

12695

9295

1

D-1269



1-40  
24/11/10

100  
260  
117000

sale  
73

211845

2135

157  
100

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
9-24914/10

F 0539

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

District Sub-Registrar - II  
North 24 Parganas  
Barasat

03 NOV 2010

### DEED OF CONVEYANCE

1. Date : 02-11-2010
2. Place : Chakpanchuria.
3. Parties :

v. case no - 1457  
date: 2-11-10  
9 (A) - 250...  
9 (B) 60  
310

4720

নং -

সন ও তারিখ - 29.10.10

স্বাক্ষরকারীর নাম -

Pushpa Mishra  
Achari

সাক্ষিন -

স্ট্যাম্প নম্বর - 109

ভেডার -

বারাসাত কোর্ট, উত্তর-২৪ পরগণা

ভেডার - শ্রী হারান চন্দ্র সাধু

টি. ডি নং -

তারিখ -

25.10.10

মোট স্ট্যাম্প মূল্য -

5000

উদ্বোধনী অফিস - বারাসাত



Taruna Nath Dep

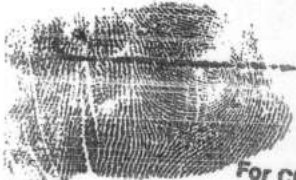


3346

For ~~Shanika~~ Dealtrade Private Limited

Taruna Nath Dep

Director



3362

District Sub-Registrar-II  
North 24-Pgs. Barasat

02 NOV 2010

For CITYSTAR INFRASTRUCTURES LTD.

Hiran Chandra Saha  
Director



3349

শ্রী হরেন্দ্রনাথ সাহা 03/21  
হরেন্দ্রনাথ সাহা

For ~~Shanika~~ Dealtrade Private Limited

Director

- 3.1 **SRI BHUPENDRA NATH BAIDYA alias BHUPENDRA BAIDYA**, son of Late Rajendra Nath Baidya, by Nationality - Indian, by faith - Hindu, by Occupation- Agriculture, residing at Chakpanchuria, Police Station - New Town (formerly Rajarhat), District - North 24 Parganas.

(Vendor, includes successors-in-interest and assigns)

AND

- 3.2 **CITYSTAR INFRASTRUCTURES LIMITED**, a Company within the meaning of Companies Act, 1956, having its office at 5, Gorky Terrace, 2<sup>nd</sup> Floor, Police Station - Shakespeare Sarani, Kolkata - 700017, being represented by its Director, Mr. Hemant Jain, son of Late Neem Chand Jain, duly authorized vide Board Resolution.

(Confirming Party, includes successors-in-interest and/or assigns)

AND

- 3.3 **DHANLABH DEALTRADE PRIVATE LIMITED**, a Company within the meaning of Companies Act, 1956, having its office at 5, Gorky Terrace, 2<sup>nd</sup> Floor, Police Station - Shakespeare Sarani, Kolkata - 700017, being represented by its Director, Mr. Tarak Nath Dey, son of Late Dharendra Nath Dey, duly authorized vide Board Resolution.

(Purchaser, includes successors-in-interest and/or assigns)

[Vendor, Purchaser and Confirming Party collectively Parties and individually Party.]

**NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:**

4. **Subject Matter of Conveyance:**

- 4.1 **Subject Property:** ALL THAT piece and parcel of land measuring about 8.2 Decimal more or less, comprised in R.S. & L.R. Dag Nos. 462 and 463 appertaining to L.R. Khatian No. 1188 in Mouza Chakpanchuria, Touzi No. 145, R.S. No. 205<sup>1</sup>/<sub>2</sub>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Additional District Sub-Registration Office - Bidhannagar (Salt Lake City), District - North 24 Parganas together with Easements

and all other rights, liberties, privileges and benefits appurtenant thereto, described in the 2<sup>nd</sup> Schedule below (**Subject Property**).

**5. Background, Representations, Warranties and Covenants:**

**5.1.1 Ownership of Dasharathi Chattopadhyay & Others:** Some Dasharathi Chattopadhyay, Shyamal Dhan Chattopadhyay, Kiranmoy Chattopadhyay, all sons of Late Braja Nath Chattopadhyay and one Ardhangshu Chattopadhyay, son of Late Manindra Nath Chattopadhyay were well seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 60 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 462 appertaining to L.R. Khatian No. 1188 together with other lands situate and lying at *Mouza Chakpanchuria*, at present District North 24 Parganas (the then 24 Parganas) (Land No. 1).

**5.1.2 Sale to the Vendor & Another.:** By virtue of a Deed of Sale (in Bengali) dated 1<sup>st</sup> March, 1968 the Vendor herein and his brother, namely Harendra Nath Baidya jointly purchased from aforesaid Dasharathi Chattopadhyay, Shyamal Dhan Chattopadhyay, Kiranmoy Chattopadhyay, and Ardhangshu Chattopadhyay the Land No. 1 for valuable consideration mentioned therein. The said Deed of Sale was duly registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 38, Page from 1 to 3, Being No. 1708 for the year 1968.

**5.1.3 Ownership of the Vendor:** Thus the Vendor became the absolute owner of the undivided one half share of the Land No. 1, i.e. the land measuring about 30 Decimal comprised in R.S. & L.R. Dag No. 462. However, the Vendor's name has been recorded as the owner in respect of the land measuring about 26.5 Decimal comprised in R.S. & L.R. Dag No. 462 appertaining to L.R. Khatian No. 1188 and thus he is at present owner in respect of the said 26.5 Decimal more or less comprised in R.S. & L.R. Dag No. 462, described in the Part-I of the 1<sup>st</sup> Schedule below.

**5.1.4 Ownership of Radha Sardar & Others:** Radha Sardar and Kristo Sardar, both sons of Late Narendra Nath Sardar and one Shib Bala Dasi, wife of Late Narendra Nath Sardar were well seized and possessed of and otherwise well and sufficiently entitled to, *inter alia*, **ALL THAT** piece and parcel of land measuring about 28.2 Decimal be the same a little more or

less, comprised in R.S. & L.R. Dag No. 463 (corresponding to C.S. Dag No. 456) appertaining to C.S. Khatian No. 13 and L.R. Khatian No. 1188, situate and lying at Mouza Chakpanchuria, at present District North 24 Parganas (the then 24 Parganas) (Land No. 2).

- 5.1.5 **Sale to the Vendor & Another:** By virtue of a Deed of Sale (in Bengali) dated 2<sup>nd</sup> April, 1976 the Vendor herein and his said brother, Harendra Nath Baidya jointly purchased from aforesaid Radha Sardar, Kristo Sardar and Shib Bala Dasi the Land No. 2, for valuable consideration mentioned therein. The said Deed of Sale was duly registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. 1, Volume No. 52, Page from 39 to 43, Being No. 2456 for the year 1976.
- 5.1.6 **Ownership of the Vendor & Another in the Land No. 3:** The Vendor and said Harendra Nath Baidya were also seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 0.8 Decimal be the same a little more or less including others comprised in R.S. & L.R. Dag No. 463, situate and lying at Mouza Chakpanchuria, at present District North 24 Parganas (the then 24 Parganas) (Land No. 3).
- 5.1.7 **Ownership of the Vendor & Another in R.S. & L.R. Dag No. 463:** As aforesaid, the Vendor and said Harendra Nath Baidya were jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 29 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 463, situate and lying at Mouza Chakpanchuria, at present District North 24 Parganas (the then 24 Parganas).
- 5.1.8 **Ownership of the Vendor:** Thus the Vendor became the absolute owner of undivided one half share of the Land No. 2 and the Land No. 3 collectively and his name has also been recorded as the owner in respect of the land measuring about 14.5 Decimal including others comprised in R.S. & L.R. Dag No. 463 appertaining to L.R. Khatian No. 1188, described in the Part-II of the 1<sup>st</sup> Schedule below.
- 5.1.9 **Mutation in favour of the Vendor:** The Vendor got his name mutated in the R.O.R., i.e. L.R. Khatian No. 1188, as the absolute owner in respect of his respective shares of land in the aforesaid three Dags (collectively Said Property).

**5.1.10 Absolute Ownership of the Vendor:** In the aforesaid circumstances, the Vendor became absolute owners of the Said Property, free from all encumbrances whatsoever.

**5.1.11 Subject Property:** Because of some cogent and valid reasons the Vendor has now become interested to sell a plot of land measuring about 8.2 Decimals comprised in said R.S. & L.R. Dag Nos. 462 and 463 appertaining to L.R. Khatian No. 1188, out of the Said Property (**Subject Property**), to the intending purchaser thereof.

**5.2 Representations, Warranties & Covenants Regarding Encumbrances:** The Vendor doth represent, warrant and covenant regarding encumbrances as follows:

**5.2.1 Absolute Ownership:** The Vendor is the absolute owner of the Subject Property.

**5.2.2 Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to sell the Subject Property to the Purchaser.

**5.2.3 No Acquisition/ Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Subject Property and declare that the Subject Property is not affected by any scheme of the Local Authority or any Government or Statutory Body. Be it mentioned here, upon an application dated 26.03.2010 made by the person/agent of the Vendor, it has been informed by the Office of the Collector, North 24 Parganas, Land Acquisition Department, Mayukh Bhawan, Salt Lake by its Memo No. 362/LA(N)/BST/NTP dated 05.04.2010 that "...there is no proposal for acquisition, received so far by this office, over R.S. plot nos. 462, 463 and 465 of mouza Chakpanchuria, J.L. No. 33, P.S. Rajarhat, for the purpose of NTP and/or WBTIDC project, as per available records of this office till date....".

**5.2.4 Free from Encumbrances:** The Subject Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, trusts, prohibitions, requisitions, acquisitions, Income Tax Attachment, Financial Institution Charges and liabilities

whatsoever or howsoever made or suffered by the Vendor or any person claiming through the Vendor and the title of the Vendor to the Subject Property is free, clear and marketable.

**5.2.5 No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

**5.2.6 No Prejudicial Act by the Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Subject Property or any part thereof can or may be impeached, encumbered or affected in title.

**5.2.7 No Personal Guarantee:** The Subject Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

**5.2.8 No Bar by Court Order or any other Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling and/or alienating the Subject Property or any part thereof.

**5.2.9 Permission & Clearances:** The Vendor has obtained all statutory and other clearances, consents and permissions required, if any, to transfer the Subject Property to the Purchaser.

## 6. Basic Understanding:

**6.1 Agreement for Sale:** By an Agreement for Sale dated 15.04.2010 (Said Agreement) the Vendor agreed to transfer to the Confirming Party ALL THAT piece and parcel of land measuring about 41.5 Decimal more or less comprised in R.S. & L.R. Dag Nos. 462, 463 & 465 appertaining to E.R. Khatian No. 1188 in Mouza Chakpanchuria, Touzi No. 145, K.S. No. 205<sup>1/2</sup>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Sub-Registration Office - Bidhannagar (Salt lake City), District - North 24 Parganas ( Said Property), on the terms and conditions contained in the Said Agreement for a consideration mentioned therein.

- 6.2 Land Share of the Vendor:** Vendor has agreed by the said Agreement to Sell and Convey to the Confirming Party in respect of the his undivided proportionate share ALL THAT piece and parcel of land measuring about 41.5 Decimal more or less comprised in R.S. & L.R. Dag Nos. 462, 463 & 465 appertaining to L.R. Khatian No. 1188 in Mouza Chakpanchuria, Touzi No. 145, R.S. No. 205<sup>1</sup>/<sub>2</sub>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Sub-Registration Office - Bidhannagar (Salt lake City), District - North 24 Parganas for a sum amounting to Rs. 1, 25,75,765/- ( Rs. One Crore Twenty Five Lac Seventy Five Thousand Seven Hundred Sixty Five) only being the consideration for Sale.
- 6.3 Nomination by Confirming Party:** The Confirming Party not being desirous of completing the purchase have nominated the Purchaser by virtue of a Nomination Agreement dated 28<sup>TH</sup> October, 2010 ( Nomination Agreement), to receive conveyance of the said Subject Property in terms of the said Agreement and in consideration thereof the Purchaser has agreed to a) reimburse to the Confirming Party the Part Consideration for Sale being a sum of Rs. Rs. 12,42,425/- ( Twelve Lac Forty Two Thousand Four Hundred Twenty Five) only paid by the Confirming Party under the said Agreement. At the request of the Confirming Party and the Vendor have also confirmed such nomination made by the Confirming Party in favour of the Purchaser.
- 6.4 Conveyance to Purchaser:** In pursuance of the Nomination Agreement made by the Confirming Party in favour of the Purchaser, the Vendor and is completing the sale of the said Subject Property in favour of the Purchaser, by these presents.
- 6.5 Joining of Confirming Party:** Since the Confirming Party has nominated the Purchaser to receive this Conveyance, the Confirming Party has joined this Conveyance to confirm that the sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive Conveyance of the Said Subject Property. The Confirming has joined this Conveyance to further confirm that it has no objection to the Conveyance being made hereunder in favour of the Purchaser.



**7. Transfer:**

**7.1 Hereby Made:** The Vendor, doth hereby sell, convey, grant and transfer to and unto the Purchaser, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the Subject Property described in the 2<sup>nd</sup> Schedule below, being:

**7.1.1 The Land:** ALL THAT piece and parcel of land measuring about 8.2 Decimal more or less, comprised in R.S. & L.R. Dag Nos. 462 & 463 appertaining to L.R. Khatian No. 1188 in *Mouza Chakpanchuria*, Touzi No. 145, R.S. No. 205<sup>1/2</sup>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Sub-Registration Office - Bidhannagar (Salt lake City), District - North 24 Parganas, described in the 2<sup>nd</sup> Schedule below and demarcated in colour Red of undivided share of Vendor on the Plan attached hereto.

**7.1.2 Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to The Land.

**7.1.3 Confirmation of Confirming Party:** The Confirming Party confirms that the sale in favour of the Purchaser is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive Conveyance of the Said Subject Property. The Confirming Party has no objection to the conveyance being made hereunder and to record the same, the Confirming Party have joined and executed this Conveyance.

**7.2 Consideration:**

**7.2.1 Consideration for Sale:** The aforesaid transfer of the Subject Property is being made by Vendor in consideration of sum of Rs. 24,84,850/- (Twenty Four Lac Eighty Four Thousand Eight Hundred Fifty) only.

**7.2.2 Consideration made by Confirming Party:** The Confirming Party paid a sum of Rs. 12,42,425/- (Twelve Lac Forty Two Thousand Four Hundred Twenty Five) only as being the Part Consideration for Sale paid to the Vendor in respect of the Subject Property and the Vendor hereby and by the Receipt and Memo of Vendor below, admit and

acknowledge the same. The Said Part Consideration has been reimbursed by the Purchaser to the Confirming Party the Part Consideration for Sale being a sum of Rs. 12,42,425/- ( Twelve Lac Forty Two Thousand Four Hundred Twenty Five) only vide a Cheque No. 365203 dated 28/10/2010 drawn by Panjab National Bank.

**7.2.3 Balance Consideration:** The balance Consideration of the aforesaid transfer of the said Subject Property, being a sum of Rs. 12,42,425/- ( Twelve Lac Forty Two Thousand Four Hundred Twenty Five) only (Balance Consideration) which has been paid by the Purchaser to the Vendor and the Vendor hereby and by the Receipt and Memo of Vendors below, admit and acknowledge the same

**7.2.4 Total Consideration:** Thus the transfer of the Said Subject Property is being made for aggregate sum of Rs. 24,84,850/- ( Twenty Four Lac Eighty Four Thousand Eight Hundred Fifty) only, which has been fully paid and the Vendor hereby and by the Receipts and Memo below, admitted and acknowledged.

**8. Terms of Transfer:**

**8.1 Salient Terms:** The transfer of the Subject Property being affected by this Conveyance is:

**8.1.1 Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

**8.1.2 Absolute:** absolute, irreversible and forever.

**8.1.3 Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to *lispendens*, attachments, liens, charges, mortgages, trusts, *debutter*, *pirottors*, reversionary rights, residuary rights, claims and statutory prohibitions.

**8.1.4 Other Rights:** together with Easements and all other rights, liberties, privileges and benefits appurtenant to the Subject Property for beneficial use and enjoyment thereof.

**8.2 Indemnification:** The transfer being effected is subject to the indemnification by the Vendor about the correctness of their title and authority to sell and this Conveyance is being accepted by the

Purchaser on such express indemnification by the Vendor about the correctness of the Vendor' title and the representations and authority to sell, which if found defective or untrue at any time, the Vendor or any person claiming under them in law, trust and equity shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify that and the Vendor doth hereby indemnify and shall always keep indemnified the Purchaser and/or its successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest and/or assigns, by reason of any defect in title of the Vendor or any of the representations being found to be untrue.

**9. Miscellaneous:**

**9.1 Delivery of Possession:** Simultaneously with the execution of these presents *khas*, vacant and peaceful possession of the Subject Property is handed over by the Vendor to the Purchaser (Possession Date).

**9.2 Outgoings:** All Panchayet taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property till the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor and all Municipal taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property from the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Purchaser.

**9.3 No Objection to Mutation:** The Vendor doth declare that the Purchaser is fully entitled to mutate its name in all public and statutory records and the Vendor hereby expressly consents to the same. The Vendor doth also undertake to co-operate with the Purchaser in all respect to cause mutation of the Subject Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

## (Part - I)

**ALL THAT** piece and parcel of *Danga* land measuring 26.50 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 462 under L.R. Khatian No. 1188, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, R.S. No. 205<sup>1</sup>/<sub>2</sub>, Touzi No. 145, Police Station - New Town (formerly Rajarhat), District North 24 Parganas, Additional District Sub-Registry Office Bidhannagar (Salt Lake City), within the limits of Patharghata Gram Panchayet.

The land being transferred in the aforesaid R.S. & L.R. Dag No.462 -

On the North : Dag No. 460 and 463

On the South : Dag No. 465 and 2224

On the East : Dag No. 460, 461 and 467

On the West : 18' - 0" Wide Road

## (Part - II)

**ALL THAT** piece and parcel of *Danga* land measuring 14.50 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 463 (corresponding to C.S. Dag No. 456) under L.R. Khatian No. 1188, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, R.S. No. 205<sup>1</sup>/<sub>2</sub>, Touzi No. 145, Police Station - New Town (formerly Rajarhat), District North 24 Parganas, Additional District Sub-Registry Office Bidhannagar (Salt Lake City), within the limits of Patharghata Gram Panchayet.

The land being transferred in the aforesaid R.S. & L.R. Dag No.463 -

On the North : Dag No. 445 and 460

On the South : Dag No. 462  
 On the East : Dag No. 460  
 On the West : 18' - 0" Wide Road .

**2<sup>nd</sup> Schedule**  
**[Subject Property]**  
**(Subject Matter of Sale)**

**ALL THAT** piece and parcel of land measuring 8.2 Decimal be the same a little more or less comprised in R.S. & L.R. Dag Nos. 462, 463 and 465 under L.R. Khatian No. 1188, detail description whereof are as follows:

R.S. & L.R. Dag No.	L.R. Khatian No.	Total Land (In Decimal)	Vendor's Land (In Decimal)	Land being transferred (in decimal)
462	1188	53.0	26.50	5.3
463	1188	45.0	14.50	2.9
			Total:	8.2

The same lying and situate at Mouza - Chakpanchuria, J.L. No. 33, R.S. No. 205<sup>1</sup>/<sub>2</sub>, Touzi No. 145, Police Station - New Town (formerly Rajarhat), District North 24 Parganas, Additional District Sub-Registry Office Bidhannagar (Salt Lake City), within the limits of Patharghata Gram Panchayet The share of Vendor is shown on the Plan annexed hereto with the border Red and the Plan is treated as a part of this Deed.

**10. Execution and Delivery:**

10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

*[Handwritten signature]* B3P20  
*[Handwritten signature]*

For CITYSTAR INFRASTRUCTURES LTD.

*[Handwritten signature]*  
Director

Vendor

CONFIRMING PARTY

For Dhanlaxmi Deostree P. No. 11/10/10  
Taru Nath DCP

*[Handwritten signature]*  
PURCHASER

Witnesses :

Signature *Santanu Baidya*

Name *Santanu Baidya*

Father's Name *Sukumar Baidya*

Address *Chak Pancharia*

*PS New Town Rajahat*

*North 24 Paraganas*

*BUSINESS*

Signature *Pradip Naskar*

Name *Pradip Naskar*

Father's Name *Nagen Dhan Nath Naskar*

Address *VILLAGE - Chak Pancharia*

*PS - Rajahat*

*201 - 59*

RECEIPT & MEMO OF CONSIDERATION

RECEIVED from the within named Confirming Party a Sum of a sum of Rs. 12,42,425/- ( Twelve Lac Forty Two Thousand Four Hundred Twenty Five) only being the Part of the Consideration of Sale amount as per the memo below:

<u>Mode</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
By Cheque No. 038995	11.10.2010	IDBI Bank, 44, Shakespeare Sarani, Kol-17	12,42,425/-
		TOTAL	12,42,425/-

(Twelve Lac Forty Two Thousand Four Hundred Twenty Five)

*[Handwritten Signature]*  
[VENDOR]

WITNESSES:

Signature: Santanu Baidya

Name: Santanu Baidya

Signature: Pradip Naskar

Name: Pradip Naskar

RECEIPT & MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser a Sum of a sum of Rs. 12,42,425/- (Twelve Lac Forty Two Thousand Four Hundred Twenty Five) only towards the full and final Consideration of Sale amount as per the memo below:

<u>Mode</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
By Pay Order No. 484263	26/10/2010	Panjab National Bank, Tollygunge, Kol-33	12,42,425/-
		Total	12,42,425/-

(Twelve Lac Forty Two Thousand Four Hundred Twenty Five) only

[VENDOR]

WITNESSES:

Signature: Santanu Baidya

Name: Santanu Baidya

Signature: Pradip Naskar

Name: Pradip Naskar

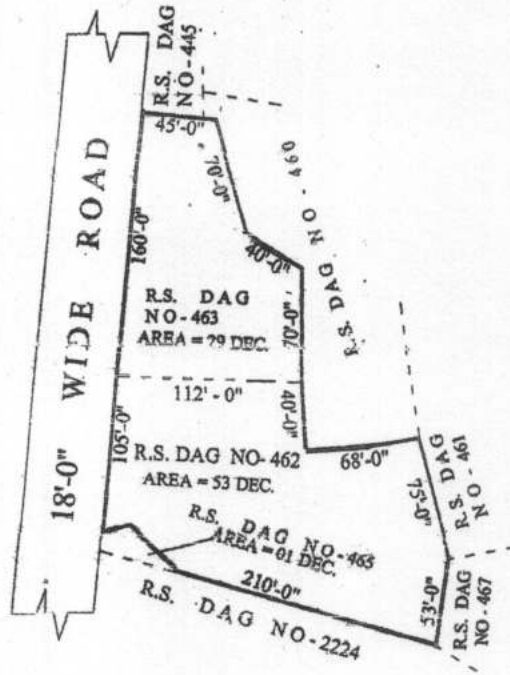
Pushpa Mishra

Drafted by:  
Pushpa Mishra  
Advocate  
60/2 Pasupati Bhattacharya  
Road, Kolkata - 700041



SITE PLAN OF R.S & L.R DAG NO - 462(P) & 463(P) AT MOUZA - CHAKPACHURIA, J.L NO- 33, R.S. NO -205 1/2, TOUZI NO- 145, L/R KH. NO-1188, P.S. -NEW TOWN, UNDER - PATHARGHATA GRAM PANCHAYET, DIST - 24 PARGANAS (N).  
 SALE FOR 8.2 DEC. BUPENDRA NATH BAIDYA OUT OF 88.00 DEC. PURCHASED LAND SHOWN IN RED BORDER

SCALE -1" =100'-0"



MOUZA - CHAKPANCHURIA, J.L NO - 33			
OWNER NAME	R.S & L.R DAG NO	AREA IN DEC.	TOTAL AREA IN DEC.
BUPENDRA NATH BAIDYA	462(P)	05.30	08.20 (M/L)
	463(P)	02.90	

*J. Ali*  
 J. ALI  
 L.B.S OF R.G.M  
 Narayanpur, Kol.

<p><i>27/11/2018</i>  <i>33 (20) 4/1/188 (1/2)</i></p> <p>_____                  SIG. OF VENDOR</p>	<p>For CITYSTAR INFRASTRUCTURES LTD. For Dhankata Dehradun</p> <p><i>Hemant</i>                  Director</p> <p>_____                  SIG. OF CONFIRMING PARTY</p>	<p><i>Tasnuva Nath DC</i></p> <p>_____                  SIG. OF PURCHASER</p>
---	--	---

ATURE OF THE  
RESENTANT/  
CUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS



LH.



RH.

*Handwritten signature in Bengali script.*

*Handwritten signature in Bengali script.*

ATTESTED :-

*Handwritten signature in Bengali script.*



LH.



For CITYSTAR INFRASTRUCTURES LTD.

*Handwritten signature.*

Director

ATTESTED :-

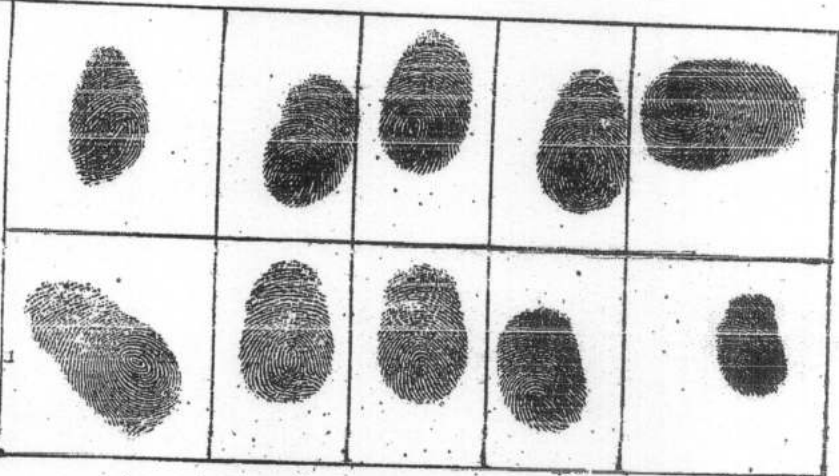
For CITYSTAR INFRASTRUCTURES LTD.

*Handwritten signature.*

Director



LH.



RH.

*Handwritten signature: Tasmu Nath Deo*

Director

ATTESTED :-

For

*Handwritten signature: Tasmu Nath Deo*



Government Of West Bengal  
Office Of the D.S.R.-II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 12695 of 2010  
(Serial No. 09295 of 2010)

On 02/11/2010

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

Presented for registration at 18.30 hrs on :02/11/2010, at the Private residence by Tarak Nath Dey  
, Claimant.

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

Execution is admitted on 02/11/2010 by

1. Bhupendra Nath Baidya Alias Bhupendra Baidya, son of Lt Rajendra Nath Baidya , Chakpanchuria Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
  2. Hemant Jain  
Director, Citystar Infrastructures Limited, 5,gorky Terrace Kol-17, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- .  
, By Profession : Others
  3. Tarak Nath Dey  
Director, Dhanlabh Dealtrade Private Limited, 5,gorky Terrace Kol-17, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- .  
, By Profession : Others
- Identified By Pradip Naskar, son of Nagendra Nath Naskar, Kol-59, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

On 03/11/2010

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 : 23,5 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:

Fee Paid in rupees under article : A(1) = 27324/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 03/11/2010

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.-2484850/-

Certified that the required stamp duty of this document is Rs.- 124252 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



**Government Of West Bengal**  
**Office Of the D.S.R.-II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 12695 of 2010**  
**(Serial No. 09295 of 2010)**

1. Rs. 26242/- is paid, by the draft number 318167, Draft Date 30/10/2010, Bank Name State Bank of India, BAGUIATI, received on 03/11/2010
2. Rs. 49000/- is paid, by the draft number 318147, Draft Date 30/10/2010, Bank Name State Bank of India, BAGUIATI, received on 03/11/2010
3. Rs. 49000/- is paid, by the draft number 318149, Draft Date 30/10/2010, Bank Name State Bank of India, BAGUIATI, received on 03/11/2010

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 44  
Page from 1176 to 1196  
being No 12695 for the year 2010.



*MR*  
(Dinabandhu Roy) 04-November-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal

16

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

BETWEEN

SRI BHUPENDRANATH BAIDYA

....VENDOR

AND

CITYSTAR INFRASTRUCTURES LIMITED

..... CONFIRMING PARTY

AND

DHANLABH DEALTRADE PRIVATE LIMITED

..... PURCHASER

DEED OF CONVEYANCE

PUSHPA MISHRA.

Advocate

60/2, Pasupati  
Bhattacharya Road,  
Kolkata - 700041.