

DATED THIS THE 21<sup>st</sup> DAY OF October, 2011.

B E T W E E N

1) SRI ANIRUDDHA PRADHAN  
2) SMT. MADHUMITA PATRA  
3) SMT. MALAYA PRADHAN  
...VENDORS/ ONE PART

A N D

1) SRI SHRIDHAR PATHAK  
2) SRI RAM CHANDRA SHARMA  
...PURCHASERS/OTHER PART

**Deed of Conveyance**

Drafted by:

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

K 387994

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

*[Signature]*  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

4 OCT 2011

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this 21<sup>st</sup> day of October, Two Thousand Eleven A.D.

**B E T W E E N**

**1) SRI ANIRUDDHA PRADHAN**, son of Late Jagadish Chandra Pradhan, by Religion - Hindu, by

5584 28/9/11 107

নং 5584  
জেতার নাম <sup>তঃ</sup> Shree Dhare Pathak  
সংখ্যা 3F/1 Kanny Lal Lane,  
প্লাট নং Kol-7  
বিধান নং (বিস্তারিত বিবরণ) এ. টি. এ. স. আর. ও.  
মোট কত টাকায় ক্রয় করা হয়েছে 23 SEP 2011  
মালিকান নং মোট কত টাকা খরিদ 998000  
মেসারী বারাকপুর ডেভেলপার মিটা দত্ত

Shri Dhar Pathak



V.C. 9  
8510

Shri Dhar Pathak



V.C. 9  
8511

Bhannu  
(RAM CHANDRA SHARMA)



V.C. 9  
8512

Machumita Patra.



Adgl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

21 OCT 2011

(2)

Occupation - Cultivation, residing at Vill. & P.O.- Rankinipur,  
Police Station - Nandigram, District - East Midnapur, Pin -  
721650, **2) SMT. MADHUMITA PATRA**, wife of Sri Sachi  
Dulal Patra and daughter of Late Jagadish Chandra Pradhan,  
by Religion - Hindu, by Occupation - Housewife, residing  
at Vill. & P.O.- Kulbari, Police Station - Nandigram, District  
- East Midnapur, Pin - 721650, AND **3) SMT. MALAYA  
PRADHAN**, wife of Sri Bimalendu Pradhan and daughter  
of Late Jagadish Chandra Pradhan, by Religion - Hindu, by  
Occupation - Housewife, residing at Vill. & P.O.- Amratala,  
Police Station - Nandigram, District - East Midnapur, Pin -  
721650, hereinafter jointly called as the "**VENDORS**"  
(which term or expression shall unless excluded by or  
repugnant to the subject or context hereof shall be deemed  
to mean and include their respective heirs, executors,  
administrators, legal representatives, successors and  
assigns) of the **ONE PART.**

A N D

**1) SRI SHRIDHAR PATHAK**, son of Late Mata  
Charan Pathak, by Religion - Hindu, by Occupation -  
Business, by Nationality - Indian, residing at Premises  
No.3F/1, Kanu Lal Lane, Police Station - Posta, Kolkata -  
700007, and **2) SRI RAM CHANDRA SHARMA**, son of  
Sri Chhedilal Sharma, by Religion - Hindu, by Occupation  
- Business, by Nationality - Indian, residing at Flat No.3B,  
3rd floor, P-711, Lake Town, Block - 'A', Police Station -  
Lake Town, Kolkata - 700089, hereinafter jointly called the  
"**PURCHASERS**" (which term or expression shall unless  
excluded by or repugnant to the context be deemed to  
their legal heirs, successors, executors, administrator,  
representatives, nominee or nominees and assigns) of the  
**OTHER PART.**

**WHEREAS** by a registered deed of Indenture, dated, 15th day of September, 2011, the vendors herein jointly purchased ALL THAT piece or parcel of danga land, measuring an area 2 (two) cottahs 8 (eight) chittaks 0 (zero) square feet, more or less, lying and situated at Plot No.728 Lake Town, Block - 'A', being Municipal Holding No.1132 (formerly 598), Police Station - Lake Town, Kolkata - 700089, Mouza - Patipukur, J.L. No.24, C.S. Dag No.425, District - 24 Parganas (North), within the jurisdiction of the South Dum Dum Municipality, from the Governor of State of West Bengal, the Vendor therein, which was duly Registered at the office of the Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No.46, at pages No.2548 to 2565 thereof as Being No.12025, in the year of 2011, for a valuable consideration as mentioned therein, morefully and particularly described in the SCHEDULE thereunder written.

**AND WHEREAS** by virtue of the said deed the vendors herein jointly seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of danga land, measuring an area 2 (two) cottahs 8 (eight) chittaks 0 (zero) square feet, more or less, lying and situated at Plot No.728 Lake Town, Block - 'A', being Municipal Holding No.1132 (formerly 598), Police Station - Lake Town, Kolkata - 700089, Mouza - Patipukur, J.L. No.24, C.S. Dag No.425, District - 24 Parganas (North), herein called the said property, morefully and particularly described in the Schedule hereunder written.

**AND WHEREAS** the Vendors herein declare that the said property is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental, or Semi Governmental Authorities or statutory or any other authorities, in fact.

(4)

**AND WHEREAS** the Vendors herein have agreed to sell and the purchaser herein has agreed to purchase ALL THAT piece or parcel of danga land, measuring an area 2 (two) cottahs 8 (eight) chittaks 0 (zero) square feet, more or less, lying and situated at Plot No.728 Lake Town, Block - 'A', being Municipal Holding No.1132 (formerly 598), Police Station - Lake Town, Kolkata - 700089, Mouza - Patipukur, J.L. No.24, C.S. Dag No.425, District - 24 Parganas (North), Additional District Sub-Registrar Bidhannagar, Salt Lake City, hereinafter referred to as aforesaid called the said "**PROPERTY**", morefully and particularly described in the **SCHEDULE** hereunder written, at or for the price of Rs.20,00,000/- (Rupees twenty lac) only free from all encumbrances and charges.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and consideration of the sum of Rs.20,00,000/- (**Rupees twenty lac**) only of true and lawful money of the Union of India well and truly paid by purchasers herein to the Vendors at or immediately before the execution of these presents the receipt whereof the Vendors do hereby admit and acknowledge, and of and from the same and every part thereof acquit, release and discharge the purchasers, their heirs, executors, administrators, representatives and assigns and every one of them of the **said property** the Vendors as beneficial owners do by these presents indefeasibly **GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the purchasers, the said property being ALL THAT piece or parcel of danga land, measuring an area 2 (two) cottahs 8 (eight) chittaks 0 (zero) square feet, more or less, lying and situated at Plot No.728 Lake Town, Block - 'A', being Municipal Holding No.1132 (formerly 598), Police Station - Lake Town, Kolkata - 700089, Mouza - Patipukur, J.L. No.24, C.S. Dag No.425, District - 24 Parganas (North), Additional District Sub-Registrar Bidhannagar, Salt Lake City, morefully and particularly described

(5)

in the **SCHEDULE** hereunder written, **OR HOWSOEVER** otherwise the said "**PROPERTY**" now or heretofore was situated, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof and benefit and advantages of ancient and other liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendors into and upon the said "**PROPERTY**" or every part thereof **AND** all deeds, pattas, monuments, writings and evidence of title which in any wise relate to the said "**PROPERTY**" or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity **AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the said "**PROPERTY**" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors **AND THE** Vendors do hereby for their heirs, executors, administrators and representatives, covenant with the purchasers, their heirs, executors, administrators, representatives and assigns, **THAT NOTWITHSTANDING** any

(6)

act, deed, or thing whatsoever by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendors had at all heretofore and now have good right, full power, absolute authority and Indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said "**PROPERTY**" hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns in the manner as aforesaid **AND THAT** the purchasers, their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said "**PROPERTY**" and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title and that the purchasers herein shall be further entitled to deal with the existing tenants in the property hereunder sold **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnify and keep Indemnified the purchasers, of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "**PROPERTY**" or any part thereof from under or in trust for them the Vendors or from or under any of their predecessors or ancestors in title shall and will from

Contd. P/7.

(7)

time to time and at all times hereafter at the request and costs of the purchasers, their heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said "PROPERTY" and every part thereof unto and to the use of the purchasers, AND FURTHERMORE THAT if and in case the declaration as made by the Vendors herein respecting title of the Vendors to the property hereunder sold may be found to be untrue and/or incorrect, and if and in case defects in the Vendors title may be detected at any point of time in future and in consequence the purchasers may have to suffer injuries or losses therefor the Vendors, their heirs, executors, and administrators shall be liable to indemnify the purchasers that the Vendors shall make good defect at the cost of the purchasers.

**SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of danga land, measuring an area 2 (two) cottahs 8 (eight) chittaks 0 (zero) square feet, more or less, lying and situated at Plot No.728 Lake Town, Block - 'A', being Municipal Holding No.1132 (formerly 598), Police Station - Lake Town, Kolkata - 700089, Mouza - Patipukur, J.L. No.24, C.S. Dag No.425, District - 24 Parganas (North), Additional District Sub-Registrar Bidhannagar, Salt Lake City, delineated map or plan is annexed hereto and marked with red border line, butted and bounded as follows:

ON THE NORTH : Plot No.727;  
ON THE SOUTH : Plot No.729;  
ON THE EAST : Plot No.717;  
ON THE WEST : 23' Municipal Road.

(8)

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands the day, month and year first above written.

SIGNED AND DELIVERED  
BY THE 'VENDORS' AT CALCUTTA  
IN THE PRESENCE OF :

1. Alom Das  
32, Vivekananda  
Nagar, Beliurta,  
Kolkata - 700056

2. Kashik Karan  
Behala, Bramhasanjeev  
Kolkata - 700034.

Aniruddha Pradhan

1) SRI ANIRUDDHA PRADHAN

Madhumita Patra

2) SMT. MADHUMITA PATRA

Malaya Pradhan

3) SMT. MALAYA PRADHAN  
... VENDORS/ ONE PART

SIGNED AND DELIVERED BY  
THE 'PURCHASERS' AT CALCUTTA  
IN THE PRESENCE OF :

1. AGM Das

2. Kashik Karan  
of

Shridhar Pathak

1) SRI SHRIDHAR PATHAK

Sharma

2) SRI RAM CHANDRA SHARMA  
... PURCHASERS/ OTHER PART

Drafted and prepared by :

Bhabendra Krishna Roy  
Advocate,  
High Court, Calcutta.

(9)

**RECEIVED** from the withinnamed purchaser a sum of Rs.20,00,000/- (Rupees twenty lac) only towards consideration for sale of the property as aforesaid as per memo of consideration as under, as full and final settlements as agreed upon.

**Memo of Consideration**

Cheque No./ D.D. Cash	Dated	Drawn on	Amount
962293	20-10-2011	Indian Overseas Bank, Lake Town Branch	6,66,650.00
229965	19-10-2011	Union Bank of India Bura Bakaram Br.	6,66,700.00
962301	21-10-2011	Indian Overseas Bank, Lake Town Br.	6,66,650.00
TOTAL RUPEES TWENTY LAC ONLY.		TOTAL Rs.	20,00,000.00

WITNESSES

1. Ator Ba,

2. Karika Koria,  
B. Lal, B. K. Saha  
Kolkata - 34

Aniruddha Pradhan

1) SRI ANIRUDDHA PRADHAN

Madhumita Patra

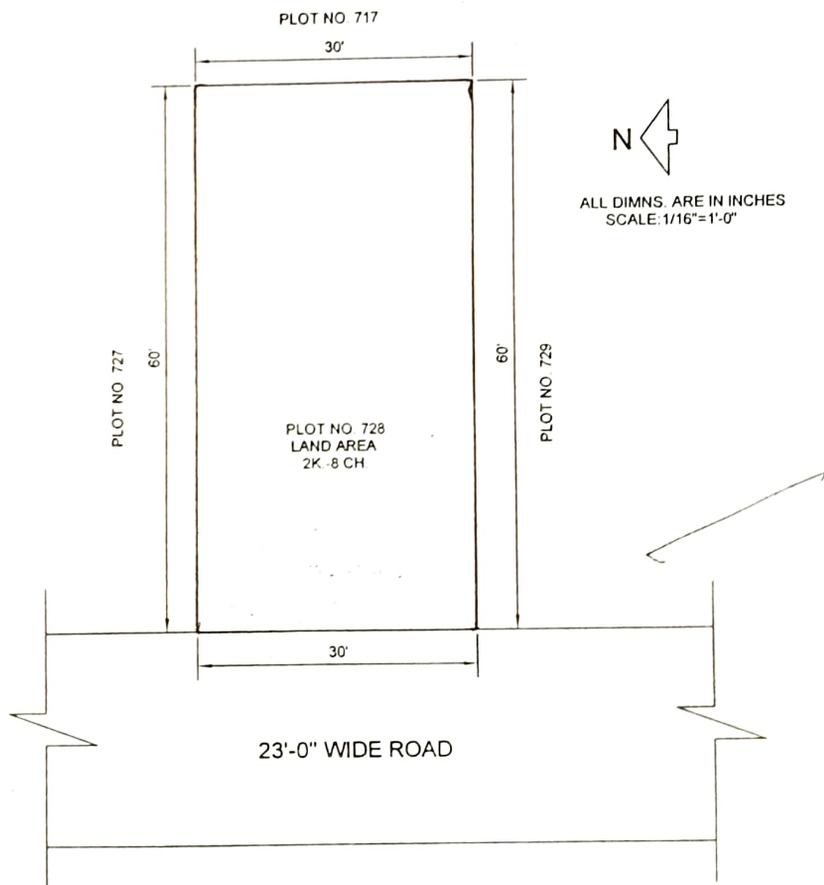
2) SMT. MADHUMITA PATRA

Malaya Pradhan

3) SMT. MALAYA PRADHAN

... VENDORS/ ONE PART

Site plan in respect of ALL THAT piece or parcel of danga land, measuring an area 2 (two) cottahs 8 (eight) chittaks 0 (zero) square feet, more or less, lying and situated at Plot No.728 Lake Town, Block - 'A', being Municipal Holding No.1132 (formerly 598), Police Station - Lake Town, Kolkata - 700089, Mouza - Patipukur, J.L. No.24, C.S. Dag No.425, District - 24 Parganas (North), Additional District Sub-Registrar Bidhannagar, Salt Lake City.



Anirudha Pradhan  
 Malaya Pradhan.

Mallumita Patra.

Shri dhar Patra

Sharma

Signature  
of the executants/  
Presentants

Under Rule 44A of the I.R. Act 1908  
SPECIMEN FOR TEN FINGER PRINT

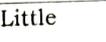
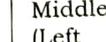
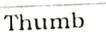
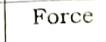
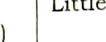
Page No.....

 Anand Mohan Das					
	Little	Ring	Middle (Left)	Force Hand	Thumb
 Matya Pradhan					
	Thumb	Force	Middle (Right)	Ring Hand	Little
 Mita Dutta					
	Little	Ring	Middle (Left)	Force Hand	Thumb
 Mita Dutta					
	Thumb	Force	Middle (Right)	Ring Hand	Little
 Mita Dutta					
	Little	Ring	Middle (Left)	Force Hand	Thumb
 Mita Dutta					
	Thumb	Force	Middle (Right)	Ring Hand	Little

Signature  
of the executants/  
SL  
No. Presentants

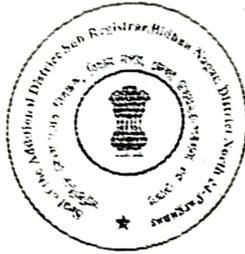
Under Rule 44A of the I.R. Act 1908  
SPECIMEN FOR TEN FINGER PRINT

Page No.....

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	 Thumb	 Force	 Middle (Right	 Ring Hand)	 Little
	 Little	 Ring	 Middle (Left	 Force Hand)	 Thumb
	 Thumb	 Force	 Middle (Right	 Ring Hand)	 Little
	 Little	 Ring	 Middle (Left	 Force Hand)	 Thumb
	 Thumb	 Force	 Middle (Right	 Ring Hand)	 Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 20  
Page from 9635 to 9651  
being No 12193 for the year 2011.



  
(Debasish Dhar) 24-October-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

DATED THIS THE 21<sup>st</sup> DAY OF October, 2011.

B E T W E E N

1) SRI ANIRUDDHA PRADHAN  
2) SMT. MADHUMITA PATRA  
3) SMT. MALAYA PRADHAN  
...VENDORS/ ONE PART

A N D

1) SRI SHRIDHAR PATHAK  
2) SRI RAM CHANDRA SHARMA  
...PURCHASERS/OTHER PART

**Deed of Conveyance**

Drafted by: