

{ Original }

19.10.2012

Property :

Nonadanga
R.S. Dag No. 417, R.S. Khaitan No. 722, J.L. No. 10

Land Area: 7 Collars (i. e. 11.57 Sataks)

DEED OF CONVEYANCE

Between

GURDEV SINGH & ANR.

.....Vendors.

And

BANKE BIHAR ENCLAVE PVT. LTD. & 10 ORS.

.....Purchasers

And

BISWANATH MONDAL

.....First Confirming Party

And

SANKAR SARKAR
Partner of M/S. DEBAYAN ENTERPRISE

.....Second Confirming Party

Registered with the ADR, Sealdah, in Book No. 1
CD Volume No. 7 Pages 8198 to 8233 and
Being No. 83208 for the year 2012



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 10-978-6/2012 MV & 93550001 F 764014

Certifies that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to this document are part of this document.

[Signature]
Additional District Sub Regl
Sudhah

THIS DEED OF CONVEYANCE made this 19th day of October Two Thousand Twelve **BETWEEN** (1) **GURDEV SINGH** (PAN AHS PSND44A), son of Late Jai Singh (Deosi) and (2) **JASBIR SINGH DEOSI** (PAN AJF PB9640P), son of Sri Gurdev Singh both residing at No.4, Garcha 1st Lane, Police Station Gariahat, Kolkata - 700019 hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be

[Handwritten signatures and notes]
Rajaramanath Mandar
sankaranarayan
Gurdev Singh
Jasbir Singh
Mandar
Sudhah

deemed to mean and include their and each of their and each of their respective heirs legal representatives executors and administrators) of the **FIRST PART AND (1) BANKE BIHARI ENCLAVE PVT. LTD.** (PAN AAF81781R) represented by its Director Mr. Rajesh Chhaparia (2) **DRISHTINANDAN DEVELOPERS PVT. LTD.** (PANAAECD39091) and represented by its Director Mr. Srikant Jhunjhunwala (3) **KUMKUM INFRASTRUCTURE PVT. LTD.** (PAN AAECK9094M) represented by its Director Mr. Shashank Sudhir Goenka (4) **PRITHIWIRAJ REAL ESTATES PVT. LTD.** (PANAAGCP7997J) represented by its Director Mr. Prithwiraj Mukherjee (5) **RITURAAJ BUILDERS PVT. LTD.** (PAN AAGCR0629D) represented by its director Mr. Manish Saraf (6) **SURYADRIPTI PROPERTIES INFRASTRUCTURE PVT. LTD.** (PAN AASCS0363H) and represented by its Authorised Signatory Shashank Sudhir Goenka (7) **SURADHANI REAL ESTATES PVT. LTD.** (PAN : APPLIED FOR) and represented by its Director Mr. Vijendra Nath Dave, Nos. (1) to (7) all being Companies incorporated under the provisions of the Companies Act, 1956 and all having their respective registered office at No. 2D Queens Park, Kolkata 700019 (8) **RAPID HOUSING SOLUTIONS PVT. LTD.** (PAN AADCR8750L) and represented by its Director Mr. Prithwiraj Mukherjee (9) **GOLDMOON DEALERS PVT. LTD.** (PAN AAECG1531B) and represented by its Director Binod Kumar Agarwal (8) and (9) all being Companies incorporated under the provisions of The Companies Act, 1956 and all having their registered office at No. 164/1 Manicktala Main Road, Kolkata 700054 (10) **KSHETRAJIVI AGRO PVT. LTD.** (PAN AAECK8480H) and represented by its Director Mr. Rajesh Chhaparia a Company within the meaning of the Companies Act 1956 and having its registered office at No. 103/3, Narkeldanga Main Road, Kolkata 700054 (11) **ENDIVE VANIJYA PVT. LTD.** (PAN AADCE0477F) represented by its Director Vijendra Nath Dave a Company incorporated under the Companies Act, 1956 and having its registered office at No. 33A, Canal Circular Road, Kolkata 700054 all hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) of the **SECOND PART AND (SRI) BISWANATH MONDAL** son of Late Jugal Krishna Mondal residing at No.188B Picnic Garden Road, P.S.Tiljala, Kolkata 700039, hereinafter referred to as "the **FIRST CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject of context shall be deemed to mean and include his heirs legal representatives executors and administrators) of the **THIRD PART AND SANKAR SARKAR** (PAN AKLPS7841N) son of Late Gopal Chandra Sarkar residing at Rajpur Nandan Colony, Rakhal Ghosh Road, P.O.Rajpur, Police Station Sonarpur Kolkata 700149 for self and as constituted attorney of Sanjib Sarkar son of Sri Sankar Sarkar, residing at No.9/3,Ekdalla Road, Police Station Gariahat, Kolkata 700019 and Sandhya Sarkar wife of Sri Sankar Sarkar residing at Rajpur Nandan Colony, Rakhal Ghosh Road, P.O.Rajpur, Police Station Sonarpur Kolkata 700149 all carrying on business in co-partnership under the name and style of **M/S. DEBAYAN ENTERPRISE**, a partnership firm having its office at Rajpur Nandan Colony, Rakhal Ghosh Road, P.O.Rajpur, Police Station Sonarpur Kolkata 700149 hereinafter collectively referred to as "the **SECOND CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject

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 Biswanath Mondal
 Sankar Sarkar
 Debayan

or context shall be deemed to mean and include its partners for the time being and their and each of their respective successors heirs executors administrators and legal representatives) of the **FOURTH PART**:

WHEREAS:

- A. One Smt. Sadhyamani Dasi was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner, amongst other properties, to **All** Those various pieces or parcels of land containing a total area of **115 Sataks (i.e. 1.15 Acres)** more or less situate lying at and comprised in various Dags recorded in various Khatian Numbers, in Mouza Nonadanga, I.L. No.10, under Police Station Tiljala (formerly Jadavpur), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Parganas, (hereinafter for the sake of brevity referred to as "**the said Larger Property**"), absolutely and forever, details whereof are mentioned hereinbelow:

C.S. & R.S. Dag No.	Nature of Land	R.S. Khatian No.	Total Area in Dag (in Satak)	Area Owned by Sadhyamani Dasi (in Satak)
417	Pukurpar	722 (C.S. Kh No. 216)	16	16
418	Pukur	722 (C.S. Kh No. 216)	13	13
419	Sali	721 (C.S. Kh No. 216)	05	05
414	Sali	723 (C.S. Kh No. 217)	49	49
420	Pukurpar	724 (C.S. Kh No. 217)	14	14
421	Pukur	724 (C.S. Kh No. 217)	13	13
422	Sali	723 (C.S. Kh No. 217)	05	05
Total:			115	115

- B. The name of the said Sadhyamani Dasi was all along and still continues to be recorded in the R.S. Records of Rights under R.S. Khatian Nos. 721, 722, 723 and 724 (corresponding to C.S. Khatian Nos. 216 & 217, in the name of Sadhyamani Dasi); -
- C. Under and by virtue of a Deed of Gift (in Bengali) dated 1st October 1962 made between the said Smt. Sadhyamani Dasi therein referred to as the Donor her nephew Jugal Krishna Mondal therein referred to as the Donee and registered in the office of

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Biswanath Mondal
Jugal Krishna Mondal

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substantiated by

Joint Sub-Registrar of Alipore at Behala in Book No.1 Volume No.64 Pages 207 to 210 Being No.4134 for the year 1962, the said Smt. Shadyamani Dasi out of natural love and affection towards the said Jugal Krishna Mondal, and on her own free will and volition, granted conveyed and transferred unto and to the said Jugal Krishna Mondal, as and by way of gift, **All That** the said Larger Property, absolutely and forever, with all easements and quasi-easements and passage rights and liberties and the said Donee accepted such gift.

- D. Under and by virtue of a Deed of Gift (in Bengali) dated 15th January 1976 made between the said Jugal Krishna Mondal therein referred to as the Donor and one of his sons namely Biswanath Mondal therein referred to as the Donee and registered in the office of Joint Sub-Registrar of Alipore at Alipore in Book No.1 Volume No.53 Pages 167 to 171 Being No.542 for the year 1976, the said Jugal Krishna Mondal out of natural love and affection towards the said Biswanath Mondal, and on his own free will and volition, granted conveyed and transferred unto and to the said Biswanath Mondal, as and by way of gift, **All That** the said Larger Property, absolutely and forever, with all easements and quasi-easements and passage rights and liberties and the said Donee accepted such gift.
- E. In the events aforesaid, the said **Biswanath Mondal (being the First Confirming Party herein)** became seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to the said Larger Property, absolutely and forever free from all encumbrances mortgages charges liens lispendens vestings attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- F. By a Deed of Conveyance dated 3rd August 1998 and registered in the office of the Additional Registrar of Assurances, Calcutta in Book No.1 Volume No.24 Pages from 317 to 329 Being No.2565 for the year 1998, the said Biswanath Mondal for the consideration mentioned therein granted sold conveyed and transferred unto and to Gurdev Singh (who is also the Vendor No.1 herein) **All that** the piece or parcel of land containing an area of **02 Cottah** (out of total area of 16 Sataks) more or less comprised in and being a divided and demarcated part or portion of **R.S.Dag No.417**, absolutely and forever. After such sale, the said **Biswanath Mondal continued to own the remaining portion of the said R.S.Dag No.417 measuring 7.68 Cottahs (i.e. 12.694 Sataks).**
- G. In or about June, 2003, one Probooth Mondal, alias, Haran Chandra Mondal claiming himself to be another nephew of the said Smt. Shadyamani Dasi, filed a suit for partition being Title Suit No. 53 of 2003 (Partition) in the Court of the learned 4th Civil Judge (Senior Division) at Alipore for partition of the said Larger Property

Handwritten signatures and notes:
Biswanath Mondal
Gurdev Singh
Probooth Mondal
Haran Chandra Mondal
Smt. Shadyamani Dasi
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(hereinafter for the sake of brevity referred to as "the said Partition Suit"). The said Partition Suit was instituted by the said Probodh Mondal by alleging, inter alia, that the said Smt. Shadyamani Dasi never made any gift in favour of Jugal Kishore Mondal and if any such document is produced, the same is a forged and manufactured document. The said Probodh Mondal in the said Partition Suit further sought to allege that the Deed of Gift executed by the said Jugal Kishore Mondal in favour of Biswanath Mondal is a forged document. The Vendor has assured the Purchasers and warrant in favour of the Purchasers that the allegations made by the said Probodh Mondal in the said Partition Suit are all false untrue misconceived and have no basis at all and are liable to be struck down. In any event, neither the said Probodh Mondal, or for that matter any one else, were or are entitled to challenge any Deed of Gift made and executed by the said Jugal Kishore Mondal during his lifetime.

- H. There is no subsisting order of injunction or stay or status quo in the said Partition Suit nor is there any other order which in any manner restricts or prohibits the said Biswanath Mondal from dealing with or disposing the said Larger Property or any part thereof or any share therein.
- I. By a Deed of Conveyance dated 8th June 2007 and registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas in Book No.1 Volume No.9 Pages from 1598 to 1617 Being No.3393 for the year 2007, the said Biswanath Mondal for the consideration mentioned therein granted sold conveyed and transferred unto and to the **Vendors herein All That** the piece or parcel of land containing an area of **07 Cottahs (i.e. 11.57 satak)** more or less comprised in and being another divided and demarcated part or portion of the said **R.S.Dag No.417**, recorded in R.S.Khatian No.722 (C.S. Kh No. 216), in Mouza Nonadanga, J.L. No.10, under Police Station Tiljala (formerly Jadavpur), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Parganas, fully described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**the said Property**", absolutely and forever. The plan annexed to the said Deed of Conveyance dated 8th June 2007 was wrongly drawn, which fact both the Vendors herein and the said Biswanath Mondal do and each of them doth hereby confirm and also confirm that the plan annexed to this deed is the correct plan and accordingly they hereby rectify the said Deed of Conveyance dated 8th June 2007 to the extent that the plan annexed thereto stands expunged and removed and be substituted by the plan annexed to this deed, and that the Plan annexed to this deed shall be and be deemed to have been annexed to the said Deed of Conveyance dated 8th June 2007 and form part of the same on and from the date of execution thereof.
- J. After such sale, the said Biswanath Mondal continued to own the remaining portion of the said R.S.Dag No.417 measuring 0.68 Cottahs (i.e. 1.124 Sataks), which fact

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Biswanath Mondal

Jugal Kishore Mondal

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both the Vendors herein and the said Biswanath Mondal do and each of them doth hereby confirm.

- K. In the events aforesaid the Vendors herein became seized and possessed of and/or otherwise well and sufficiently entitled as the joint and absolute owners to **All That the said Property**, being the piece or parcel of land containing an area of **07 Cottahs (i.e. 11.57 satak)** more or less comprised in and being a divided and demarcated part or portion of the said **R.S.Dag No.417**, recorded in R.S.Khatian No.722 (C.S. Kh No. 216), in Mauza Nonadanga, J.L. No.10, under Police Station Tiljala (formerly Jadavpur), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Parganas, fully described in the **SCHEDULE** hereunder written, absolutely and forever.
- L. The said Biswanath Mondal by two several applications, both dated 19.03.2008, applied to the Fisheries Department, Govt. of West Bengal for conversion in respect of Plot Nos. 417, 418, 420 and 421 to solid lands for construction of dwelling houses. On such applications, by and in terms of two several Letters both dated 02.04.2008 and respectively numbered Memo No.703-Fish/C-III/2M-25/2008 and Memo No.704-Fish/C-III/2M-25/2008, the Asstt. Secretary to the Govt. of West Bengal, Fisheries Department, Writers' Building, Kolkata after considering the said applications of Biswanath Mondal intimated its No-Objection to the said Biswanath Mondal for conversion of the aforesaid four Plots to solid land for the purpose of construction of dwelling house. Copies of the two letters are hereto annexed collectively marked "A".
- M. In or about September, 2009, the said Biswanath Mondal, filed a suit for declaration and injunction against the Vendors herein and another, being Title Suit No.2950 of 2009 in the Court of the Learned 2nd Civil Judge (Junior Division) at Alipore, praying inter alia for a declaration that the said Sale Deed dated 8th June 2007 (wrongly mentioned therein as 27th June 2007) is void (hereinafter for the sake of brevity referred to as "the **Declaratory Suit**").
- N. The said Declaratory Suit is pending and no restraint orders or orders of status quo or injunction have been passed therein. The said Biswanath Mondal accepts and admits that the said Declaratory Suit was filed on ill gotten advise and that the Vendors herein are the full and absolute owners of the said Property described in the **SCHEDULE** hereunder written and hereby agrees and covenants to withdraw the same forthwith without any claim or demand against the Vendors or the Purchasers herein or against the said Property.
- O. On 14th August 2010, the said Biswanath Mondal (being the First Confirming Party herein) and Sankar Sarkar (being one of the partners of the Second Confirming Party herein) had entered into an Agreement for Joint Venture in respect of several

Sankar Sarkar

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Biswanath Mondal
Sankar Sarkar
[Signature] [Signature] [Signature]

properties, including the property being the subject matter of these presents, which Agreement for Joint Venture and all documents executed pursuant thereto and/or in connection therewith have since been cancelled revoked and terminated, which fact the First Confirming Party and the said Sankar Sarkar (who has joined in as one of the partners of the Second Confirming Party herein, but confirms the facts contained in this paragraph in his individual capacity) hereby confirm, and the said Sankar Sarkar has no claim or demand whatsoever against the First Confirming Party or the said Property or any part thereof.

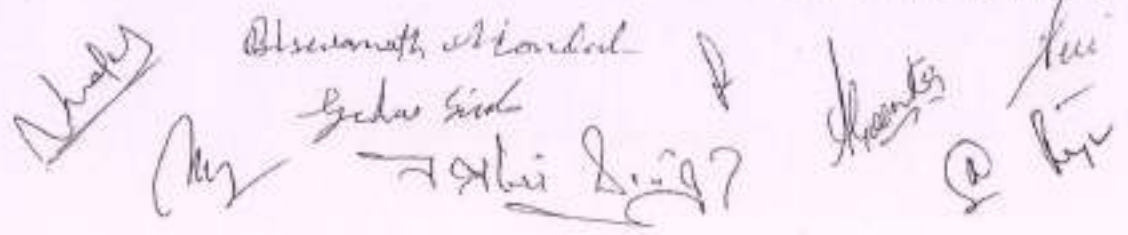
F. The Vendors offered to sell transfer convey assign and assure the said Property to the Second Confirming Party and relying on the various representations assurances declarations and confirmations made and/or given by the Vendors, including those hereinafter contained, and believing the same to be true and correct and acting on faith thereof, the Second Confirming Party agreed to purchase and acquire the said Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever (save pendency of the said Partition Suit and the said Declaratory Suit) and with "khas" peaceful vacant possession of the said Property.

Q. Subsequently, the Second Confirming Party nominated the Purchasers herein to acquire the said Property from the Vendor in place and stead of the Second Confirming Party, which nomination the Vendors duly accepted. The Purchaser too agreed to purchase the said Property relying on the various representations assurances declarations and confirmations made and/or given by the Vendors from time to time, including those hereinafter contained, and believing the same to be true and correct and acting on faith thereof.

R. At the time of entering into the said Agreement for Sale and subsequently at the time of the said Nomination, the Vendors and the First Confirming Party herein had held out represented before and assured the Second Confirming Party and thereafter to Purchasers and now warrant in favour of the Purchasers, *inter alia*, as follows:

- i) That the facts hereinbefore recited are all true and correct and the Purchasers can safely rely upon the same;
- ii) That the said Property is free from all encumbrances mortgages charges liens lispensens (save pendency of the said partition suit and the said Declaratory Suit) attachments trusts uses debutters tenancies leases thika tenancies occupants rights restrictions restrictive covenants vestings acquisitions

sankar Sarkar


 A collection of handwritten signatures and initials at the bottom of the page. From left to right: a signature that appears to be 'Shree', a signature 'Bhuvanath', a signature 'Gehar Singh', a signature 'T. R. Singh', a signature 'Sankar Sarkar', and a signature 'Sankar Sarkar' with a circled 'S' next to it.

requisitions alignments claims demands and liabilities whatsoever or howsoever;

- iii) That the Vendors are in uninterrupted and exclusive "Khas" peaceful vacant physical possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons;
- iv) That though the said Property is recorded as 'pukurpar', the same is not fit for pisciculture.
- v) That there are sheds and structures at the said Property;
- vi) That the Vendors never held nor hold any excess land / excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land / excess vacant land within the meaning of the said Act or any other act or statute applicable to the said Property;
- vii) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Government or any other Public Body or Authority;
- viii) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- ix) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

Biswanath Mondal

Shukla

(M)

Gopal Mondal

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- x) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property unto and in favour of the Purchasers. *Subject to aforementioned Diprindere.*
- xi) That save pendency of the said Partition Suit and the said Declaratory Suit, no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right title or interest whatsoever in the said Property or any part thereof.
- xii) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of rates and taxes, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- xiii) That there is no defect in the title of the vendors to the said Property which could expose the Purchasers to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendors' title thereto;
- xiv) That no document judgement or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xv) That the Vendors have not done any act deed or thing whereby or by reason whereof the rights title or interest of the Vendors in the said Property could or may have been encumbered impeached challenged or disputed in any way;

*Gule 4/13
Martin Rios*

Santhosh Kumar

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Prasanna Kumar
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For this
Prasanna Kumar
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xvi) That there is no subsisting agreement for transfer by way of sale, lease or otherwise the said Property or any part thereof or any undivided share therein;

xvii) That there is no restraining order or legal bar or impediment or any other difficulty in the Vendors conveying the said Property to the Purchasers;

S. All amounts receivable by the Vendors and the Second Confirming Party under and in terms of the said Agreement and the subsequent Nomination have been duly received by them respectively and the Purchaser has been put in "khas" peaceful vacant possession of the said Property and the Vendors are now conveying the said Property in favour of the Purchasers.

T. At the request of the Vendors, the First Confirming Party and the Second Confirming Party have agreed to join in as parties to these presents concurring and confirming the sale herein envisaged and also confirming that they have no claim or demand whatsoever against the Vendors or the Purchasers or the said Property or any part thereof.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.90,00,000/- (Rupees ninety lacs) only** of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendors at or before the execution hereof in the manner aforesaid (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and **memo of consideration No.1** hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) **and** in further consideration of the sum of **Rs.4,00,000/- (Rupees four lacs) only** of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Second Confirming Party at or before the execution hereof (the receipt whereof the Second Confirming Party doth hereby as also by the receipt and **memo of consideration No.2** hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be), the Vendors do and each of them doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure and the First Confirming Party and the Second Confirming Parties do and each of them doth hereby concur and confirm unto and to the Purchasers **ALL THAT** the said Property, fully described in the **SCHEDULE** hereunder written and all ownership share rights title interest whatsoever of the Vendors and/or the Vendors' predecessors-in-title in the said Property

Abdulnath Mondal

Gandu Sid
Abdulnath Mondal

Abdulnath Mondal

Abdulnath Mondal

Abdulnath Mondal

Santhosh

Santhosh

with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors and each of them in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property, with all rights of easements and passage **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any of them or any person or persons from whom the Vendors or any of them can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages charges liens and pendencies (Save pendency of the said Partition Suit and the said Declaratory Suit) attachments trusts uses debentures tenancies leases thika tenancies occupancy rights restrictions restrictive covenants vestings acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

santhosh kumar

Rishwanth & Co. Pvt. Ltd.
By: [Signature]
[Signature]
[Signature]
[Signature]

- (ii) **AND THAT** the vendors or any of them have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now good right full power and absolute authority and *indefeasible* title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens (**Save** pendency of the said Partition Suit and the said Declaratory Suit) attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants vestings acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases thika tenancies tenancies encumbrances restrictions restrictive covenants liens attachments lispendens (**Save** pendency of the said Partition Suit and the said Declaratory Suit) uses debutters trusts vestings acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.

santhosankar

Balaramanath Mardala
 Gudu sir
 (Mr) Sathis Singh?
 [Signature] [Signature] [Signature]

demand being made by the Purchasers or any of them and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;

- ii) **AND THAT** the Vendors have duly complied with all provisions of applicable laws before offering sale of the said Property to the Purchasers and the Vendors do and each of them doth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, loss or any other harmful action against the Purchasers by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.
- iii) The Purchasers will hereby step into the shoes of the Vendors in the said Partition Suit and/or be entitled to be added as a party thereto and the Vendors shall sign execute and deliver all papers documents writings instruments etc., as be required by the Purchasers or any of them from time to time in connection therewith;
- iv) In order to enable the Purchasers to do all acts, deeds and things for more perfectly assuring the title of the Vendors in favour of the Purchasers, the Vendors do and each of them doth hereby irrevocably appoint the Purchasers jointly and/or severally as the Vendor's Constituted Attorney to do the various acts, deeds, things in place and stead of the Vendors in connection with the said Property and the Vendors and each of them also agrees and undertakes to grant a separate Power of Attorney in favour of the nominee(s) of the Purchasers, if required by the Purchasers.
- v) **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated as owners of the said Property in all government / public records;

II. THE VENDORS AND THE FIRST CONFIRMING PARTY DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE PURCHASERS as follows:

- i) That First Confirming Party shall withdraw and/or cause to be dismissed the said Declaratory Suit forthwith in such manner as the Purchasers may deem fit and proper and the Vendors shall fully co-operate in that regard and both the Vendors and the First Confirming Party shall ensure that neither they nor any of them nor any person claiming through them makes any claim or demand against the Purchasers herein or against the said Property and shall fully indemnify the Purchasers with regard thereto.

Pisarameth Mondal
Mr. Gede Gub
Arthur Singh

Shankar
Shri Shukla
Bye

contaminated

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

All That the piece or parcel of land containing an area of **07 Cottahs (i.e. 11.57 satak)** more or less, recorded as Pukurpar (which pukurpar is not fit for pisciculture), with sheds and structures standing thereon, comprised in and being a divided and demarcated part or portion of **R.S.Dag No.417**, recorded in R.S.Khatian No.722 (C.S. Kh No. 216), in Mouza Nonadanga, J.L. No.10, under Police Station Tijela (formerly Jadavpur), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Parganas, shown verged within **RED** borders on the map or plan hereto annexed and butted and bounded in the manner following;

On the North : Partly by Dag No. 418 and partly by Dag No. 419

On the South : Partly by Dag No. 418 and partly by Dag No. 416 and partly by the two cottahs divided plot carved out of Dag No. 417 and continued to be owned by the Vendor No.1

On the East : Partly by the 1.124 Sataks divided part of Dag No. 417 continued to be owned by Biswanath Mondal and partly by Dag No. 418 and partly by two cottahs divided plot carved out of Dag No. 417 continued to be owned by the Vendor No.1

On the West : Partly by Dag No. 415 and partly by Dag No. 418

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished so to be. It being clarified that the said property is an unassessed property in the records of The Kolkata Municipal Corporation in its Ward No. 107 vicinity Laskarhat/ Picnic Garden Road.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **VENDORS** at Kolkata in the presence of:

[Handwritten signatures and names]
P.V. Paul
164/1, Mandohar main road
Kolkata 700059

SIGNED SEALED AND DELIVERED by the
withinnamed PURCHASERS at Kolkata in the
presence of:

Prasanna Majumdar
S/o Late Parimal Majumdar
23, Serpentine Lane, Seat-14.

Orishitandan Developers Private Limited
[Signature]
Director/Authorized Signatory

Komken Infrastructure F.I. Private Limited

[Signature]
Director/Authorized Signatory

[Signature]
Director/Authorized Signatory

Banka Bhanu Finance Private Limited

[Signature]
Director/Authorized Signatory

Sarekhal Tech Centre Private Limited

[Signature]
Director/Authorized Signatory

ENDIVE VANDYA PVT. LTD.

[Signature]
Director/Authorized Signatory

[Signature]
Director/Authorized Signatory

Orishitandan Developers Private Limited

Rishabh Builders Private Limited

[Signature]
Director/Authorized Signatory

[Signature]
Director/Authorized Signatory

Rapid Housing Solutions Pvt. Ltd.

[Signature]
Director / Authorized Signatory

[Signature]

SIGNED SEALED AND DELIVERED by the
withinnamed FIRST CONFIRMING PARTY
at Kolkata in the presence of:

A. Karmakar
Arjun Karmakar
S/O. Late R. C. Karmakar
164/1, H.M. Road
Kolkata - 700054

[Signature]

SIGNED SEALED AND DELIVERED by the
withinnamed SECOND CONFIRMING PARTY
at Kolkata in the presence of:

[Signature]

For and on behalf of
DEBAYAN ENTERPRISE
[Signature]
For self and as Constituted
Attorney of Mr. Sanjeeb Sarkar
Mrs. Sandhya Sarkar

RECEIPT AND MEMO OF CONSIDERATION NO.1:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs.90,00,000/- (Rupees ninety lacs) only being the consideration in full payable to the Vendors under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION NO.1:

Sl. NO.	Demand Draft /Cheque No./Cash	Dated	Drawn by and Drawn on	Drawn in favour of	Amount (Rs.)	Total
1	560180	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,636/-	
2	560174	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,637/-	
3	560173	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,637/-	
4	560175	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,637/-	
5	560176	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,636/-	
6	560177	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,636/-	
7	560178	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,636/-	
8	560179	18.10.2012	Kotak Mahindra Bank, R.B. Avenue Branch	Gurdev Singh	3,63,637/-	

Gurdev Singh
 Gurdev Singh

9	260658	18.10.2012	ING Vysya Bank Kankurgachi Branch,	Gurdev Singh	3,63,636/-	
10	069481	18.10.2012	Axis Bank, Kankurgachi Branch	Gurdev Singh	3,63,636/-	
11	069492	18.10.2012	Axis Bank, Kankurgachi Branch	Gurdev Singh	3,63,636/-	40,00,000/-
12	069454	17.10.2012	Axis Bank, Kankurgachi Branch	Jasbir Singh Deosi	3,63,636/-	
13	069456	17.10.2012	Axis Bank, Kankurgachi Branch	Jasbir Singh Deosi	3,63,636/-	
14	560145	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,636/-	
15	560130	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,637/-	
16	560139	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,636/-	
17	560142	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,637/-	
18	560137	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,637/-	
19	560143	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,636/-	
20	560138	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,637/-	
21	560140	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,636/-	
22	260647	17.10.2012	Kotak Mahindra Bank Kankurgachi Branch,	Jasbir Singh Deosi	3,63,636/-	40,00,000/-

Gurdev Singh

Jasbir Singh

35	000010	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Debayani Enterprise	90,909/-	9,99,999/-
GRAND TOTAL					90,00,000/-	

(Rupees ninety lacs) only

It being clarified that the payments under serial No. 23 to 36 and made to M/s Debayan Enterprise has been made under instruction of the vendors to reimburse the payments received by them.

WITNESSES:

1) *A. Karmanar*

2) *Raf.*

P. V. Ram
16/1, Manikotala main road
Kolkata - 700 051

Gedra Sub
→ [Signature]

(Vendors)

RECEIPT AND MEMO OF CONSIDERATION NO.2:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.4,00,000/- (Rupees four lacs)** only being the nomination bargain money/consideration in full payable under these presents to the **Second Confirming Party** as per memo written hereinbelow:

Sl. NO.	Cheque /DD No.	Dated	Drawn on	Drawn by	Drawn in favour of	Amount (Rs.)
1	006213	18.10.2012	Axis Bank Ltd, Kankurgachi Branch	Goldmoon Dealers Pvt. Ltd.	Debayan Enterprise	36,363/-
2	006392	18.10.2012	Axis Bank Ltd, Kankurgachi Branch	Kshetrajivi Agro Pvt. Ltd.	Debayan Enterprise	36,363/-
3	297491	18.10.2012	ING Vysya Bank Ltd, R.B. Avenue Branch	Rapid Housing Solutions Pvt. Ltd.	Debayan Enterprise	36,363/-
4	000012	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Banke Bahari Enclave Pvt. Ltd.	Debayan Enterprise	36,364/-
5	000019	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Drishtinandan Developers Pvt. Ltd.	Debayan Enterprise	36,363/-
6	000011	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Kumkum Infrastructure Pvt. Ltd.	Debayan Enterprise	36,364/-
7	000013	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Rituraj Builders Pvt. Ltd.	Debayan Enterprise	36,364/-
8	000012	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Suryadripi Properties Pvt. Ltd.	Debayan Enterprise	36,364/-
9	000011	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Prithwiraj Real Estates Pvt. Ltd.	Debayan Enterprise	36,364/-

infor sarkar

10	000002	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Suradhani Real Estates Pvt. Ltd.	Debayan Enterprise	36,364/-
11	560163	18.10.2012	Kotak Mahindra Bank, Kankurgachi Branch	Endive Vanijya Pvt. Ltd.	Debayan Enterprise	36,364/-
TOTAL						4,00,000/-

(Rupees four lacs) only

Sankar Sankar
For Solicitors as substitutes
of Mr. Sankar Sankar and
Mrs. Sankar Sankar

(Second Confirming Party)

WITNESSES:

Akashman
[Signature]

Drafted By:
[Signature]
E2 K-0 P-12142/10

Advocate
High Court, Gauhati [Signature]

PLAN FORMING PART OF FOREGOING DOCUMENT CONCERNING
DAG NO. 417 IN MOUZA NONADANGA, S.R. SEALDAH IN
THE DISTRICT OF SOUTH 24 PARGANAS.

SCALE- 1:650

Gurdev Singh
Surinder Singh

Sankar Sankar

NORTH

Biswanath Mondal

- 1) The entire Dag No. 417 shown thus within RED borders.
- 2) 2 Cottah divided plot of land belonging to Gurdev Singh shown thus within GREEN borders.
- 3) The land area admeasuring 1.124 sataks continued to be owned by Biswanath Mondal shown thus within "BLUE" borders.
- 4) The land area of Dag no. 417 excluding those shown varged within Green and Blue are the subject matter of sale.

Basin Earth Estates Private Limited

Rajsh
Director/Authorised Signatory

Suryodini Properties Private Limited

Shobika
Director/Authorised Signatory

Kent Infrastructure Private Limited

Shobika
Director/Authorised Signatory

Orishinandan Developers Private Limited

Rudra Prasad Ghoshal
Director/Authorised Signatory

Prithviviast Real Estate Private Limited

Prithviviast
Director/Authorised Signatory

Rapid Housing Solutions Pvt. Ltd.

Prithviviast
Director / Authorised Signatory

Sardhina Real Estates Private Limited

Shobika
Director/Authorised Signatory

ENDIVE VANIYA PVT. LTD.

Shobika
Director/Authorised Signatory

Riturnaj Builders Private Limited

Haimsh Singh
Director/Authorised Signatory

Riturnaj Builders

Government of West Bengal
Fisheries Department
Writers' Buildings, Kolkata-700 001.

Memo No. 704/Fish/C-III/AM-25/2008

Date: 02.04.2008

To: Sd/- Sanjay Mondal,
963, Elkhata Road,
Kolkata-700 019.

Subject: No Objection for conversion in respect of Plot No. 420 & 421, P.T. No. 124 measuring 1/2 decimal & 3/4 decimal respectively in Mouza Nona Janga, P.S. Tiljala under K.M.C. Ward No. 107, Kolkata to Solid Land for construction of dwelling house.

Sir,

I am directed to refer to your application dated 19.03.2008 and to say that considering the physical position of the aforesaid plot and as the same is not fit for pisciculture, the Government in Fisheries Department is in the opinion to accord permission for conversion of the above named plot to solid land for the purpose of construction of dwelling houses as prayed for.

Yours faithfully,

[Signature]
Secretary to the Fisheries Department
Govt. of West Bengal
Date: 02.04.2008

Memo No. 704(F-9)/Fish/C-III/AM-25/2008

Copy forwarded for information and necessary action to :-

1. The Director of Fisheries, Govt. of West Bengal, Jessop Building, Kolkata-700 001.
2. The Deputy Director of Fisheries, Kolkata Zone, 9A, Esplanade East, Kolkata-69.
3. The Assistant Director of Fisheries, South 24-Parganas, Alipore, Kolkata.
4. The Superintendent of Police, South 24-Parganas, Alipore, Kolkata-700 027.
5. The Inspector-in-Charge, Tilja's Police Station.
6. The D. L. & L. R. O., South 24-Parganas.
7. The B. L. & L. R. O., Tollygunge.
8. The Councilor, Ward No. 107, Kolkata Municipal Corporation.
9. P. A. to M.I.C. Fisheries Department, Government of West Bengal, Writers' Buildings, Kolkata-1.

[Handwritten signatures]
gaku hel
Sanjay Mondal

Asstt. Secretary to the
Govt. of West Bengal.

A

Government of West Bengal
Fisheries Department
Writers' Buildings, Kolkata-700 001.

Memo No. 703-Fish/C-11/208-25/2008

Date: 02.04.2008


To: Shri Jayanath Mondal,
93, P.S.-6a Road,
Kolkata-700 019.

Subject: No Objection for conversion in respect of Plot No. 417 & 418,
Kharua No. 772 measuring 15 decimal & 13 decimal
respectively at Mouza: Naradanga, P.S.: Tiljala under M.C.
Ward No. 107, Kolkata to Solid Land for construction of
dwelling house.

Sir,

I am directed to refer to your application dated 19.03.2008 and to say that considering the physical position of the stated plot and as the same is not fit for pisciculture, the Government in Fisheries Department has no objection for conversion of the above noted plot to solid land for the purpose of construction of dwelling houses as proposed.

Yours faithfully,


Secretary to the
Govt. of West Bengal
Date: 02.04.2008
Writers' Buildings
Kolkata-700 001

Memo No. 703/ (9) -Fish/C-11/208-25/2008

Copy forwarded for information and necessary action to :-

1. The Director of Fisheries, Govt. of West Bengal, Jessop Building, Kolkata-700 001.
2. The Deputy Director of Fisheries, Kolkata Zone, 9A, Esplanade East, Kolkata-69.
3. The Assistant Director of Fisheries, South 24 Parganas, Alipore, Kolkata.
4. The Superintendent of Police, South 24 Parganas, Alipore, Kolkata-700 022.
5. The Inspector-in-Charge, Tiljala Police Station.
6. The E. L. & L. R. O., South 24 Parganas.
7. The E. L. & L. R. O., Tollygunj.
8. The Councillor, Ward No. 107, Kolkata Municipal Corporation.
9. P. A. to M.C. Fisheries Department, Government of West Bengal, Writers' Buildings, Kolkata-1.

Copy sent to Smt. K...
Jayanti Singh
Asstt. Secretary to the
Govt. of West Bengal.

SPECIMEN FORM FOR TEN FINGER PRINTS



Wolfe

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Sanchez / Garcia / Hernandez

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT Right Finger					



Martin Sant

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Blanco

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

SPECIMEN FORM FOR TEN FINGER PRINTS



Raju

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Prakash Muthappa

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Anwar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Guler Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

STANDARD FORM FOR TEN FINGER PRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					











	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SEALDAH, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 05189 / 2012, Deed No. (Book - I , 03208/2012)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Prithwiraj Mukherjee P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	 19/10/2012	 LTI 19/10/2012	<i>Prithwiraj Mukherjee</i> 19/10/12

II. Signature of the person(s) admitting the Execution at Office.












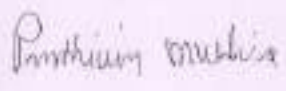


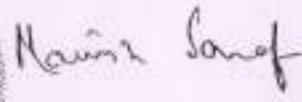



Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biswanath Mondal Address -188 B, Pinnac Garden Road, Kolkata, Thana:-Tiljala, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Confirming Party	 19/10/2012	 LTI 19/10/2012	<i>Biswanath Mondal</i>
2	Senkar Sarkar Address -5/3, Ekadala Road, Kolkata, Thana:-Gariahat, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self and as Attorney	 19/10/2012	 LTI 19/10/2012	<i>Senkar Sarkar</i>
3	Gurdev Singh Address -4, Garcha 1st Lane, Kolkata, Thana:-Gariahat, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 19/10/2012	 LTI 19/10/2012	<i>Gurdev Singh</i>
4	Jasbir Singh Deosi Address -4, Garcha 1st Lane, Kolkata, Thana:-Gariahat, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 19/10/2012	 LTI 19/10/2012	<i>Jasbir Singh Deosi</i>



(Jaideb Pal)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. SEALDAH

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SEALDAH, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 05186 / 2012, Deed No. (Book - I , 03208/2012)

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Rajesh Chhaperia Address - P.O. :- District - South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	
6	Snikant Jounghurwala Address - P.O. :- District - South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	
7	Shashank Sudhir Goenka Address - P.O. :- District - South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	
8	Prithwiraj Mukherjee Address - P.O. :- District - South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	
9	Manish Saraf Address - P.O. :- District - South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	
10	Vijendra Nath Dave Address - P.O. :- District - South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	



Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R, SEALDAH, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 05186 / 2012, Deed No. (Book - I , 03208/2012)

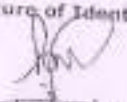
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Binod Kr Agarwal Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self		 LTI	
			19/10/2012	19/10/2012	

Name of Identifier of above Person(s)

P V Paul
 164/1, Manicktala Main Road, Kolkata,
 Thana: Maniktala, P.O. :- District:-South
 24-Parganas, WEST BENGAL, India, Pin :- 720054

Signature of Identifier with Date


 19/10/12





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

Endorsement For Deed Number : I - 03208 of 2012
(Serial No. 05186 of 2012)

On

Payment of Fees:

On 19/10/2012

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, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 19/10/2012

Amount by Draft

Rs. 102297/- is paid, by the draft number 782193, Draft Date 18/10/2012, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 19/10/2012

(Under Article - A(1) = 102894/- E = 14/- on 19/10/2012)

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.-93,55,000/-

Certified that the required stamp duty of this document is Rs. - 654871 /- and the Stamp duty paid as Impresario Rs. - 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 653880/- is paid, by the draft number 782192, Draft Date 18/10/2012, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 19/10/2012

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

Presented for registration at 15.55 hrs on 19/10/2012, at the Office of the A.D.S.R. SEALDAH by Prithwraj Mukherjee, one of the Claimants.

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

Execution is admitted on 19/10/2012 by

1. Biswanath Mondal, son of Lt Jugal Krishna Mondal, 188 B, Picnic Garden Road, Kolkata, Thana-Tiljala, P.O. - District-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Others
2. Sankar Sarkar
Partner, M/s Debayan Enterprises, Rajpur, Andal Colony, Rakhai Ghosh Road, Rajpur, Thana-Sonarpur, P.O. - District South 24 Parganas, WEST BENGAL, India, Pin :-700149.
By Profession : Others



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ADDITIONAL DISTRICT SUB-REGISTRAR

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

Endorsement For Deed Number : I - 03208 of 2012
(Serial No. 05186 of 2012)

3. Gurdev Singh, son of Lt Jai Singh (Deosi) . 4, Garcha 1st Lane, Kolkata, Thana: Garcha, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
4. Jasbir Singh Deosi, son of Gurdev Singh . 4, Garcha 1st Lane, Kolkata, Thana: Garcha, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
5. Rajesh Chhapana
Director, Benke Bihari Enclave Pvt Ltd (pan-aafcb1781r), 2d Queens Park, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Kshetrajivi Agro Pvt Ltd (pan-aaeck8480h), 103/3 Narekdanga Main Road, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700054
By Profession : Service
6. Srikant Jhonjhunwala
Director, Drishtinandan Dev Pvt Ltd, 2d Queens Park, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019.
By Profession : Business
7. Shashank Sudhir Goenka
Director, Kunkun Infrastructure Pvt Ltd (pan-aaeck9094m), 2d Queens Park, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Suryadri Properties Pvt Ltd (pan-aasacs0363h), 2d Queens Park, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019.
By Profession : Business
8. Prithwiraj Mukherjee
Director, Prithwiraj Real Estates Pvt Ltd (pan-aagcp7997j), 2d Queens Park, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Rapid Housing Solutions Pvt Ltd (pan-Aadcr8750f), 154/1 Manicktala Main Road, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700054.
By Profession : Service
9. Manish Saref
Director, Rituraj Builders Pvt Ltd (pan-aagcr0629d), 2d Queens Park, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019.
By Profession : Service
10. Vijendra Nath Dave
Director, Suradhani Real Estates Pvt Ltd., 2d Queens Park, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Endive Ventures Pvt Ltd (pan-aagcr0477f), 33a, Canal Circular Road, P.O. :- ,District: South 24-Parganas, WEST BENGAL, India, Pin :-700054.
By Profession : Service



05/11/2012 11:08:00

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 3



Government Of West Bengal
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Endorsement For Deed Number : I - 03208 of 2012
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11. Binod Kr Agarwal
Director, Gold Moon Dealers Pvt Ltd (pan-aecg1531b), 164/1 Manicktala Main Road, P.O. -
District: South 24-Parganas, WEST BENGAL, India, Pin -700054.
By Profession : Service
Identified By P V Paul, son of P Varkey, 164/1, Manicktala Main Road, Kolkata, Thana-Manicktala,
P.O. - District: South 24-Parganas, WEST BENGAL, India, Pin -700054, By Caste: Christian, By
Profession: Service.

Executed by Attorney

Execution by

1. Sankar Sarkar, Representative of
Partner, M/s Debayan Enterprise, Rajpur Nandan Colony, Rakhai Ghosh Road, Rajpur,
Thana-Sonarpur, P.O. - District: South 24-Parganas, WEST BENGAL, India, Pin -700149,
as the constituted attorney of 1. Sanjib Sarkar 2. Sandhya Sarkar is admitted by him
Identified By P V Paul, son of P Varkey, 164/1, Manicktala Main Road, Kolkata, Thana-Manicktala,
P.O. - District: South 24-Parganas, WEST BENGAL, India, Pin -700054, By Caste: Christian, By
Profession: Service.


(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 60.

Registered in Book - I
CD Volume number 7
Page from 8198 to 8233
being No 03208 for the year 2012.




(Jaideb Pal) 06-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D. S.R. SEALDAH
West Bengal