

21 JUN 2013

SUBIR DUTTA
Di. actor

(SUBIR DUTTA)



vc-11-3917

BEARER KONKATA INFRASTRUCTURE LIMITED

(BIMAL KENDU WAKSHIT)
Director

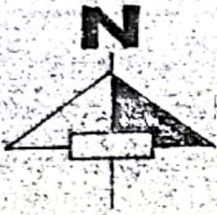
ertificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 8444 to 8466
being No 05745 for the year 2013.



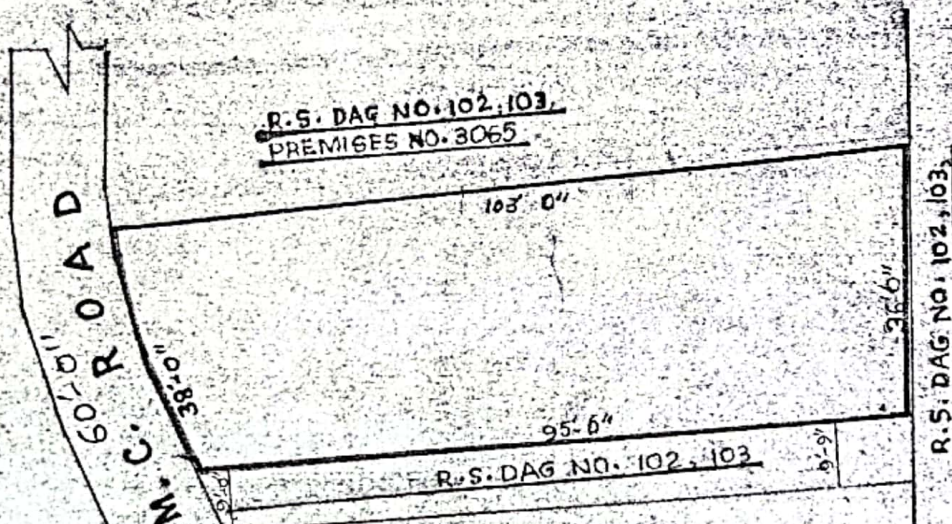
(Rajendra Prasad Upadhyay) 25-June-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal District Sub-Registrar-III
Alipore, South 24-Parganas

**SHOWING THE SITE PLAN OF R.S. DAG NO. 102, 103 IN MOUZA
 NAYABAD JL. NO. 25 AT PREMISES NO. 3064 NAYABAD UNDER-
 THE K. M. C. WARD NO. 109, BRO, NO. XII P.S. PURBAJADAV PUR. KOL:
 700094 SCALE: 1"=25'-0"**



● AREA OF LAND 05k. 00ch. (MORE OR LESS)
 COLOUR IN RED SHOWN

*Sandhya Datta.
 Tapati Ghosh.*



GREATER KOLKATA INFRASTRUCTURE LIMITED

Subir D. D.
 (SUBIR DUTTA) Director

GREATER KOLKATA INFRASTRUCTURE LIMITED

Bimalendu Rakshit
 (BIMALENDU RAKSHIT) Director

GREATER KOLKATA INFRASTRUCTURE LIMITED

Nakhat Singh Agarwal
 (NAKHAT SINGH AGARWAL) Director

DRAWN BY

Surveyor
 SURVEYOR

(SIGNATURE OF OWNER)



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

Endorsement For Deed Number : I - 05745 of 2013
(Serial No. 06100 of 2013 and Query No. 1603L000011113 of 2013)

On 21/06/2013

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

Presented for registration at 18.20 hrs on :21/06/2013, at the Private residence by Smt. Sandhya Datta , one of the Claimants.

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

Execution is admitted on 21/06/2013 by

1. Sri Subir Dutta
 Director, M /s Greater Kolkata Infrastructure Ltd. (P A N - A A D C G 5611 P), 75, Ballygunge Garden, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.
 , By Profession : Business
 2. Sri Bimalendu Rakshit
 Director, M /s Greater Kolkata Infrastructure Ltd. (P A N - A A D C G 5611 P), 75, Ballygunge Gardens, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.
 , By Profession : Business
 3. Sri Nakhat Sing Agarwalla
 Director, M /s Greater Kolkata Infrastructure Ltd. (P A N - A A D C G 5611 P), 75, Ballygunge Gardens, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.
 , By Profession : Business
 4. Smt. Sandhya Datta, wife of Sri Sukumar Datta , 190, Santoshpur East Road, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : Business
 5. Smt. Tapati Ghosh, wife of Sri Subudha Ghosh , 34, Lake East 6th Road, Kolkata, Thana:-Purba Jadabpur, P.O. :-Santoshpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : Business
- Identified By Benoy Das, son of Late Jogesh Das, 41, Avenue South, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH
 24-PARGANAS

On 24/06/2013

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.

Payment of Fees:

Amount by Draft



(Signature)
 District Sub-Registrar-III
 Ailpore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05745 of 2013
(Serial No. 06100 of 2013 and Query No. 1603L000011113 of 2013)

Rs. 77035/- is paid , by the draft number 158710, Draft Date 20/06/2013, Bank Name State Bank of India, SANTOSH PUR, received on 24/06/2013

(Under Article : A(1) = 76989/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 24/06/2013)

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.-70,00,000/-

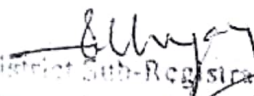
Certified that the required stamp duty of this document is Rs.- 490020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 485020/- is paid , by the draft number 158711, Draft Date 20/06/2013, Bank : State Bank of India, SANTOSH PUR, received on 24/06/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS




District Sub-Registrar-III
Allpur, South 24-Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Companies Act, 1956 (No. 1 of 1956), having its registered office at 75, Ballygunge Gardens, Kolkata - 700029, Police Station - Gariahat, in the District of South 24 Parganas, represented by its three Directors namely (1) **SRI SUBIR DUTTA**, PAN No. AFYPD5024N, son of Late Sukumar Dutta, by religion - Hindu, by occupation - Business, Citizen - Indian, residing at 49/58, Prince Golam Mohammad Shah Road, Kolkata - 700 033, Police Station - Jadavpur, in the District of South 24 Parganas, (2) **SRI BIMALENDU RAKSHIT**, PAN No. AVIPR2257F, son of Late Sukhendu Bikash Rakshit, by religion - Hindu, by occupation - Business, Citizen - Indian, residing at 5/21, Chittaranjan Colony, Kolkata - 700 032, Police Station - Jadavpur, in the District of South 24 Parganas, (3) **SRI NAKHAT SING AGARWALLA**, PAN No. APRPA3621H, son of Sri Pradip Sing Agarwalla, by religion - Hindu, by occupation - Business, Citizen - Indian, residing at 99/1B, Lake Terrace, Kolkata - 700029, Police Station - Gariahat, in the District of South 24 Parganas, hereinafter collectively called and referred to as the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assignees) of the "**ONE PART**".

A N D

- (1) **SMT. SANDHYA DATTA**, PAN No. ACRPD4109Q, wife of Sri Sukumar Datta, by religion - Hindu, by occupation - Business, Citizen - Indian, residing at 190, Santoshpur East Road, Kolkata - 700075, Police Station formerly Purba Jadavpur at present Survey Park, in the District of South 24 Parganas
- (2) **SMT. TAPATI GHOSH**, PAN No. AFWPG1348G, wife of Sri Subudha Ghosh, by religion - Hindu, by occupation - Business, Citizen - Indian, residing at 34, Lake East 6th Road, Santoshpur, Kolkata - 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas, hereinafter jointly called and referred to as the "**PURCHASERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context

Sandhya Datta.
Subir S.D.

Sandhya Datta.

be deemed to mean and include their heirs, executors, administrators, legal representatives and assignees) of the "OTHER PART".

WHEREAS one Dinabandhu Das was the sole and absolute owner and while sufficiently seized and possessed and enjoying the total land measuring about 10 Cottahs be the same a little more or less under Pargana Khaspur, District Collectorate Touzi No. 56, J. L. No. 25, within the former Sub Registrar office at Alipore, at present Sealdah, District Sub Registrar office at Alipore, under R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106 of Mouza - Nayabad which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No. 109 and started enjoying the same by paying taxes thereof.

AND WHEREAS subsequently while the aforesaid Dinabandhu Das was sufficiently seized and possessed and enjoying the aforesaid total land measuring about 10 Cottahs more or less sold his right, title, claim and interest of the aforesaid total land measuring about 10 Cottahs 0 Chattak 0 sft. more or less under the aforesaid R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106 of the said Mouza - Nayabad unto and in favour of Birendra Kumar Bhowmik, son of Late Jagabandhu Kumar Bhowmik of 5/7, Bijoygarh, Kolkata - 700032 by a registered Deed of Conveyance of the year 1980.

AND WHEREAS the aforesaid registered Deed of Conveyance of the year 1980 has been duly executed and registered in the office of the Sub Registrar office at Alipore, and duly recorded in Book No. I, Being No. 4859 for the year 1980.

AND WHEREAS Accordingly the aforesaid Birendra Kumar Bhowmik became the sole and absolute owner of the aforesaid total land measuring about 10 Cottahs 0 Chattak 0 sft. more or less under R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106 of the said Mouza Nayabad and started enjoying the same free from all encumbrances by paying taxes thereof.

Sandhya Datta.

AND WHEREAS subsequently while the aforesaid Birendra Kumar Bhowmik was sufficiently seized and possessed and enjoying the aforesaid total land measuring about 10 Cottahs 0 Chattak 0 sft. more or less under the aforesaid Mouza, Dags and Khatian sold his right, title, claim and interest of the aforesaid total land measuring about 2 Cottahs 8 Chattaks 0 sft. more or less unto and in favour of Sri Ajit Kumar Ukil, son of Late Jatish Chandra Ukil of then Mousumi Irrigation Office, Kakdip, by a registered Deed of Conveyance dated 28.10.1980.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 28.10.1980 has been duly executed and registered in the office of the District Sub Registrar office at Alipore, 24 Parganas and duly recorded in Book No. I, Volume No. 296, Pages No. 70 to 73, Being No. 8761 for the year 1981.

AND WHEREAS Accordingly the aforesaid Sri Ajit Kumar Ukil became the sole and absolute owner of the aforesaid total land measuring about 2 Cottahs 8 Chattaks 0 sft. more or less under the aforesaid R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106 of Mouza Nayabad and started enjoying the same after mutating his name with the records of then Calcutta now Kolkata Municipal Corporation under Assessee No. 31-109-08-2966-3 and being Kolkata Municipal Corporation Premises No. 521, Nayabad, Kolkata - formerly 700078 at present 700094 and started enjoying the same by paying taxes thereof.

AND WHEREAS one Sri Sunil Chandra Nandi and Sri Ramendra Kumar Nandi both sons of Late Lokenath Nandi of 4/212, Gandhi Colony, Jadavpur, Kolkata - 700040 were the joint owners and sufficiently seized and possessed of the total land measuring about 1 Bigha be the same a little more or less under Pargana - Khaspur, J. L. NO. 25, Touzi No. 56, under R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106 of Mouza - Nayabad by way of

Sandhya Datta.

purchased from the then owners namely Shiba Pada Mondal and others by a registered Deed of Conveyance for the year 1972.

AND WHEREAS the aforesaid registered Deed of Conveyance of the year 1972 has been duly executed and registered in the office of the District Sub Registrar office at Alipore, 24 Parganas and duly recorded in Book No. I, Volume NO. 77, Pages No. 242 to 247, Being No. 3075 for the year 1972.

AND WHEREAS Accordingly the aforesaid Sri Sunil Chandra Nandi and said Sri Ramendra Kumar Nandi became the joint owners of the aforesaid total land measuring about 1 Bigha more or less under the aforesaid Mouza, Dags and Khatians and while seized and possessed the same they jointly sold their right, title, claim and interest of remaining land after selling the aforesaid most of the plot of land being a portion measuring about 2 Cottahs 8 Chattaks 0 sft. more or less unto and in favour of Sri Ranjan Kumar Kayastha, son of Sri Ram Lal Kayastha of 57, S. N. Banerjee Road, Kolkata - 700014 by a registered Deed of Conveyance dated 27.03.1981.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 27.03.1981 has been duly executed and registered in the office of the Sub Registrar office at Alipore, 24 Parganas and duly recorded in Book No. I, Volume NO. 76, Pages No. 87 to 92, Being No. 1626 for the year 1981.

AND WHEREAS Accordingly the aforesaid Sri Ranjan Kumar Kayastha became the sole and absolute owner of the aforesaid total land measuring about 2 Cottahs 8 Chattaks 0 sft. more or less under the aforesaid Mouza, Dags and Khatians and while seized and possessed the same sold his right, title, claim and interest of the aforesaid total land measuring about 2 Cottahs 8 Chattaks 0 sft. more or less unto and in favour of Smt. Ira Sengupta, wife of Sri Dipak Ranjan Sengupta, of 61/1, Jotish Roy Road, Kolkata -- 700053 by a registered Deed of Conveyance dated 22.12.1989 by virtue of a registered Power of

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Attorney dated 28.06.1988 which has been duly executed and registered in the office of the Sub Register office at Alipore and duly recorded in Book No. IV, Being No. 542 for the year 1988.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 22.12.1989 has been duly executed and registered in the office of the District Sub Registrar office at Alipore, South 24 Parganas and duly recorded in Book No. I, Volume NO. 415, Pages No. 1 to 9, Being No. 16677 for the year 1989.

AND WHEREAS Accordingly the aforesaid Smt. Ira Sengupta, became the sole and absolute owner of the aforesaid total land measuring about 2 Cottahs 8 Chattaks 0 sft. more or less under the aforesaid Mouza, Dags and Khatians and duly mutated her name with the records of then Calcutta now Kolkata Municipal Corporation, under Assessee No. 31-109-08-611-70 and being Kolkata Municipal Corporation Premises No. 3064 Nayabad, Kolkata - 700094 and started enjoying the same by paying taxes thereof.,

AND WHEREAS subsequently the aforesaid Sri Ajit Kumar Ukil and said Smt. Ira Sengupta, the vendor's vendor of this deed while sufficiently seized and possessed the aforesaid two adjacent separate plots of land being measuring about 2 Cottahs 8 Chattaks 0 sft. each being total measuring about 5 Cottahs more or less under R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106 of the said Mouza Nayabad they jointly sold their right, title, claim and interest of the aforesaid total land measuring about 5 Cottahs more or less together with tiled shed structure standing thereon being K.M.C. Premises No. 521 and 3064, Nayabad, Kolkata - 700094 unto and in favour of M/S. GREATER KOLKATA INFRASTRUCTURE LTD., the vendor i.e. the party of the one part herein by a registered Deed of Conveyance dated 23.07.2010.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 23.07.2010 has been duly executed and registered in the District Sub Registrar office No.

Sandhya Datta.

Sandhya Datta.

at Alipore, South 24 Parganas and duly recorded in Book No. I, CD Volume No. 11, Pages No. 1873 to 1887, Being No. 05641 for the year 2010.

AND WHEREAS the aforesaid Sri Ajit Kumar Ukil, the vendor's vendor No. 1 of this deed transferred his title through Sri Santosh Dutta, son of Late Radha Ballav Dutta of 16/1B, Joinuddin Mistry Lane, Kolkaa - 700027 by a registered Power of Attorney dated 23.05.1994, which has been duly executed and registered in the office of the A.D.S.R. office at Alipore vide Book No. IV, Volume No. 16, Pages No. 228 to 234, Being No. 668 for the year 1994 and the vendor's vendor No. 2 Smt. IRA SENGUPTA transferred her right, title, claim and interest through Sri Subir Dutta, one of the Director vendor of this deed by a registered Power of Attorney dated 19.02.2003 which has been duly executed and registered in the office of the D.S.R.- IV at Alipore and duly recorded in Book No. IV, Volume No. 1, Pages No. 215 to 222, Being No. 00045 for the year 2003.

AND WHEREAS Accordingly the aforesaid M/s. GREATER KOLKATA INFRASTRUCTURE LTD., the vendor i.e. the party of the one part herein became the sole and absolute owner of the aforesaid total Bastu land measuring about 5 Cottahs more or less along with a tiled shed chitabera structure standing thereon and while seized and possessed the same duly mutated it's name with the records of the Kolkata Municipal Corporation and accordingly the said Kolkata Municipal Corporation vide Receipt No. 3141894 dated 10.09.2012 and vide order dated 27.09.2010, w.e.f. 3/2010-2011 amalgamated the aforesaid two adjacent plots, being land total measuring about 5 Cottahs 0 Chattak 0 sft. more or less under a single Assessee No. 31-109-08-6117-0 and being Kolkata Municipal Corporation Premises No. 3064, Nayabad, Kolkata - 700094 and started enjoying the same by paying taxes thereof.

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AND WHEREAS Accordingly the aforesaid M/s. Greater Kolkata Infrastructure Ltd., the vendor i.e. the party of the one part herein while sufficiently seized and possessed the aforesaid total land measuring about 5 Cottahs more or less together with the aforesaid R. T. shed structure under the aforesaid Mouza, Dags and Khatians being K.M.C. Premises No. 3064, Nayabad, Kolkata - 700094 free from all encumbrances declared to sell the aforesaid entire total Bastu land measuring about 5 Cottahs more or less together with R. T. structure under R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106 of the said Mouza Nayabad being Kolkata Municipal Corporation Premises No. 3064, Nayabad, Kolkata - 700094 along with all easements rights and benefits of paths and passages attached thereto morefully described in the schedule hereunder writtenat and for a total consideration amount of Rs.70,00,000/- (Rupees Seventy Lacs) only being the highest market price of the locality.

Sandhya Datta.
AND WHEREAS Accordingly the aforesaid purchasers i.e. the party of the other part herein being agreed to purchase the aforesaid total Bastu land, measuring about 5 Cottahs more or less together with the aforesaid R. T. shed structure standing thereon being K.M.C. Premises No. 3064, Nayabad, Kolkata - 700094 free from all encumbrances morefully described in the Schedule hereunder written along with all easements rights and benefits of paths and passages attached thereto at and for a total consideration amount of Rs.70,00,000/- (Rupees Seventy Lacs) only entered into a verbal agreement with the aforesaid vendor i.e. the party of the one part herein for the purpose of purchasing the aforesaid schedule property in question.

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AND WHEREAS Accordingly the aforesaid purchasers i.e. the party of the other part herein have paid the entire total consideration amount, amounting to Rs.70,00,000/- (Rupees Seventy Lacs) only to the vendor i.e. the party of the one part herein time to time as per Memo of Consideration hereunder written.

AND WHEREAS Be it mentioned that one of the Director namely Sri Abhijit Guharaja, son of Sri Dipak Guharaja of 9/29, Bijoygarh, Kolkata - 700032 by a Resolution of the Board of Directors dated 30.11.2010 resigned from the aforesaid company under the name and style of M/s. Greater Kolkata Infrastructure Ltd. and accordingly by virtue of another resolution dated 01.04.2011 the aforesaid one of the Directors namely Bimalendu Rakshit of the said M/s. Greater Kolkata Infrastructure Ltd. admitted in the said firm who sign this deed of conveyance as per Resolution dated 07.06.2013.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal agreement and in consideration of the said sum of Rs.70,00,000/- (Rupees Seventy Lacs) only paid to the Vendor herein well and truly by the purchasers on or before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge for ever to the purchasers and also release the said property hereby granted and conveyed i.e. the Schedule property hereunder written) the Vendor do hereby grant, sale, convey, transfer, assign and assure unto and to the use and benefit of the purchasers, their heirs, executors, assigns, and assure unto and to the use and benefit of the purchasers free from all encumbrances and liabilities whatsoever **ALL THAT** the piece and parcel of a Bastu land measuring about 5 Cottahs 0 Chattak 0 sft. be the same a little more or less together with the tiled shade structure standing thereon and the undivided right, title and interest of common passages or roads abutting Western side of the said plot of land under R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106, Re. Sa. No. 3, J. L. No. 25, Touzi No. 56, Pargana - Khaspur, within the Mouza - Nayabad, under Police Station Purba Jadavpur, in the District of South 24 Parganas, within the Sub Registrar Office at Sealdah, District Sub-Registrar office at Alipur, which is at present within the jurisdiction of Kolkata Municipal

Sandhya Datta.

Sandhya Datta.

Corporation, under K.M.C. Ward No. 109, under Assessee No. 31-109-08-6117-0 and being Kolkata Municipal Corporation Premises No. 3064, Nayabad Kolkata - 700 094 free from all encumbrances, which has been properly described in the Schedule hereunder written and which has been delineated and shown by the RED border line in the plan annexed herewith OR HOWSOEVER OTHERWISE the said Bastu land hereditaments and premises or any part thereof now are or is or heretofore were or was situate, tenanted, butted bounded called known and numbered described or distinguished TOGETHER WITH full and uninterrupted right and liability of way and passages to the purchasers their heirs and assigns, tenants and occupiers of the said land hereby sold conveyed over and along with the premises and also the right and liberty of laying out and taking electric cables, gas and water pipes etc through and under the same AND further all sewers, drains, trees, paths, passages, walls, water, water sources, lights, right, liberties, privileges, easements and appurtenances, whatsoever, belonging to the said land hereditaments and premises hereby conveyed or in any wise appertaining thereto or usually held and enjoyed therewith or reputed belong or be appurtenant thereto AND THE reversion and reversions, remainder and remainders and the rents, issues and profits thereof AND ALL THE estate, right, title, interest property, inheritance, use trust, claim and demand both at law and in equity, whatsoever, of the vendor into and upon the said land hereditaments and premises or any part thereof AND ALSO ALL deeds, papers, writings, puttahs, documents, muniments and evidence of title whatsoever, which inclusively relate to the said schedule property hereditaments and premises hereby granted TO HAVE AND TO HOLD the said property hereditaments hereby granted, transferred, assigned and assured or intended so to be unto and to the use of the purchasers absolutely as for ever free from all encumbrances and liabilities whatsoever conveyed or expressed so to be unto and to the use of the purchasers, their heirs and assigns absolutely and for ever AND the Vendor do hereby covenant with the purchasers that

Sandhya Datta.

notwithstanding any act, deed or things by the Vendor or their predecessors done in title or by any person or persons lawfully or equitably claiming from under or in trust for them done executed or knowingly suffered to the contrary, the Vendor is lawfully rightfully and absolutely seized and possessed or in khas and otherwise well and sufficiently entitled to the said property hereditaments and premises hereby conveyed or expressed so to be and every part thereof for a perform and indefeasible, estate of inheritance **AND THAT** notwithstanding any such act deeds or things whatsoever as aforesaid, the Vendor have good right, full power, absolute authority and indefeasible title to sell, convey, transfer the said property hereditaments and plot hereby sold and conveyed or expressed so to be unto and to the use of the purchasers their heirs, executors, assigns in the manner aforesaid free from all encumbrances **AND THAT** the purchasers shall and may at all times hereafter peaceably and quietly to enter into and upon and hold and possess and enjoy the said property hereditaments and plot hereby granted in khas or through tenants and receive the rents, issues and profits thereof, without any suit or trouble and without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for it's or any of them **AND THAT FREE** and clear and freely and clearly and absolutely acquitted, exonerated and released and keep indemnified of and from and against all manner of former or other title, estate, debts, troubles, attachment, liens, charges, encumbrances, whatsoever, made or suffered by the Vendor or by any of their predecessors in title or any person or persons having or lawfully or equitably claiming from under or in trust for the Vendor or any of it's predecessors in title **AND FURTHER** that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest in the said property hereditaments and plot or any part thereof from under and in trust for the Vendor shall and will from time to time and at all times hereinafter at the request and cost of the purchasers, their heirs, assigns do and execute or cause to be done or executed all such acts, deeds, and

Sandhya Datta.

things, whatsoever for further and more perfectly assuring the said land with structure hereditaments and plot and every part thereof hereby granted unto and to the use of the purchasers their heirs and assigns in the manner aforesaid as shall or may be reasonably required, according to the true intent and meaning of this Deed **AND THAT** the Vendor have put the purchasers in actual possession of the said property hereby sold and transferred, **AND THAT** the said schedule property is not affected by any attachment, including attachment under any certificate case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Government Authorities, under Public Demand and Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Vendor for realization of arrears of Income Tax or Estate Duty or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the said schedule property is not otherwise charged, mortgaged or encumbered **AND THAT** the said schedule property is not affected by any notice or Scheme of the Improvement Trust or then Calcutta now Kolkata Municipal Corporation or then Calcutta now Kolkata Metropolitan Development Authority and that no declaration has been made or published for acquisition of the said schedule property or any part thereof under the Land Acquisition Act, 1894 or any other Acts or Enactments in force **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the Vendors to grant, transfer, convey, sell, assign and assure the said schedule property unto the purchasers in the manner aforesaid **AND FURTHER** that the Vendor and it'sheirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the purchasers, their heirs and assigns, against any loss, damages, charges, costs and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenant hereunder contained.

Sandhya Datta.

Sandhya Datta.

SCHEDULE ABOVE REFERRED TO

Sandhya Datta.

ALL THAT piece and parcel of a Bastu land measuring about 5 Cottahs Chattak 0 sft. be the same a little more or less together with a tiled shade chitabera structure standing thereon, measuring about 100 sft. area more or less under Pargana Khaspur, Re. Sa. No. 3, District Collectorate Touzi No. 56, J. L. No. 25, of Mouza Nayabad, under R. S. Dag Nos. 102 and 103 of R. S. Khatian Nos. 105 and 106, within the former Sub-Registrar office at Alipur at present Sealdah, District Sub-Registrar office at Alipore, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No. 109, under Assessee No. 31-109-08-6117-0 and being Kolkata Municipal Corporation Premises No. 3064, Nayabad, Kolkata -700 094 under Police Station Purba Jadavpur, in the District of South 24 Parganas, and the said property has been delineated by the **RED** border line in the plan annexed herewith, which is butted and bounded as follows :

Sandhya Datta.

ON THE NORTH	::	3065, Nayabad, Kolkata - 700094.
ON THE SOUTH	::	Vacant Land under portion of R. S. Dag Nos. 102 and 103
ON THE EAST	::	Vacant Land under R. S. Dag Nos. 102 and 103
ON THE WEST	::	60 feet wide K.M.C. Road.

IN WITNESSES WHEREOF the parties doth hereunto have set and subscribed their respective hands & seals on the day, month and year first above written

SIGNED, SEALED AND DELIVERED BY the parties at Kolkata in the presence of :

Subir D.
(SUBIR DUTTA)
Director

WITNESSES :-

Bimalendu R.
(BIMALENDURAKSHIT)
Director

Nakhat Singh Agarwal
(NAKHAT SINGH AGARWAL)
Director

1)

Sankar Kr. Roy.
S/o Late Sushil Kr Roy.
18/E/8 Kabisukanta Road.
Kol-75-

SIGNATURE OF THE VENDOR

1. *Sandhya Datta.*
2. *Tapati Ghosh*

SIGNATURE OF THE PURCHASERS

2) *Benny Das.*
S/o Kef Jogesh Das.
41 Avenue South
Kol-75

Drafted by :

Aroop Kumar Ghosh
SRI ARUP KUMAR GHOSH,
Advocate

Alipore Judges Court
Kolkata - 700 027

Computer print by :

Debashis Ghosh

DEBASHIS GHOSH
A/90, Sammilani Park,
Kolkata - 700 075

MEMO OF CONSIDERATION

RECEIVED by the within named Vendor from the within named Purchasers a total sum of Rs.70,00,000/- (Rupees Seventy Lacs) only being the full and final consideration as per Memorandum given below :

<u>Sr.No.</u>	<u>Cheque/DD No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount(Rs.)</u>
1.	003807	31.5.2013	Central Bank of India Santoshpur	10,00,000/-
2.	038851	31.5.2013	Allahabad Bank Santoshpur	7,00,000/-
3.	071313	31.5.2013	- DO -	11,00,000/-
4.	071314	31.5.2013	- DO -	11,00,000/-
5.	071315	31.5.2013	- DO -	11,00,000/-
6.	178410	21.6.2013	HDFC Bank Santoshpur	20,00,000/-
Total ---				70,00,000.00

(Rupees Seventy Lacs) only.

GREATER KOLKATA INFRASTRUCTURE LIMITED

Subir D. D.
(SUBIR DUTTA)

Director

GREATER KOLKATA INFRASTRUCTURE LIMITED

Bimalendu R.
(BIMALENDU RAKSHIT)

WITNESSES:

1) *Sankar kr. Ray.*

GREATER KOLKATA INFRASTRUCTURE LIMITED
Nikhil S. (NIKHIL SINGH AGARWAL)
Director

SIGNATURE OF THE VENDOR

2) *Benoj Das.*

Sandhya Dutta.

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

Name SUBIR DUTTA

Signature

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


Name BIMALENDU RAKSHIT

Signature

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





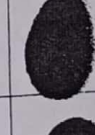





Name NAKHAT SING AGARWALLA

Signature (NAKHAT SING AGARWALLA)

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

Name SANDHYA DATTA

Signature Sandhya Datta.

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

Name TAPATI GHOSH

Signature Tapati Ghosh