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D-04919



0200 249672

Admissible under rule 21 and also
 U/S 50 of the W.B.L.R.
 Act 1958 and exempted from duty
 under the Salt and Stamp
 Act 1929. A. No. 2314
 P. No. 415 G.P.

HD NO 1659

Hu/H7/MF/PF

17.985/- 26 1/25 & Day NO
 2
 17.992/- SI/H7/MF/H215/2007

Additional District Sub-Registrar
 Bidhanagar, Salt Lake Circle

A 5995/-
 realised on
 19/6/02

NO 21810502

250
 187
 257

411/MS-225964A/18/02/02
 c. No. 22/08/02

THIS INDENTURE MADE THIS THE 14th DAY OF FEBRUARY,
 2002 (TWO THOUSAND TWO) B E T W E E N (1) SRI
KRISHNAPADA MAJUMDAR and (2) SRI TARAPADA MAJUMDAR both
 son of Late Jitendra Nath Majumdar (3) SRINATI SHEELA
MAJUMDAR wife of Sri Krishnapada Majumdar (4) SRINATI
JAYANTI MAJUMDAR wife of Sri Dipak Majumdar (5) SRI
CHANDAN KUMAR MAJUMDAR alias CHANDAN MAJUMDAR son of
 Sri Krishnapada Majumdar all presently residing at 52,

32508

Sold to Anisha...

of...

Calcutta Collectorate,
Treasury

Date 12.2.02



Presented for Registration at... AM/PM
on the 14.15 day of Feb. 2002
at the B th night (S L K. City)
Add...
by Anil Kumar...

1 Anil Kumar...
2 Krishnapada Majumdar
3 Tarapada Majumdar
4 Sheela Majumdar
5 Sushmita Majumdar
6 Sarmila Majumdar
7 Samir Kr. Majumdar
8 Gayatri Majumdar
9 Sanjay Chandra Majumdar
10 Charabati Majumdar

Add District Sub-Registrar
Bdhanagar (Salt Lake City)

11 4 FEB 2002

Anil Kumar...

908/9
2-9-9
K. S. Majumdar

909
2-9-9
Tarapada Majumdar

Swarn...
S/O...
of...
P.S...
Date...
H...
B...

Add District Sub-Registrar
Bdhanagar (Salt Lake City)

11 4 FEB 2002



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0200 249673

Arabinda Sarani, Kolkata-700 005 (6) SRIMATI SUSHMITA MAJUMDAR wife of Sri Ajoy Majumdar presently residing at Flat No.S-2 W-3, Bidhan Nivas, Bidhan Nagar, Kolkata-700 064 (7) SRIMATI SARMILA BISWAS wife of Amal Kanti Biswas, presently residing at CJ-276, Salt Lake City, Kolkata-700 064 (8) SRI SARAT KUMAR DEY son of Late Paresh Chandra Dey and late Rekha Dey, presently residing at Konnagar, Hooghly (9) SISIR KUMAR DEY sons of Late Paresh Chandra Dey and Late Rekha Dey presently residing at 18, A.J.C.Bose Road, Kolkata-700 014 (10) SRI SAMIR KUMAR DEY son of Late Paresh Chandra Dey and Late Rekha Dey and presently residing at Manna Para Road, Baranagar, Kolkata (11) SRIMATI LEENA BHOWMIK wife of Raghabendra Bhowmik, daughter of Late Paresh Chandra Dey and Late Rekha Dey presently residing at D.N.Avenue, Durgapur, Burdwan (12) SRIMATI DOLLY ROY wife of Rabi Roy daughter of Late Paresh Chandra Dey and Late Rekha Dey presently residing at Lichu Bagan, P.O. and P.S. Barrackpore, North 24-Parganas AND (13) SANKAR CHAKRAVARTY son of Late Monilal Chakravarty presently residing at 9/1, U.K.Dutta Road,

Contd...3

22308
Sold to Private Publishers & Distributors
of Private Press
Department No-928, Chhatra Bazar
Calcutta

Calcutta Collectorate,
Treasury

Date 12-2-50

[Signature]
Collector

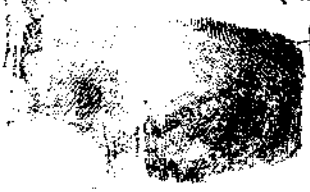
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Sheela Majumdar



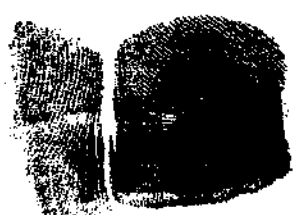
V.T.I
9/10

Sheela Majumdar



V.T.I
9/10

for Sept ad on behalf of
SRI Sisir K. Das
Smt Leena Polowick
Smt Dolly Roy
as called duty



V.T.I
9/11

Charan Kumar Majumdar
Charan Majumdar

Addl District Sub-Registrar
Bachhanagar (Salt Lake City)

14 FEB 1950



- : 3 : -

02CC 249674

Dum Dum Cantonment, Kolkata-700 028, all by faith- Hindu, hereinafter jointly and/or collectively referred to as the OWNERS/VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, trustees, administrators, legal representatives, successors-in-interest and/or assigns) of the ONE PART.

A N D

M/S. ANISHA BUILDERS AND DEVELOPERS PRIVATE LIMITED, a company governed under Provisions laid down in the Companies Act, 1956 having its registered office at LOHARUKA NIKET, DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata-700 059 represented by its Director namely SRI ANIL KUMAR LOHARUKA son of Late Ram Bhagat Loharuka, by faith- Hindu, by Occupation- Business, presently residing at LOHARUKA NIKET, DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata-700 059, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its

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Lot No. 22508

Sold to Amisha Bhandari & Design
at Banarasi Bazar


Loknath Mohan Das - 9/24 Salt Lake
Calcutta


Calcutta Collection,
Treasury


Lot No. 22508


Enclosed

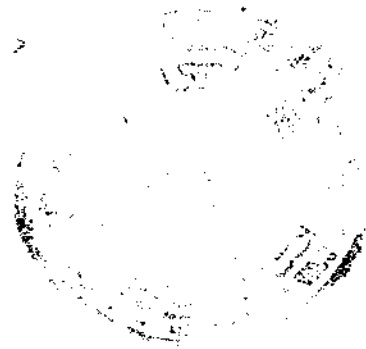
Shri
Shri
Shri


V.TI
912
Sushmita Majumdar


V.TI
913
Sarmila Biswas


V.TI
914
Sauri Kumar Dey


V.TI
915
Sarat Kumar Dey



Addl District Sub-Registrar
Bidhanagar (Salt Lake Circle)

14 FEB 2021



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02CC 249675

successors-in-office, trustees, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS by an Indenture of Conveyance bearing dated 20.09.1978 made and executed by one ASHRUMATI DEVI therein referred to as VENDOR, the said ASHRUMATI DEVI sold transferred and conveyed revenue paying land containing by measurement 19 (Nineteen) decimal equivalent to 11.515 Cottahs be the same little more or less lying and situate at Mouza-GOPALPUR, J.L.No. 2, Touzi No. 2998 comprised in C.S.Dag No. 3290 corresponding to R.S.Dag No.2276 appertaining to C.S. Khatian No. 1147 corresponding to R.S.Khatian No. 2192 out of 221 within the limits of Ward No. 3 of the Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station- formerly Rajarhat at present Airport, District 24-Parganas (North) unto and in favour of (1) SRI KRISHNAPADA MAJUMDAR (VENDOR NO. 1) and (2) SRI TARAPADA MAJUMDAR (VENDOR NO. 2) both sons of Late Jitendra Nath Majumdar therein described as the Purchaser and herein

32508

Sold to *Shri Bimal Chandra Dasgupta*
of *Barisal*

23, Residency Road, Calcutta

Calcutta Collector,
Treasury

Date *12.2.50*

W
Treasurer

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2000
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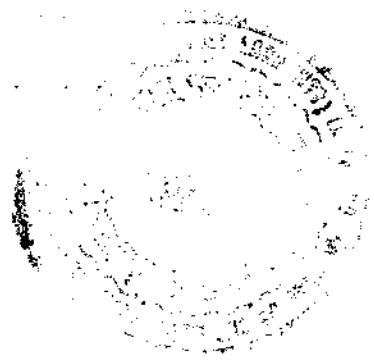


Jayanti Majumdar



Scaver Chatterjee

Swarup Das
Sri Binonath Das
Vill - Taluttala
P.O. R. Gopalpur
P. S. Aenpost
24 fgs @
Pen 5743518
Service



Addl District Sub-Registrar
Bidhanagar (Salt Lake City)

11 4 FEB 2002

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referred to as the Vendor No. 1 & 2 respectively, for the consideration mentioned in the said deed of Conveyance and which was duly registered at the office of the Sub-Registrar at Cossipore, Dum Dum and thus recorded into Book No.1, Volume No. 42, Pages 136 to 141 Being No. 2513 for the year 1978 hereinafter referred to as the Deed No.1.

AND WHEREAS by an Indenture of Conveyance bearing dated 10.07.1979 made and executed by one SRI RANJIT KUMAR CHAKRABORTY and SRI MANJIT KUMAR CHAKRABORTY therein jointly referred to as VENDORS, the said SRI RANJIT KUMAR CHAKRABORTY AND SRI MANJIT KUMAR CHAKRABORTY jointly sold transferred and conveyed revenue paying land containing by measurement 20 (twenty) decimal equivalent to 12.1212 Cottahs be the same little more or less lying and situate at Mouza-GOPALPUR, J.L.No. 2, Touzi No. 2998, comprised in C.S.Dag No. 3290 corresponding to R.S.Dag No. 2276, R.S.Khatian No. 2193 out of 221 within the limits of Ward No. 3 of the Rajarhat Gopalpur Municipality, under the Jurisdiction of

Contd...6

No. 32508

Sold to Private Individual or Company

of Private Individual

Plot No. 26-9/28, Ghatin Bagan
Col-59

Calcutta Collectorate,
Treasury

12.2.02

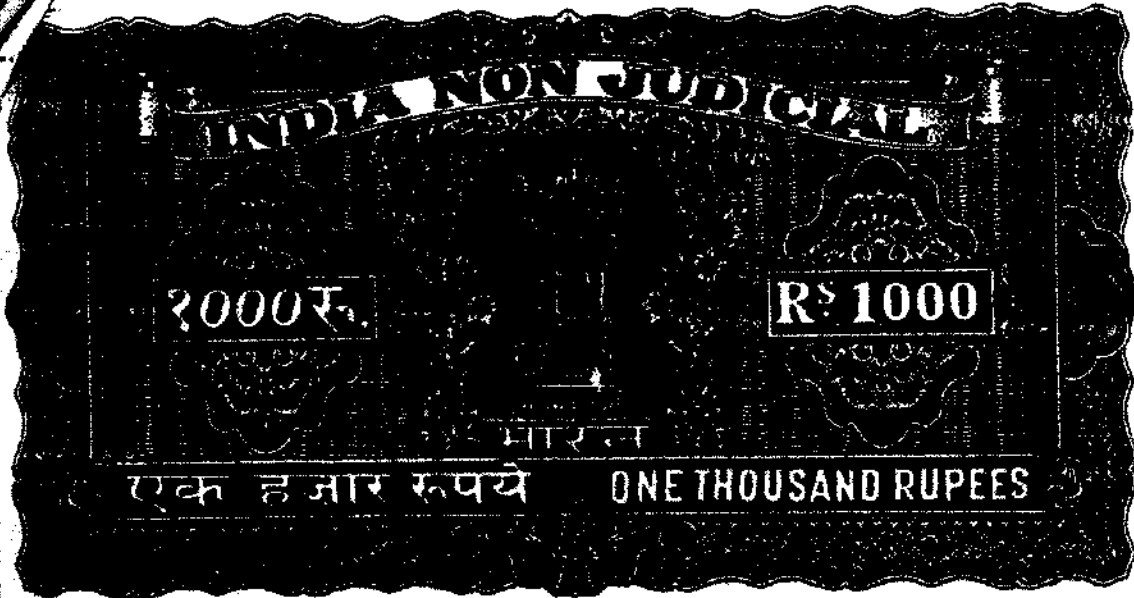
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32000



Addl District Sub-Registrar
Bidhanagar (Salt Lake Club)

11 4 FEB 2002



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Krishna G. Singh
 Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station- formerly Rajarhat at present Airport, District 24-Parganas(North) unto and in favour of (1) SRIMATI SHEELA MAJUMDAR wife of Sri Krishnapada Majumdar (VENDOR NO. 3) (2) SRIMATI SUSHMITA MAJUMDAR wife of Sri Ajoy Majumdar (VENDOR NO. 6) and (3) SRIMATI JAYANTI MAJUMDAR WIFE of Sri Dipak Majumdar (VENDOR NO. 4) therein described as the Purchasers and hereinafter referred to as the Vendor No. 3, 6 and 4 respectively, for the consideration mentioned in the said deed of Conveyance and which was duly registered at the Office of the Sub Registrar at Cossipore Dum Dum and thus recorded. Registered into Book No.1, Volume No. 97, Pages 294 to 297 Being No. 5759 for the year 1979 hereinafter referred as the Deed No.2.

AND WHEREAS by an Indenture of Conveyance bearing dated 04.02.1976 made and executed by one SANTOSH KUMAR CHAKRABORTY therein referred to as VENDOR, the said SANTOSH KUMAR CHAKRABORTY sold transferred and conveyed revenue paying land containing by measurement 19 (nineteen) decimal

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equivalent to 11.5151 Cottahs be the same little more or less lying and situate at Mouza-GOPALPUR, J.L.No. 2, Touzi No.2998, comprised in C.S.Dag No. 3291 and 3292 corresponding to R.S.Dag No.2277 and 2278 R.S.Khatian No.2787 out of 1163 within the limits of Ward No. 3 of the Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station- formerly Rajarhat at present Airport, District-24-Parganas(North) unto and in favour of SRIMATI REKHA DEY wife of Paresh Chandra Dey therein described as the Purchaser for the consideration mentioned in the said deed of Conveyance and which was duly registered at the Office of the Sub-Registrar at Cossipore, Dum Dum and thus recorded into Book No.1, Volume No.15, Pages 238 to 241 Being No.873 for the year 1976 hereinafter referred to as the Deed No.3.

AND WHEREAS while thus the said SRIMATI REKHA DEY wife of Paresh Chandra Dey seized and possessed of or otherwise well and sufficiently entitled to the above plot of land died intestate leaving behind his only three sons (1) SRI SARAT KUMAR DEY (VENDOR NO. 8) (2) SRI SISIR KUMAR DEY (VENDOR NO. 9) AND (3) SRI SAMIR KUMAR DEY (VENDOR NO.10) all sons of Late Paresh Chandra Dey and Late Rekha Dey and three daughters namely (1) SRIMATI LEENA BHOWMIK wife of Raghendra Bhowmik (VENDOR NO.11) (2) SRIMATI DOLLY ROY wife of Rabi Roy (VENDOR NO. 12) AND (3) SRIMATI SHEELA MAJUMDAR wife of Sri Krishnapada Majumdar (VENDOR NO. 4) all daughters of Late Paresh Chandra Dey and Late Rekha Dey as only legal heirs towards the estate of deceased REKHA DEY, the purchaser of the deed No. 3 as mentioned hereinabove.

AND WHEREAS the VENDOR NO. 8, 9, 10,11 AND 12 made

and executed a general power of attorney to appoint SMT.SHILA MAJUMDAR wife of Krishna Pada Majumdar as their attorney to represent themselves before the Registering authority and execute proper deed of conveyance in favour of the intending Purchaser or Purchasers and to collect the entire Consideration therefrom and to issue valid and proper receipt thereof.

AND WHEREAS by an Indenture of Conveyance bearing dated 04.02.1976 made and executed by one SUNIL KUMAR CHAKRABORTY therein referred to as VENDOR, the said SUNIL KUMAR CHAKRABORTY sold transferred and conveyed revenue paying land containing by measurement 16 (sixteen) decimal equivalent to 9.6969 Cottahs be the same little more or less lying and situate at Mouza- GOPALPUR, J.I.No. 2 Touzi No.2998, comprised in C.S. Dag No. 3291, 3292 corresponding to R.S.Dag No. 2277 AND 2278 appertaining to C.S.Khatian No. 817 corresponding to R.S.Khatian No. 2861 out of 1163 within the limits of ward No. 3 of Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station- formerly Rajarhat at present Airport, District 24-Parganas(North) unto and in favour of SRI-MATI SHARMILA BISWAS wife of Anil Kanti Biswas (VENDOR NO.7) therein described as the Purchaser and herein referred to as the Vendor No. 7 for the consideration mentioned in the said deed of Conveyance and which was duly registered at the office of the Sub-Registrar at Cossipore, Dum Dum and thus recorded into Book No. 1, Volume No. 15, Pages 242 to 246 Being No. 875 for the year 1976 hereinafter referred as the Deed No.4.

AND WHEREAS by an Indenture of Conveyance bearing dated 08.06.1981 made and executed by one REKHA BANDYOPADHYAY therein referred to as VENDOR, the said REKHA BANDYOPADHYAY sold

transferred and conveyed revenue paying land containing by measurement 19.2935 decimal out of 31 decimal equivalent to 11.6930 Cottahs be the same little more or less lying and situate at Mouza- GOPALPUR, J.L.No. 2, Touzi No. 2998, comprised in C.S.Dag No. 3293, 3294 corresponding to R.S.Dag No.2279 AND 2284 appertaining to C.S.Khatian No. 960 within the limits of Ward No. 3 of the Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station- formerly Rajarhat at present Airport, District 24-Parganas (North) unto and in favour of (1) SRI CHANDAN KUMAR MAJUMDAR son of Krishnapada Majumdar (VENDOR NO. 5) described as the Purchaser and herein referred to as the Vendor No. 5 for the consideration mentioned in the said deed of Conveyance and which was duly registered at the office of the Sub-Registrar at Cossipore, Dum Dum and thus recorded into Book No.1, Volume No. 133, Pages 42 to 48 Being No. 6008 for the year 1981 hereinafter referred as the Deed No. 5.

AND WHEREAS while thus the said SRI CHANDAN KUMAR MAJUMDAR son of Sri Krishnapada Majumdar seized and possessed of or otherwise well and sufficiently entitled to the above plot of land having measurement 11.6930 cottahs more or less due to urgent requirement of lawful money in the 1990 the said Chandan Majumdar (Vendor No.5) sold transferred and conveyed a portion of land measuring about 3.8402 cottahs out of total land 11.6930 Cottahs and thus since then the said Chandan Majumdar become the sole and absolute owner of the land measuring about 12.9571 decimal equivalent to 7.8528 Cottahs be the same little more or less comprised in C.S. Dag No. 3293, 3294 corresponding to R.S.Dag No. 2279 and 2284 appertaining to C.S.Khatian No. 960 at Mouza-GOPALPUR

J.L.No. 2, Touzi No. 2998, within the limits of Ward No.3 of the Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station- formerly Rajarhat at present Airport, District 24-Parganas(North) absolutely.

AND WHEREAS by way of inheritance SANKAR CHAKRAVARTY son of Late Monilal Chakravarty the VENDOR NO. 13 herein become the absolute owner of the land measuring 3 Decimal equivalent to 1.8181 Cottahs be the same little more or less lying and situate at Mouza- GOPALPUR, J.L.No.2, Touzi No.2998, comprised in C.S.Dag No. 3291, 3292 corresponding to R.S.Dag No.2277 AND 2278 R.S.Khatian No.2861 out of 1163 within the limits of Ward No.3 of the Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station formerly Rajarhat at present Airport, District 24-Parganas(North) and thus the Vendor No.13 herein seized and possessed of or otherwise well and sufficiently entitled to the above plot of land free from all sorts encumbrances and do the agricultural cultivation thereon without any such hindrance from any other person other persons whatsoever hereinafter referred as the Deed No.6.

AND WHEREAS the total area of the Land under the said six indenture of conveyance may be detailed and aggregated as under:

DEED NO.	R.S.DAG NO.	AREA OF LAND(DECIMAL)	CONVERTED INTO COTTAHS
1.	2276	19 decimal	11.5150 Cottahs
2.	2276	20 decimal	12.1212 "
3.	2277	12 decimal	7.2727 "
	2278	07 decimal	4.2424 "
4.	2277	10 decimal	6.0606 "
	2278	06 decimal	3.6363 "
5.	3294(old)	12.9571 decimal	7.8528 "
6.	2277	02 Decimal	1.2121 "
	2278	01 decimal	0.6060 "
TOTAL LAND		89.9571 decimal	54.5191 Cottahs

AND WHEREAS for an integrated development of the said plots of lands referred above aggregating or totalling 89.9571 decimal equivalent to 54.5191 cottahs i.e. 54 (Fifty Four) Cottahs 8 (Eight) Chittaks and 14 (Fourteen) Square feet, more or less, the Vendors herein caused the said plots of land to be amalgamated (hereinafter referred to as 'the said property') and thus acquired good title, full power and absolute authority for the above stated said property specifically and particularly mentioned in the schedule written hereunder.

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the said property described in the schedule written hereto and shown in the attached plan at a consideration of highest market price or prevailing rates, the Vendors have jointly and/or collectively offered to sell the entirety of the plot of land admeasuring 89.9571 decimal equivalent to 54.5191 Cottahs be the same little more or less lying and situate at Mouza-GOPALPUR, J.L. No.2, Touzi No. 2998, comprised in C.S.Dag No.3290, 3291, 3292, 3293, 3294 corresponding to R.S.Dag Nos. 2276, 2277, 2278, 2279, 2284 appertaining to C.S.Khatian No.1147, 817, 960 corresponding to R.S.Khatian No. 2193, 1163, 221, 2787, 2861 within the limits of Ward No. 3 of the Rajarhat Gopalpur Municipality, within the limits of Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt Lake City under Police Station- formerly Rajarhat at present Airport, District 24-Paraganas(North) specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red colour border and the Purchaser herein agreed to purchase the same at and for consideration of Rs.30,000/- (Rupees Thirty thousand) only per Cottah according to prevailing market

price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said plot of land for total consideration of Rs.16,35,576/- (Rupees Sixteen lac Thirty five thousand five hundred and seventy six) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows :

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.16,35,576/- (Rupees Sixteen lac thirty five thousand five hundred seventy six) only duly paid by the Purchaser to the Vendors only at or before the execution of this instruments (the receipt whereof the Vendors doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT landed property admeasuring 89.9571 decimal equivalent to 54.5191 Cottahs be the same little more or less lying and situate at Mouza- GOPALPUR, J.L.No. 2, Touzi No. 2998, comprised in C.S.Dag No. 3290, 3291, 3292, 3293, 3294 corresponding to R.S.Dag No.2276,2277, 2278, 2279, 2284 appertaining to C.S.Khatian No.1147, 817, 960 corresponding to R.S.Khatian No.2193,1163,221, 2787, 2861 within the limits of Ward No. 3 of the Rajarhat Gopalpur Municipality, within the limits of Rajarhat Gopalpur Municipality, under the jurisdiction of Additional District Sub-Registrar of Bidhan Nagar, Salt

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Lake City under Police Station- formerly Rajarhat at present Airport, District 24-Parganas(North) morefully and particularly described in the Schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely

and forever, free from all encumbrances, trust, liens, lispendends, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER :-

- i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- iii) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption,

disturbance or any person eviction or demand whatsoever from or by the vendors or any person or persons whatsoever; and

- iv) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim mortgage, charge, lien, lispendences and attachments whatsoever ; and
- v) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- vi) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities; and

- vii) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- viii) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- ix) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- x) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the purchaser; and
- xi) THAT simultaneously with the execution of this deed of conveyance, the vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said

property hereby vests unto the purchaser by virtue of this deed of conveyance absolutely and forever.

- xii) THAT the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- xiii) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the records of rights as well as in the records of local authority;
- xiv) THAT simultaneously with the execution of this deed, the Vendors cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE LAND

ALL THAT piece or parcel of land having an area measuring 89.9571 decimal equivalent to 54.5191 Cottahs be the same little more or less lying and situate at Mouza- GOPALPUR, J.L.No.2, Touzi No. 2998, comprised in C.S.Dag No. 3290, 3291, 3292, 3293, 3294 corresponding to R.S.Dag No. 2276, 2277, 2278, 2279 appertaining to C.S.Khatian No. 1147, 817, 960 corresponding to R.S.Khatian No. 2193, 1163, 221, 2787 & 2861 within the limits of ward No. 3 of the Rajarhat Gopalpur Municipality,

under the jurisdiction of Additional District Sub Registrar of Bidhan Nagar, Salt Lake City under Police Station-formerly Rajakhat at present Airport, District 24-Parganas(North), TOGETHER WITH all sorts or rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of fifteen feet wide common passage on southern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more as shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this indenture and butted and bounded as follows :-

ON THE NORTH ... BY THE LAND UNDER R.S.DAG NO. 2287 & 2293;
ON THE SOUTH ... BY COMMON PASSAGE;
ON THE EAST ... BY THE LAND UNDER R.S.Dag NO.2279 & 2281;
ON THE WEST ... BY LAND UNDER R.S. DAG NO. 2296.

IN WITNESS WHEREOF the VENDORS set and subscribed their hand and seal on the day month and year above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDORS AT KOLKATA
In the presence of :

1. *Pradip Chakraborty*
911 U.K. Dutt Road
Dum Dum Kolkata-28
2. *Indip Chakraborty*
9/1, U.K. Dutt Rd.
Dum Dum East
Cal-28.
3. *Subhro Baran Guha*
16 .N.C. Mitra Rd.
Kol-28
1. *Roshni Bala Inghel*
2. *Tanpata Majumdar*
3. *Shree Majumdar*
For SELF and on behalf of
4. *SRI SIBIR KR DEY*
5. *SMT Leena Bhowmick*
6. *SMT DOLLY ROY*
as constituted attorney
7. *Chandan Kumar Majumdar*
Chandan Majumdar
8. *Susmita Majumdar*
9. *Sarmita Biswas*
10. *Sami Kumar Roy*

11. Sarat Kr. Dey
12. Jayanti Majumdar
13. Saubhan Chakravarty

V e n d o r s

MEMO OF CONSIDERATION

IN FAVOUR OF	DATE	BANK & BRANCH	CHEQUE NO.	AMOUNT
TARAPADA MAJUMDAR	31.01.01.	Paid in CASH		Rs. 10,000.00
CHANDAN MAJUMDAR	06.07.01	Bharat Over- seas Bank Ltd. Baguiati Branch	379391	Rs. 1,00,000/-
SHEELA MAZUMDAR	12.09.01	- do -	373665	Rs. 1,00,000/-
KRISHNAPADA MAZUMDAR	12.09.01	- do -	373664	Rs. 1,00,000/-
TARAPADA MAZUMDAR	08.11.01	- do -	393921	Rs. 50,000/-
SHARMILA BISWAS	08.11.01	- do -	393922	Rs. 50,000/-
CHANDAN MAZUMDAR	14.02.02	- do -	396831	Rs. 1,35,584/-
TARAPADA MAJUMDAR	14.02.02	- do -	396820	Rs. 92,725/-
TARAPADA MAJUMDAR	14.02.02	-Cash-		Rs. 20,000/-
SUSHMITA MAZUMDAR	14.02.02	Cash		Rs. 20,000/-
SUSHMITA MAZUMDAR	14.02.02	Bharat Overseas Bank Ltd. Bagui- ati, Branch	396822	Rs. 1,01,212/-
JAYANTI MAZUMDAR	14.02.02	Cash		Rs. 20,000/-
JAYANTI MAZUMDAR	14.02.02	Bharat Overseas Bank Ltd. Bagui- hati Branch	396823	Rs. 1,01,212/-
SHARMILA BISWAS	14.02.02	Cash		Rs. 20,000/-
SHARMILA BISWAS	13.02.02	Cash		Rs. 10,000/-
SHARMILA BISWAS	14.02.02	Bharat Overseas Bank Ltd. Bagui- ati Branch	396833	Rs. 2,10,907/-
KRISHNAPADA MAZUMDAR	14.02.02	- do -	396819	Rs. 72,725/-
SHEELA MAZUMDAR	14.02.02	- do -	396821	Rs. 21,212/-
SHEELA MAZUMDAR	14.02.02	- do -	396827	Rs. 57,576/-
SHEELA MAZUMDAR	14.02.02	- do -	396825	Rs. 57,576/-

On behalf of SISIR KR. DEY

Contd...20

11. Sarat Kr. Dey
12. Jayanti Majumdar
13. Saubhag Chakravarty

V e n d o r s

MEMO OF CONSIDERATION

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SHEELA MAZUMDAR	14.02.02	- do -	396827	Rs. 57,576/-
SHEELA MAZUMDAR	14.02.02	- do -	396825	Rs. 57,576/-

On behalf of SISIR KR. DEY

Contd...20

for Shri Chakraborty

IN FAVOUR OF	DATE	BANK & BRANCH	CHEQUE NO.	AMOUNT
SHEELA MAZUMDAR On behalf of Leena Bhowmick	14.02.02	Bharat Overseas Bank Ltd. Baguiati Branch	396828	Rs. 57,576/-
SHEELA MAZUMDAR On behalf of DOOLY ROY	14.02.02	- do -	396829	Rs. 57,576/-
SARAT KR. DEY	14.02.02	- do -	396824	Rs. 57,576/-
SAMIR KUMAR DEY	14.02.02	- do -	396826	Rs. 57,576/-
SANKAR CHAKRABORTY	14.02.02	- do -	073177	Rs. 54,543/-
TOTAL CONSIDERATION AMOUNT RECEIVED				Rs. 16,35,576/-

Rupees Sixteen lac thirty five thousand five hundred seventy six only.

WITNESSES

1. Pradip Chakraborty.
S/o Late Sukuma Chakraborty.
2. Sandip Chakraborty
S/o Late Sukumar Chakraborty
3. Subhro Basu Guha.
16. n.c. Mitra Rd.
KOL-28.

Sankar Chakraborty
Tarapada Majumdar
 Sheela Mazumdar.
 For self and on behalf of
 SRI SISIL KR DEY
 SMT Leena Bhowmick
 SMT DOLLY ROY.
 as authorized attorney
 Chandan Kumar Mazumdar
 Chandan Mazumdar
 - Susmita Majumdar.
 Sarmila Biswas.
 Sarat Kumar Dey
 Sarat Kr. Dey
 Jayanta Majumdar.
Sankar Chakraborty

Drafted and prepared in my office.

Suprotim Saha Advocate
 SUPROTIM SAHA, ADVOCATE
 MONOLAYA
 BA/12/2B, Deshbandhu Nagar
 Calcutta-700 059

Typed by
Pankaj Kumar Khan
 (Pankaj Kumar Khan)

Vendors

Read over and explained by me to the Vendors who executed the document after Fully understanding the purport meaning And contents thereof.

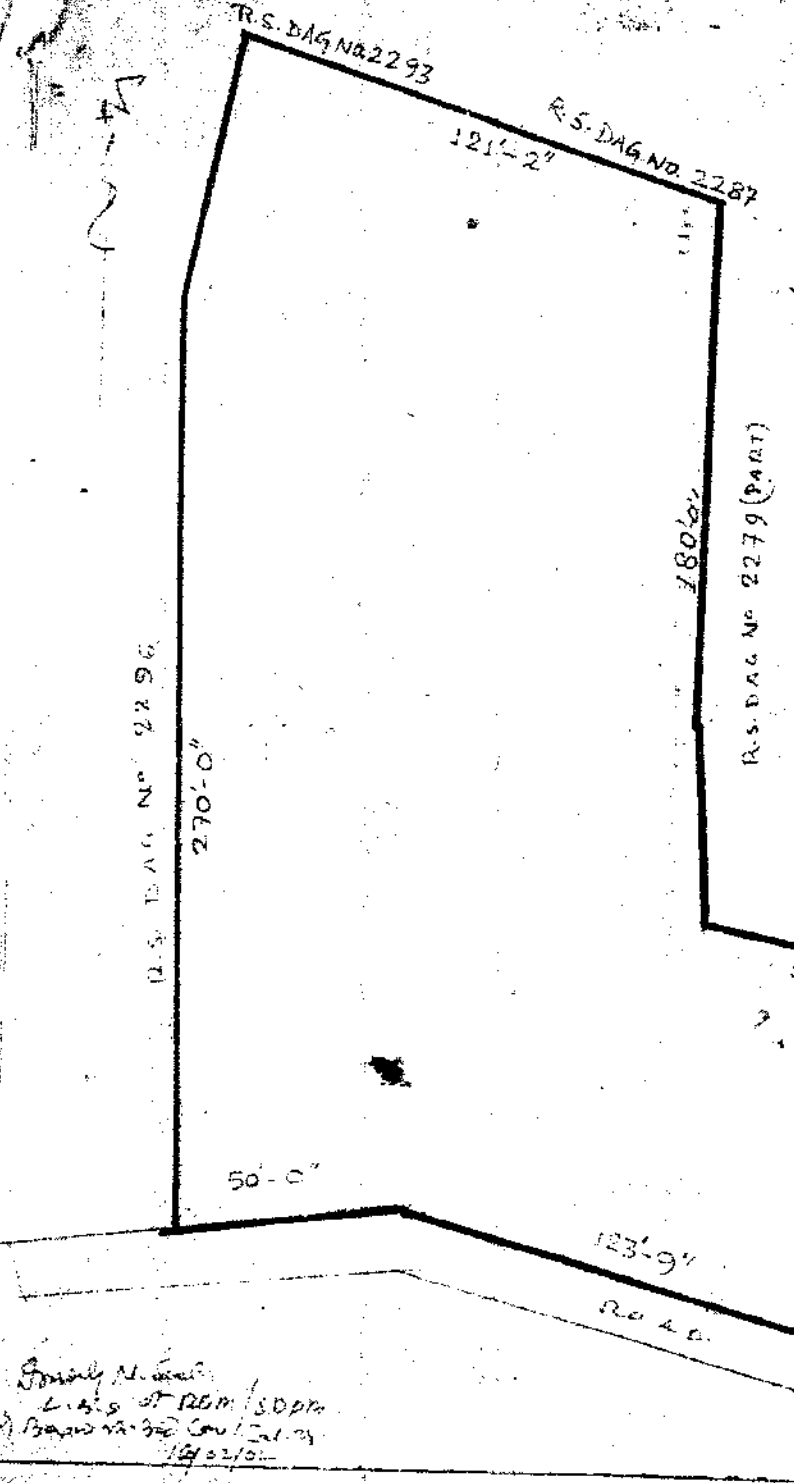
Sankar Chakraborty
 493, Sarat Chatterjee Road
 Howrah-711003.

SITE PLAN OF VANDIAT MAUZA-GOPALPUR P.S.
RAJAHAT (A.P. DIST. NORTH 24 PARANAS. G.L. NO. 2
R.S. NO. 100. R.S. KHATION NO. 221 R.S. DAG NO. 2276, 2277, 2278, 2279 (P)
WARRANT UNDER RAJAHAT GOPALPUR MUNICIPALITY.

VENUEE ANISHA BUILDERS & DEVELOPERS (PVT) LTD

NOT TO SCALE

AREA STATEMENTS		
R.S. DAG	R.S. KHATION	AREA ACRES
2276		29
2277		24
2278		14
2279 (P)		19



For Shree Mahimdar
for Sheela Mahimdar
Self and on behalf of
SRI SIBIR K. DEY
Smt Leena Bhowmick
Smt DOLLY ROY
as authorized attorney
Charan Kumar Majumdar
Charan Majumdar
Susmita Majumdar
Sarmila Biswas
Sami Kumar Dey
Sarat Kumar Dey
Jayanti Majumdar
Shrikanth Chakraborty

Survey No. 100
L.S. ST 120M / 50PM
1/21/2012



10 Nov 12
at 10:30 AM

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Registered in I
Book No. 100
Volume 270
Page 277
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ADDI DISTRICT SUB-REGISTRATION
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