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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 101391

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(Handwritten signature)

03 AUG 2011

: DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE made this the 28th day of July, 2011 (two thousand eleven) B E T W E E N SRI SUDHIR CHANDRA MONDAL, son of late Kanai Lal Mondal, by faith Hindu, by occupation cultivator, by nationality Indian, residing at Vill. Samali, P.S. Bishnupur, in the District South 24-Parganas, W.B. hereinafter called and referred to as the VENDOR

(Handwritten notes)

21/7/11

5.00

21/7/11

12

contd. ... p/2.

(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the FIRST PART :

AND

M/S. TIRUPATI ENCLAVE PVT. LTD., a Private Limited Company, incorporated under the Indian Companies Act, having its office at 23A, N.S.Road, 4th floor, Room No.6, in the town of Kolkata-700001, W.B. represented by its director SRI ARRUN BHUTORIA sonof late Sumer Mal Bhutoria, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office and assigns) of the SECOND PART :

WHEREAS the Vendor of these presents is the recorded owner of all that piece and parcel of sali land measuring more or less $39\frac{1}{2}$ decimals (in Dag No. 92 sali area 26 decimals and in Dag No. 72 sali area $13\frac{1}{2}$ decimals) in Dag Nos. 92 and 72 under L.R.Khatian No. 914 situate and lying at Mouza Uttar Kajirhat, P.S. Bishnupur, J.L. No.22, R.S.No.158,Touzi Nos. 3,4, and 5, Pargana Magura

within the limits of the Paschim Bishnupur Gram Panchayet, in the District South 24-Parganas.

AND WHEREAS in the Halka Settlement the said property has been recorded in L.R. Khatian No. 914 in the name of the Vendor- Sri Sughir Ch. Mondal exclusively.

AND WHEREAS the Vendor of these presents is in peaceful possession and occupation over the said property and seized and possessed of or otherwise well and sufficiently entitled to the said property and entitled to transfer the said property by way of sale, mortgage, will or any process which is free from all sorts of encumbrances.

NOW due to legitimate and reasonable need of money the Vendor intends to sell and the Purchaser has agreed to purchase the said property as described in the Schedule hereunder written at or for the price of Rs. 8,50,000/- (Rupees Eight lakhs fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 8,50,000/- (Rupees eight lakhs fifty thousand) only well and truly paid by the said purchaser to the Vendor

at or before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledged from the payment of the same and every part thereof do hereby acquit, release forever discharge the sell, assure and assigns unto the purchaser.

AND you the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and paying the rents to the appropriate authorities upon getting the names mutated in the office of the Panchayet office and also in the B.L.R.O. office and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and demand whatsoever and any claim to any court by the Vendor or any of his predecessor in title will be rejected to any court of law.

The Vendor declares that the land hereby sold had not been previously leased, mortgaged, sold nor in any way transferred by and there is no charge liens, lispendens, or any attachments whatsoever.

:5:

The vendor further declares that there is no suit or proceedings pending in any court of law.

The Vendor further declares that the Scheduled property is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. Undertaking or not being sold on auction for unpaid rents to the Govt.

The Scheduled property is the khas possession of the Vendor which stands free from all sorts of encumbrances and have good right, title and full power to sell the said property and in this condition sold out the said property as described in the schedule below on this day to you and delivered peaceful vacant possession to the said purchaser.

If any of the statements or covenants made herein before is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same and will be punishable in accordance with law.

contd. ... p/6

If omission error is found to have taken place in this Deed in future any supplementary deed or deed of Declaration in favour of the said purchaser without any charge of the said instant purchaser.

In this context having full knowledge to the full context of this deed the Vendor of after received of full consideration money without any provocation of other person put his signature on this deed in full knowledge and sound health and mind.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of recorded sali land now being used as agricultural purpose measuring more or less $39\frac{1}{2}$ decimals (in Dag No. 92 area 26 dec. and in Dag No. 72 area $13\frac{1}{2}$ dec.) in Dag R.S.& L.R. Nos. 92 and 72 under L.R.Khatian No. 914, lying at Mouza Uttar Kajirhat, P.S.Bishnupur, J.L.No.22, R.S. No.158, Touzi Nos. 3,4 and 5, Pargana Magura, within the limits of the Paschim Bishnupur, Gram Panchayet A.D.S.R.Office Bishnupur in the District South 24-Parganas.

Annual proportionate rent is being payable to the Collector, 24-Parganas(S) on behalf of the Governor of the State of W.B.

IN WITNESS WHEREOF the Vendor has hath hereunto sets and subscribed his hand and seal on this the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in the presence of Witnesses :-

1). Sukhen Mondal
S/o- Sudhir Ch. Mondal *Sudhir Ch. Mondal*
Vill- Poalia, PO- Rasapuriya.
(Samali)

SIGNATURE OF THE
VENDOR.

2). Dibyendu Mondal
Samali.

:8:

: MEMO OF CONSIDERATION :

Received the sum of Rs. 8,50,000/- (Rupees Eight lakhs fifty thousand) only being the full and consideration as per memo below :

Memo:-

By R.B.I. notes of 100 rupees
denomination on this day ... Rs. 8,50,000/-

(Rupees Eight lakhs fifty thousand
only).

WITNESSES:

1). Sukhen Mondal
S/o - Sudhir Ch. Mondal
Vill - Poatia, PO - Rasapunta
(Samtali)

Sudhir Ch. Mondal

SIGNATURE OF THE
VENDOR.

2). Dibyendra Kumar Mondal
Samtali.

Prepared by me,

Bimal Ch Lahiri

BIMAL CH. LAHIRI WB/298/82.
M.A., LL.B
Advocate,
Alipore Judges Court
Kolkata-27

Advocate.

Typed by me,

Kamal Kumar Roy
(Kamal Kumar Roy),
Alipore Police Court,
Kolkata-27.

THE SALE DEED PLAN.

SITE PLAN SHOWING AT MOUZA UTTARKAZIR HAT. J.L. NO 22.
KHATIAN NO. L.R. 914. P.S. BISHNUPUR. DIST 24 PARGANAS(S)
DAG NO R.S. 72... AREA MORE OR LESS 13 1/2 DEC OUT OF 27 DEC.
SHOWN THE PLOT BY RED BORDER.

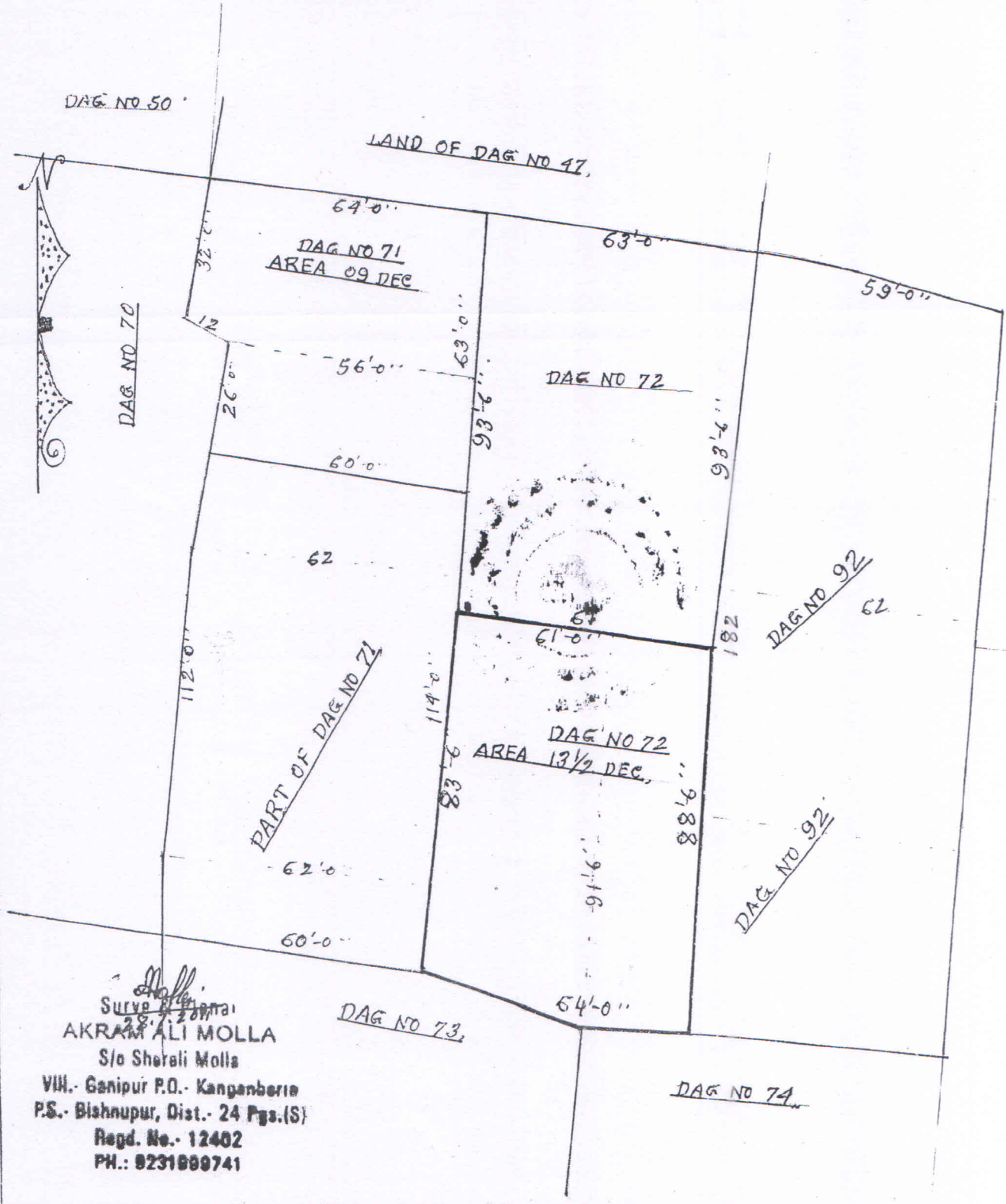
SCALE 1" = 33'

VENDOR

SIGNATURE OF THE VENDOR

TIRUPATI ENCLAVE PVT. LTD.
23A, N.S. ROAD, 4TH FLOOR
KOLKATA-1.

Sudhi Ch. Mondal



Sd/-
SURVEYOR
AKRAM ALI MOLLA
S/o Sherali Molla
VIII. Ganipur P.O. - Kanganberia
P.S. - Bishnupur, Dist. - 24 Pgs. (S)
Regd. No. - 12402
PH.: 8231889741

DAG NO 73

DAG NO 74

THE SALE DEED PLAN

SITE PLAN SHOWING AT MOUZA UTTARKAZIR HAT J.L. NO 22
KHATIAN NO L.R. 914.P.S BISHNUPUR DIST 24 PARGANAS (S)
DAG NO R.S. 92 AREA MORE OR LESS 26 DEC OUT OF 26 DEC.
SHOWN THE PLOT BY RED BORDER.

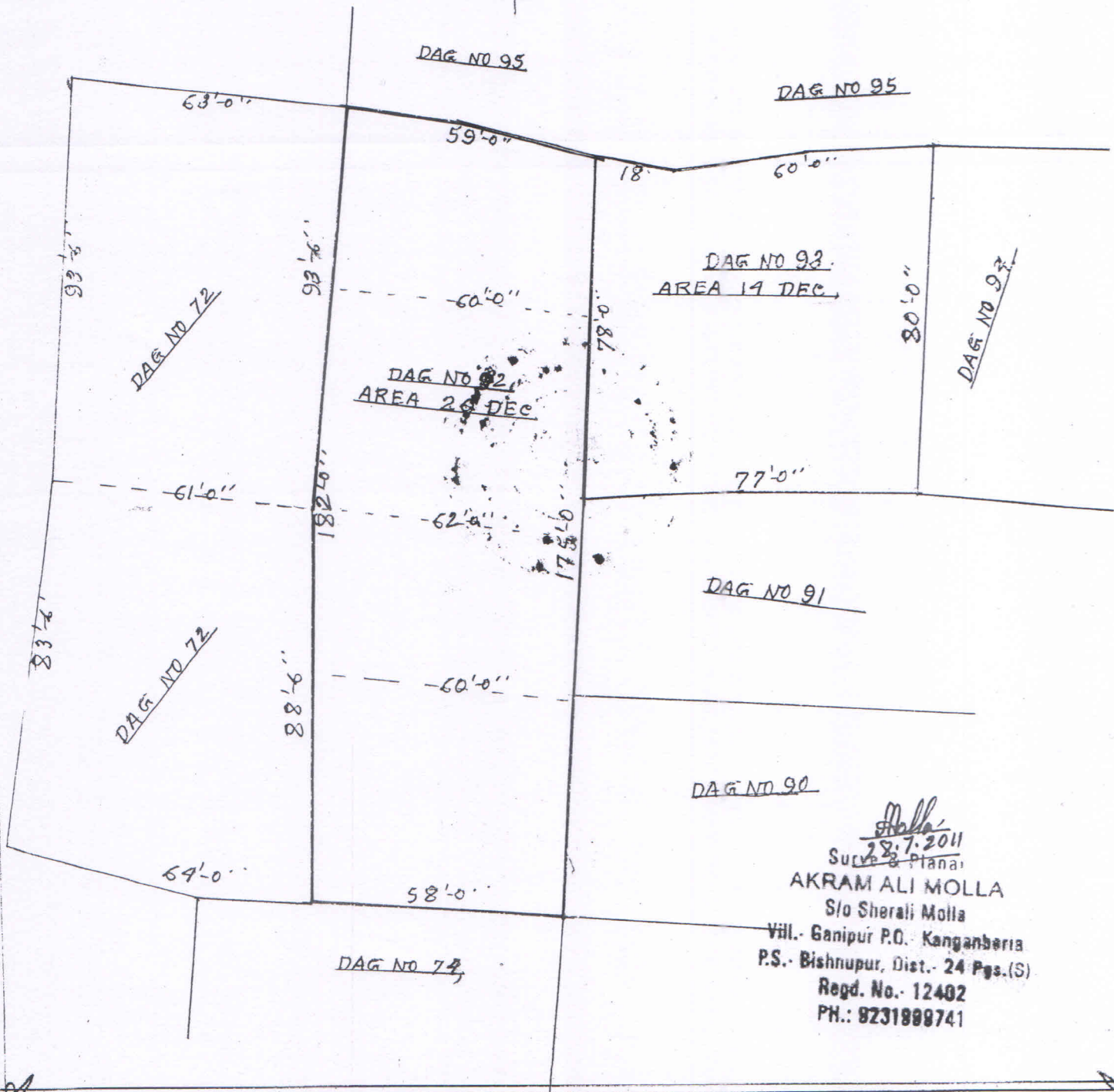
SCALE 1"=33'

VENDEE,

TIRUPATI ENCLAVE PVT.LTD.
23A, N.S. ROAD, 4th FLOOR
KOLKATA- 1.

SIGNATURE OF THE VENDOR.

Sudhir Ch. Mandal





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

Endorsement For Deed Number : I - 04332 of 2011
(Serial No. 03668 of 2011)

On

Payment of Fees:

On 29/07/2011

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

Presented for registration at 17.00 hrs on :29/07/2011, at the Private residence by Sri Sudhir Chandra Mondal ,Executant.

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

Execution is admitted on 29/07/2011 by

1. Sri Sudhir Chandra Mondal, son of Lt. Kanai Lal Mondal , Village:Samali, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Sukhen Mondal, son of Sudhir Chandra Mondal, Village:Poalia (Samali), Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja , By Caste: Hindu, By Profession: Others.

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 01/08/2011

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.-850000/-

Certified that the required stamp duty of this document is Rs.-42510 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 03/08/2011

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:

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

03/08/2011 14:43:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04332 of 2011
(Serial No. 03668 of 2011)

Amount By Cash

Rs. 9346/-, on 03/08/2011

(Under Article : A(1) = 9339/- ,E = 7/- on 03/08/2011)

Deficit stamp duty

Deficit stamp duty Rs. 37510/- is paid 91807702/08/2011 State Bank of India, BAKHRAHAT, received on 03/08/2011

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 276 to 290
being No 04332 for the year 2011.



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(Jawed Akhter) 03-August-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal



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

Name.....**SRIPATI ENCLAVE PVT. LTD**.....
 Signature *[Signature]*.....
 Director



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

Name.....
 Signature *[Signature]*.....
 Director



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

Name.....
 Signature



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

Name.....
 Signature



ADRA MIDNAPUR
SOUTH 24 PARGANAS

~~29/10~~ 29/10/74