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11092/14

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

80AA 116239



My. 122/44

Certified that the Document is admitted to Registration. The Registrar, West Bengal and the concerned persons are directed to the Document as a condition of this Document.

Registrar of Assurances, Kolkata

2267/14
 2/10/2014
 6/6/14
 Advt. Registrar of Assurances II
 Kolkata
 01.2.15

906,909,910

CONVEYANCE

1. Date: 1st day of July, 2014
2. Place: Kolkata
3. Parties:
 - 3.1 **Nayajiwan Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECN1207B], being represented by its authorised signatory **Rajesh Kumar Gupta**, son of **Rajendra Prasad Gupta**
 (Vendor, includes successors-in-interest)

1/10/14
 2/10/14
 1/07

24 JUN 2014

SL. NO. 14354 DATE.....
NAME.....
ADD.....
AMT..... 101

Sujata Ghosh
Advocate
High Court Calcutta

Rajesh Kumar Gupta



e-4834

NAYATIWAN PROMOTERS PRIVATE
LIMITED
Rajesh Kumar Gupta
Authorized Signatory

Rash
MUKESUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



e-4835

BONUS TRADELINK PVT. LTD
Prabin K. Sharma
Director
Authorized Signatory



Identified by me
Tilak Datta
Advocate
Calcutta High Court

REGISTRAR
KOLKATA
1 JUL 2014



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11092 of 2014
(Serial No. 08036 of 2014 and Query No. 1902L000018823 of 2014)

On 01/07/2014

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

Presented for registration at 18.30 hrs on :01/07/2014, at the Private residence by Rajesh Kumar Gupta ,Executant.

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

Execution is admitted on 01/07/2014 by

1. Rajesh Kumar Gupta
Authorised Signatory, Nayajiwan Promoters Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
, By Profession : Others
 2. Prabir Kumar Saha
Authorised Signatory, Bonus Tradelink Pvt Ltd, 20, O C Ganguli Sarani, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
, By Profession : Others
- Identified By T Dutta, son of - , High Court Cal, Kol, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 02/07/2014

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.-1,22,848/-

Certified that the required stamp duty of this document is Rs.- 6162 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 03/09/2014

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.

Payment of Fees:

Amount by Draft

Rs. 1440/- is paid , by the draft number .551214, Draft Date 17/07/2014, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014



- 3 SEP 2014
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

03/09/2014 12:24:00

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11092 of 2014
(Serial No. 08036 of 2014 and Query No. 1902L000018823 of 2014)

(Under Article : A(1) = 1342/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/09/2014)

Deficit stamp duty

Deficit stamp duty Rs. 6182/- is paid , by the draft number 551215, Draft Date 17/07/2014, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



- 3 SEP 2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2



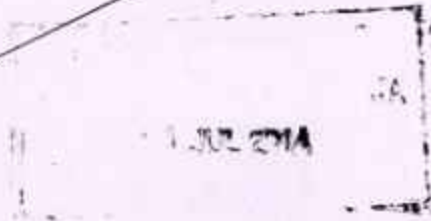
And

- 3.2 **Bonus Tradelink Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at 20, O.C.Ganguli Sarani, Kolkata-700020, Police Station-Bhowanipore [PAN AAEC 62548R], being represented by its authorised signatory **Prabir Kumar Saha**, son of Dhruva Narayan Saha (**Purchaser**, includes successors-in-interest).

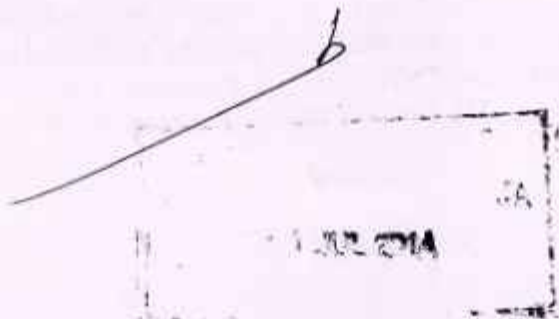
Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** Undivided *sali* land measuring (i) 0.115 (zero point one one five) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* Nos. 907 and 909, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Property**), morefully described in the **Part I** of the **Schedule** below **And** (ii) 0.1034 (zero point one zero three four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, recorded in L.R. *Khatian* Nos. 358 and 370, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Property**), morefully described in the **Part II** of the **Schedule** below **And** (iii) 0.187 (zero point one eight seven) decimal, more or less, comprised in R.S./L.R. *Dag* No. 910, recorded in L.R. *Khatian* No. 622, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Third Property**), morefully described in the **Part III** of the **Schedule** below, **totaling to land measuring 0.4054** (zero point four zero five four) decimal, more or less [the First Property, the Second Property and the Third Property, collectively **Said Property**] **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Ownership of Lakshmi Karmakar:** Lakshmi Karmakar was the absolute owner of the *sali* land measuring 2.78 (two point seven eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, his name is recorded vide L.R. *Khatian* No. 907 (**Lakshmi's Property**).



- 5.1.2 **Demise of Lakshmi Karmakar:** Lakshmi Karmakar, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 6 (six) sons, namely, Subal Karmakar, Hazari Karmakar, Gosta Karinakar, Sudhir Karmakar, Sushil Karmakar and Jayanta Karmakar and 2 (two) daughters, namely, Gita Karmakar and Jamuna Karmakar, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Lakshmi Karmakar**), who inherited the entirety of Lakshmi's Property, jointly and in equal share.
- 5.1.3 **Ownership of Subal Karmakar:** Subal Karmakar is the recorded owner of the *sali* land measuring 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, his name is recorded vide L.R. *Khatian* No. 909 (**Subal's Property**).
- 5.1.4 **Absolute Ownership:** In the aforesaid circumstances, Subal Karmakar has become absolute owner of the entirety of the Subal's Property and undivided 1/8th (one-eighth) share of Lakshmi's Property, totaling to land measuring 3.3475 (three point three four seven five) decimal, more or less (collectively **First Larger Property**).
- 5.1.5 **Sale to Vendor And Others:** By a Deed of Conveyance dated 22nd April, 2014, registered in Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 7, at Pages 9546 to 9569, being Deed No.04572 for the year 2014, Subal Karmakar sold to Vendor along with 28 (twenty eight) companies the entirety of the First Larger Property. Thus, the Vendor has become the absolute owner of undivided 1/29th (one-twenty ninth) share in the First Larger Property, being land measuring 0.115 (zero point one one five) decimal, more or less, i.e. the First Property herein.
- 5.1.6 **Ownership of Khatiram Mondal:** Khatiram Mondal was the absolute owner of the *Undivided Sali* land measuring 1.50(one point five zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, his name is recorded vide L.R. *Khatian* No. 370 (**Khatiram's Property**).
- 5.1.7 **Ownership of Mahadeb Mondal:** Mahadeb Mondal was the absolute owner of the *sali* land measuring 1.50(one point five zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, his name is recorded vide L.R. *Khatian* No. 358 (**Mahadeb's Property**).
- 5.1.8 **Sale to Vendor And Others:** By 2 (two) Deeds of Conveyance (i) dated 22nd April, 2014, registered in Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 7, at Pages 8926 to 8950, being Deed No.04532 for the year 2014, Mahadeb Mondal **And** (ii) dated 27th May, 2014, registered in Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 9, at Pages 12976 to 13016, being



Deed No.06012 for the year 2014, Khatiram Mondal sold to Vendor along with 28 (twenty eight) companies the entirety of the Mahadeb's Property And Khatiram's Property (collectively **Second Larger Property**). Thus, the Vendor has become the absolute owner of undivided 1/29th (one-twenty ninth) share in the Second Larger Property, being land measuring 0.1034 (zero point one zero three four) decimal, more or less, i.e. the Second Property herein.

- 5.1.9 **Ownership of Bipin Mondal:** Bipin Mondal was the absolute owner of the *sali* land measuring 7 (seven) decimal, more or less, comprised in R.S./L.R. *Dag* No. 910, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, his name is recorded vide L.R. *Khatian* No. 622 (**Bipin's Property**).
- 5.1.10 **Demise of Bipin Mondal:** Bipin Mondal, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Rangabala Mondal, 6 (six) sons, namely, Mahadeb Mondal, Kubir Mondal, Manik Mondal, Dharma Mondal, Haripada Mondal and Khatiram Mondal and 2 (two) daughters, namely, Ashima Mondal and Subhadra Roy, as his only legal heirs and heiresses, who inherited the entirety of Bipin's Property, jointly and in equal share.
- 5.1.11 **Demise of Subhadra Roy:** Subhadra Roy, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind surviving her 2 (two) sons, namely, Arjun Roy and Tapan Roy and 1 (one) daughter Sutapa Roy, as her only legal heirs and heiress, who inherited the entire right, title and interest of Late Sutapa Roy in the Bipin's Property, jointly and in equal share.
- 5.1.12 **Ownership of Mahadeb Mondal And Another:** Thus, by virtue of inheritance, Mahadeb Mondal and Dharma Mondal (collectively **Mahadeb Mondal And Another**) become the absolute owners of land measuring 1.55 (one point five five) decimal, out of Bipin's Property (**First Portion of Third Larger Property**).
- 5.1.13 **Sale to Vendor And Others:** By a Deed of Conveyance dated 22nd April, 2014, registered in Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 7, at Pages 8926 to 8950, being Deed No.04532 for the year 2014, Mahadeb Mondal And Another sold to Vendor along with 28 (twenty eight) companies the entirety of the First Portion of Third Larger Property.
- 5.1.14 **Ownership of Rangabala Mondal And Others:** Thus, by virtue of inheritance, Rangabala Mondal, Kubir Mondal, Khatiram Mondal, Ashima Mondal, Arjun Roy, Tapan Roy and Sutapa Roy (collectively **Rangabala Mondal And Others**) become the absolute owners of land measuring 3.89 (three point eight nine) decimal, out of Bipin's Property (**Second Portion of Third Larger Property**).
- 5.1.15 **Sale to Vendor And Others:** By a Deed of Conveyance dated 27th May, 2014, registered in Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 9, at Pages 12976 to 13016, being



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Deed No.06012 for the year 2014, Rangabala Mondal And Others sold to Vendor along with 28 (twenty eight) companies the entirety of the Second Portion of Third Property.

- 5.1.16 **Ownership of Vendor:** In the aforesaid circumstances, the Vendor along with 28 (twenty eight) other companies became the absolute owners of the First Portion of Third Property and Second Portion of Third Property (collectively **Third Larger Property**), totaling to land measuring 5.44 (five point four four) decimal. Thus, the Vendor has become the absolute owner of undivided $\frac{1}{29}$ th (one-twenty ninth) share in the Third Larger Property, being land measuring 0.187 (zero point one eight seven) decimal, more or less, i.e. the Third Property herein.
- 5.1.17 **Absolute Ownership:** In the aforesaid circumstances, the Vendor has become the absolute owner of the First Property, the Second Property and the Third Property (collectively **Said Property**), being the subject matter of this conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **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 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of 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, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.



- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Corporate Guarantee:** The Said Property is not affected by or subject to any corporate guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

7. Transfer

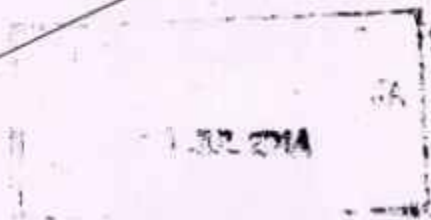
- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, i.e. undivided *sali* land measuring 0.4054 (zero point four zero five four) decimal, more or less, comprising of (i) the First Property, being undivided *sali* land measuring 0.115 (zero point one one five) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* Nos. 907 and 909, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas And (ii) the Second Property, being *Undivided Sali* land measuring 0.1034 (zero point one zero three four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, recorded in L.R. *Khatian* Nos. 358 and 370, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas And (iii) the Third Property, being undivided *sali* land measuring 0.187 (zero point one eight seven) decimal, more or less, comprised in R.S./L.R. *Dag* No. 910, recorded in L.R. *Khatian* No. 622, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, **together with** all title, benefits,



1.12.2014

easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

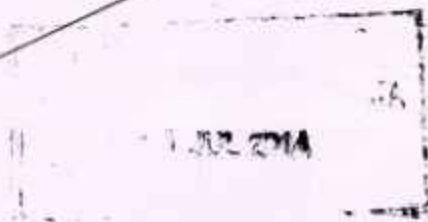
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,22,848/- (Rupees one lac twenty two thousand eight hundred and forty eight) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.
8. **Terms of Transfer**
- 8.1 **Undivided Salient Terms:** The transfer being effected 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 perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.



- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** the Vendor hereby declares and confirms that, hereinafter the Purchaser shall be entitled to hold, possess and enjoy the Said Property along with other co-owners of the said *Dags*.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
Part-I
(First Property)

Undivided *sali* land measuring 0.115 (zero point one one five) decimal, more or less, comprised in R.S./L.R. Dag No. 906, recorded in L.R. *Khatian* Nos. 907 and 909, *Mouza Patharghata*, J.L. No. 36, within *Patharghata Gram*



Panchayet, Police Station New Town (formerly Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

- On the North : By R.S. *Dag* No. 905
- On the East : By R.S. *Dag* No. 911
- On the South : By R.S. *Dag* Nos. 907, 908 and 909
- On the West : By *Mouza* Chakpanchuria

Part-II
(Second Property)

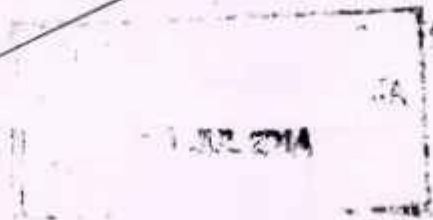
Undivided *Sali* land measuring 0.1034 (zero point one zero three four) decimal, more or less, comprised in R.S./L.R. ~~*Dag* No. 909~~, recorded in L.R. *Khatian* Nos. 358 and 370, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

- On the North : By R.S. *Dag* No. 906
- On the East : By R.S. *Dag* No. 911
- On the South : By R.S. *Dag* No. 910
- On the West : By R.S. *Dag* No. 908

Part-III
(Third Property)

Undivided *Sali* land measuring 0.187 (zero point one eight seven) decimal, more or less, comprised in R.S./L.R. ~~*Dag* No. 910~~, recorded in L.R. *Khatian* No. 622, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

- On the North : By R.S. *Dag* No. 909



On the East : By R.S. Dag No. 911

On the South : By Mouza Chakpanchuria

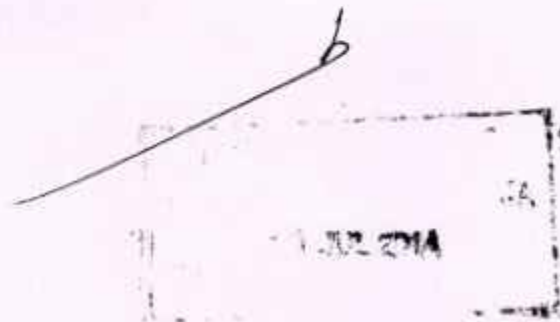
On the West : By R.S. Dag No. 908

Totaling to land measuring 0.4054 (zero point four zero five four) decimal, more or less, i.e. the Said Property (comprising of the First Property, the Second Property and the Third Property)

The Said Property is tabulated below:

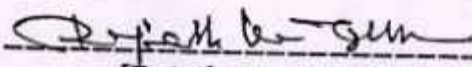
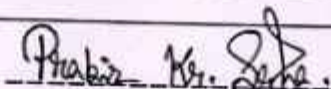
R.S./L. R. Dag	L.R. Khatian	Share In Dag	Area	Recorded Owners
906	907 and 909	43 out of 10000	0.115 decimal	Lakshmi Karmakar And Subal Karmakar
909	358 and 370	172 out of 10000	0.1034 decimal	Khatiram Mondal and Mahadeb Mondal
910	622	344 out of 10000	0.187 decimal	Bipin Mondal
Total Area Conveyed In This Conveyance			0.4054 decimal	

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



9. Execution and Delivery

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

 [Rajesh Kumar Gupta] (Authorised Signatory) [Nayajiwan Promoters Private Limited] [Vendor]
 [Prabir Kumar Saha] (Authorised Signatory) [Bonus Tradelink Private Limited] [Purchaser]

Drafted By:

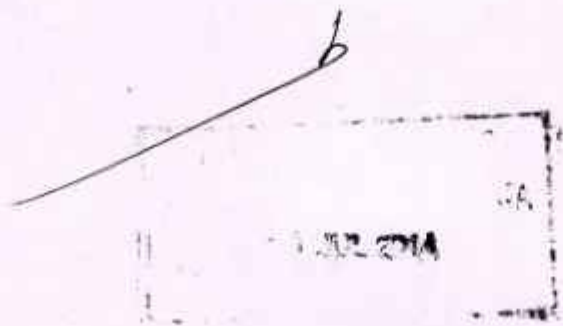


Sujata Ghosh, Advocate
High Court at Calcutta

Witnesses:

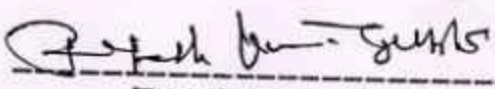
Signature TITIL DUTTA
Name TITIL DUTTA
Father's Name _____
Address S. M. Nagar
Kolkata - 143

Signature Ashima Maity
Name ASHIMA MAITY
Father's Name _____
Address J. N. Bose Road
Kolkata - 147



Receipt And Memo of Consideration

Received of and from the within named Purchaser the within mentioned sum of Rs.1,22,848/- (Rupees one lac twenty two thousand eight hundred and forty eight) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, through various cheques.

 ----- [Rajesh Kumar Gupta] (Authorised Signatory) [Nayajiwani Promoters Private Limited] [Vendor]

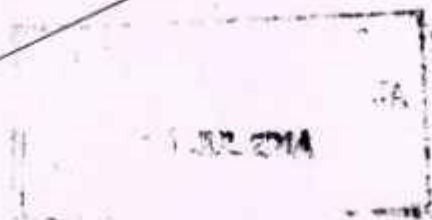
Witnesses

Signature Titil Dutta

Name TITIL DUTTA

Signature Ashima Maity

Name ASHIMA MAITY



SPECIMEN FORM TEN FINGER PRINTS

Sl. No.

Signature of the executants and/or purchaser Presentants



R. J. K. S. G. S.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



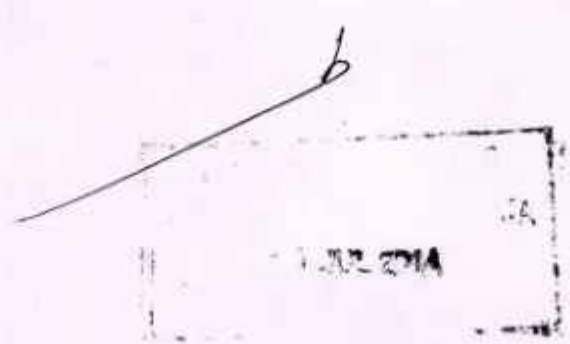
Prakash Mr. S. S.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 54
Page from 331 to 347
being No 11092 for the year 2014.



(Dulal chandraSaha) 04-September-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

