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P 429700

Additional Registrar of Assurance
Kolkata
14 JUN 2013

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THIS DEED OF SALE is made on this 13th day of June 2013

BETWEEN **V. K. UDYOG LTD.**, a company incorporated under the Companies Act, 1956, Holding PAN: AABCV0316N, vide corporate No.U51909WB1995PLC075722, having its registered office at 5/2, Russel Street, 6th Floor Poonam Buildings, Police station Shakespeare Sarani, Kolkata-700071, represented by its One of the Directors **SRI GUPTESHWAR**

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PRASAD, son of Late Jatan Prasad, by Caste-Hindu, by Occupation - Business, resident of 25/B Camac Street, Camac Court, Flat-6D, Kolkata, 700016, hereinafter referred to as "**VENDOR**" (which expression shall, unless excluded by or repugnant to the context shall be deemed to include it's executors, administrators, successors in interest, legal representatives and assigns) of the **FIRST PART**:

AND

YOGADA HOUSING PROJECTS PVT. LTD., a company incorporated under the Companies Act, 1956, Holding PAN:AAACY5532A, vide corporate No.U70109WB2012 PTC 183298, having it's registered office at 8 No. Ganesh Chandra Avenue, 5th Floor, Room No.31, Kolkata - 700013, P.S. Bhowbazar, represented by it's One of the Directors **SRI MAHENDRA KUMAR SHAW**, son of Sri Ganesh Prasad Shaw, by Caste - Hindu, by occupation - Business, resident of "Sri Nirmala Bhawan", N.S.B Road, Tar Bangla, P.O. & P.S.- Raniganj, District - Burdwan, Pin - 713347, hereinafter referred to as "**PURCHASER**" (Which expression shall, unless excluded by or repugnant to the context shall be deemed to include its executors, administrators, successors in interest, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Shri Gurupada Saha, Shri Dinabandhu Saha, Shri Rabindra Nath Saha and Shri Narayan Chandra Saha, all sons of Late Manmatha Nath Saha, were undivided joint recorded owners of ALL THOSE piece or parcel of Rayati Dakhali Satty Bisista Sali/Bastu land measuring about 79 (Seventy Nine) Decimals (Satak) lying and situated at Mouza Bahir Sarbomongal, Touzi No.1, J.L. No.42, under R.S. Khatian No.348, Khanda Khatian No.1529, R.S. Dag No 1562 Sub-Registry Office at Burdwan Police Station Burdwan, within Burdwan Municipality Ward No.3, District Burdwan.

AND WHEREAS by a Registered Deed of Conveyance (in Bengali Kobala) dated 21st Day of April, 1961 made between (1) Shri Gurupada Saha, (2) Shri Dinabandhu Saha, (3) Shri Rabindra Nath Saha and (4) Shri Narayan Chandra Saha, all sons of Late Manmatha Nath Saha, all residing at Nawa Dost Kayam Lane, Police Station Burdwan, District Burdwan therein collectively referred to as the Vendors and (1) Smt. Sushila Das, wife of Shri Kunja Kal Das, residing at G.T. Road (West), Police Station Burdwan, District Burdwan and (2) Dr. Sova Basu wife of Shri Sunil Kumar Basu, residing at Goods Shed Road, Police Station Burdwan, District Burdwan therein jointly referred to as the Purchasers and the Vendors therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchasers therein named **ALL THOSE** Rayati Sali/Bastu land measuring about 79 (Seventy Nine) Decimals (Satak) be the same little more or less Together with all easement rights and liberties lying and situate at Mouza Bahir Sarbomongala, Touzi No.1, J.L. No.42, under R.S. Dag No.1562 within Burdwan Municipality, Ward No.1, Police Station Burdwan, District Burdwan absolutely and for ever and the said Deed of Conveyance dated 21st day of April, 1961 was duly registered District Sub-Registrar and recorded in Book No.1, Volume No.37, Pages 100 to 102, Being No. 2507 for the year 1961.

AND WHEREAS Sekh Abdul Gaffur and Sekh Yusuf both sons of Late Sekh Nababjan, both residing at Bahir Sarbomongala, Rasikpur, Town and Police Station Burdwan, District Burdwan was undivided joint recorded owners of **ALL THOSE** piece or parcel of Dakhali Satta Bisista Bastu land measuring about 42 (Forty-two) Decimals (Satak) lying and situate at Mouza Bahir Sarbomongal, Touzi No.1, J.L. NO.42, R.S. No.1564 under R.S. Khatian No.1575, R.S. Dag No.1561 within the limits of Burdwan Municipality ward No.3, Police Station Burdwan, District Burdwan

AND WHEREAS by a Registered Deed of Conveyance (in Bengali Kobala) dated 17th of January, 1976 made between (1) Sekha Abdul Gaffur and (2) Sekh Yusuf both sons of Late Sekh Nababjan, both residing at Bahir Sarbomongal, Rasikpur, Town and Police Station Burdwan, District Burdwan therein collectively referred to as the Vendors and (1) Smt. Sushila Das, wife of Shri Kunja Lal Das and (2) Dr. Sove Basu wife of Shri Sunil Kumar Basu, both residing at 'Kunj Bhavan' Laxmipur. G.T. Road, Town and Police Station Burdwan, District Burdwan therein jointly referred to as the Purchasers and the Vendors therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchasers therein named **ALL THOSE** piece and parcel of Rayati Bastu land measuring about 3 (Three) Cottahs 3 (Three) Chittacks out of 42 (Forty-two) Decimals (Satak) be the same little more or less Together with all easement rights and liberties lying and situate at Mouza Bahir Sarbomongal, Touzi No.1, J.L. No.42, R.S. No.1564, under R.S. Khatian No.1575, R.S. Dag No.1561 within the limits of Burdwan Municipality Ward No.3, Town and Police Station Burdwan, District Burdwan more fully and particularly described in Schedule there under written and delineated in the Map or Plan thereto annexed and thereon coloured "**RED**" absolutely and for ever and the said Deed of Conveyance (in Bengali Kobala) dated 17th day of January, 1976 was duly registered District Sub-Registrar Burdwan and recorded in Book No.1, Volume No. 15, Pages 148 to 150, Being/Deed No.231 for the year 1976.

AND WHEREAS one Hazi Sekh Abu Bakkar son of Late Sekh Nababjan residing at Bahir Sarbomongala Town, Police Station and District Burdwan was sole and absolute owner of **ALL THOSE** piece or parcel of Rayati Dakhali Satta Bisista Sali land measuring about 8 (Eight) Cottahs 4 (Four) Chittacks out of 54 (Fifty-four) Decimals (Satak) of land lying

and situated at Mouza Bahir Sarbomongala, Touzi No.1, J.L. No.42, R.S. Khatian No.1519, R.S. Dag No.1561/2177 within the limits of Burdwan Municipality Ward No. 3, Police Station Burdwan, District Burdwan and the said Hazi Sekh Abu Bakkar had enjoying the said property without any interruption from any corner.

AND WHEREAS by a Registered Deed of Conveyance (in Bengali Kobala) dated 17th of January, 1976 made between Hazi Sekh Abu Bakkar son of Late Sekh Nababjan residing at Bahir Sarbomongla Town, Police Station and District Burdwan therein referred to as the Vendor and (1) Smt. Sushila Das, wife of Shri Kunja Lal das and (2) Dr. Sva Basu wife of Shri Sunil Kumar Basu, both residing at 'Kunj Bhavan' Laxmipur. G.T. Road, Polices Station, Town and District Burdwan therein jointly referred to as the Purchasers and the Vendor therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchasers therein named **ALL THOSE** piece and parcel of Sali land measuring about 8 (Eight) Cottahs 4 (Four) Chittacks be the same little more or less Together with all easement rights and liberties lying and situate at Mouza Bahir Sarobmongala, Touzi No.1, J.L. No.42, R.S. Khatian No.1519, R.S. Dag No.1561/2177 within the limits of Burdwan Municipality Ward No.3, Town and Police Station Burdwan, District Burdwan more particularly described in Schedule there under written and delineated in the Map or plan annexed thereto and thereon coloured "**RED**" absolutely and for ever and the said Deed of Conveyance (in Bengali Kobala) dated 17th day of January, 1976 was duly registered District Sub-Registrar, Burdwan and recorded in Book NO.1, Volume No.8, Pages 297 to 300, Being Deed No.266 for the year 1976.

AND WHEREAS by virtue of the abovementioned three registered Deeds of Conveyance (in Bengali Kobala) one Deed dated 21st day of April, 1961 and two Deeds dated 17th day of January, 1976 the said Smt. Sushila Das and Dr. Soya Rani Basu was undivided joint

the piece and parcel of Sali at present Bastu land measuring about 59 (Fifty-nine), Cottahs 5 (Five) Chittacks, 21 (Twenty-one) sq. ft. be the same little more or less lying and situate at Mouza Bahir Sarbomongala, Touzi No.1, J.L. No.42, out of 59 (Fifty-nine) Cottahs, 5 (Five) Chittacks, 21 (Twenty-one) sq. ft. land, 47 (Forty-seven) Cottahs 14 (Fourteen) Chittacks 2 (Two) sq. ft. land under R.S. Khatian No.348, Khanda Khatian No.1529, Dag No.1562, 3 (Three) Cottahs 3 (Three) Chittacks of land under Khatian No.1575, Dag No.1561 and 8 (Eight) Cottahs 4 (Four) Chittacks of land under Khatian No.1519, Dag No.1561/2177 within the Burdwan Municipality Ward No.3, Police Station Burdwan, District Burdwan.

AND WHEREAS thereafter the said Smt. Sushila Das, wife of Shri Kunja Lal Das died intestate on 15th day of October, 1979 and leaving behind her husband Shri Kunjalal Das and only married daughter Smt. (Dr.) Sova Basu alias Smt. Dr. Sova Rani Basu and the said Shri Kunjalal Das and Smt. (Dr.) Sova Rani Basu is also legal heirs and or successor of Sushila Das.

AND WHEREAS upon demise of the Smt. Sushila Das her husband Shri Kunja Kal Das and daughter St. (Dr.) Sova Rani Basu jointly inherited her movable and immovable properties including the above mentioned immovable property in accordance with the Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Shri Kunjalal Das son of Late Gopal Krishna Das, husband of Late Smt. Sushila Das father of Smt. (Dr.) Sova Basu alias Smt. (Dr.) Sova Rani Basu died intestate on 28th day of August, 1980 and leaving behind his only married daughter Smt. (Dr.) Sova Basu alias Smt. (Dr.) Sova Rani Basu, wife of Shri Sunil Kumar Basu and inherited all the movable and immovable property left behind

his deceased father Kunjalal Das, in accordance with Hindu Succession Act, 1956.

AND WHEREAS due to the death of Sushila Das and Kunjalal Das their only legal heir Smt. (Dr.) Sova Basu alias Smt. (Dr. Sova Rani Basu was sole and absolute owner of ALL THAT the piece and parcel of Sali at present Bastu land measuring about 59 (Fifty-nine) Cottahs 5 (Five) Chittacks 21 (Twenty-one) sq. ft. be the same little more or less lying and situate at Mouza Bahir Sarbomongala, Touzi No.1, J.L. No.42, out of 59 (Fifty-nine) Cottahs 5 (Five) Chittacks 21 (Twenty-one) sq. ft. land, 47 (Forty-seven) Cottahs 14 (Fourteen) Chittacks 2 (Two) sq. ft. land under R.S. Khatian No.348, Khanda Khatian No.1529, Dag No.1562, 3 (Three) Cottahs 3 (Three) Chittacks of land under Khatian No.1575, Dag No.1561 and 8 (Eight) Cottahs 4 (Four) Chittacks of land under Khatian No.1519, Dag No.1561/2177 respectively within the Burdwan Municipality Ward No.3, Police Station Burdwan, District Burdwan.

AND WHEREAS due to urgent need of money the said Smt. (Dr.) Sova Rani Basu, sold some portion out of her purchased Land with in Dag No.1562.

AND WHEREAS thereafter B.L. & L.R.O. Burdwan District Government of West Bengal in their L.R. Settlement Survey recorded the aforesaid property in the name of Dr. Sova Rani Basu wife of Shri Sunil Kumar Basu as owner thereof the said entire property recorded according to L.R. Settlement area of land measuring about 0.834 Acres Sali/Bastu in Mouza Bahirsarbamongala, J.L. No.42, L.R. Kolkata No.7244 (formerly R.S. Khatian No.348 Khanda Khatian No.1529, 1519 and 1575 respectively) and L.R. Dag No.4143 (formerly R.S. Dag No.1562, 1561, 2177 and 1561 respectively) within the Burdwan Municipality Ward

AND WHEREAS thereafter the said Smt. Sova Basu entered into an unregistered Agreement for sale (in Bengali Baynanama) on 4th day of January, 2006 with one Shri Tapas Adhikary son of Shri Khetra Nath Adhikary the confirming party therein residing at Sarbomongala Para Town, Post Office, Police Station Burdwan District Burdwan in respect of land measuring about 0.834 Acres more or less together with easement rights and liberties lying and situate at Mouza Bahirsarbamongala, J.L. No.42, L.R. Kolkata No.7244 R.S. Dag No.1561/2177, L.R. Dag No.4143 within the Burdwan Municipality Ward No.3, Police Station Burdwan District Burdwan with a certain terms and conditions mentioned therein.

AND WHEREAS the said Dr. Sova Basu alias Dr. Sova Rani Basu seized, possessed and otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Sali/Bastu land measuring about 52 (fifty two) cottahs 11 (eleven) Chittacks 21 (twenty-one) Sq.ft. be the same little more or less Together with 1604 Sq.ft. Asbestos shed structure standing thereon lying and situate at Mouza Bahir Sarbamongala, Touzi No.1, J.L. No.42 under R.S. Khatian No.348 Khanda Khatian No.1529, 1519 and 1575 respectively at present L.R. Khatian No.7244, R.S. Dag No.1562, 1561/2177 and 1561 respectively L.R. Dag No.4143 within the Burdwan Municipality Ward No.3, Police Station Burdwan District Burdwan.

AND WHEREAS thereafter the said Shri Tapas Adhikary the Confirming Party therein failed to purchase the aforesaid property as described hereinabove due to financial crisis, thereafter the said Dr. Sova Basu alias Dr. Sova Rani Basu Vendor therein and Shri Tapas Adhikary, the confirming Party therein have mutually agreed that the Confirming Party agree to release the aforesaid property in all respect whatsoever from the said Agreement for Sale (in Bengali Baynanama) dated 4th day of January, 2006 and execute the necessary Deed of Conveyance in favour of the TIRUPATI ASSETS PVT. LTD. and the confirming party therein

AND WHEREAS by a registered Deed of Conveyance dated 10th March, 2007 made between Dr. Sova Basu alias Dr. Sova Rani Basu as the Vendor therein and the TIRUPATI ASSETS PVT. LTD. As the Purchaser therein and also the said Shri Tapas Adhikary as the Confirming Party therein, the Vendor therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the TIRUPATI ASSETS PVT. LTD. ALL THAT piece or parcel of Sali/Bastu land measuring about 52 (fifty two) Cottahs 11 (eleven) Chittacks 21 (twenty-one) Sq.ft. be the same little more or less Together with 1604 Sq.ft. Asbestos shed structure standing thereon along with all easement quasi-easement rights liberties privilege, title interest possession appurtenances Municipal Road, Paths and passage and facilities of 60 ft. wide G.T. Road, drainage, sewerages, electricity whatsoever lying and situate at Mouza Bahir Sarbamongala, Touji No.1, J.L. No.42 under R.S. Khatian No.348 Khanda Khatian No.1529, and Khatian No.1519 and 1575 respectively L.R. Khatian No.7244, R.S. Dag No.1562, 1561/2177 and 1561 respectively L.R. Dag No.4143 within the Burdwan Municipality Ward No.3, Police Station Burdwan District Burdwan absolutely and for ever and the said Deed of Conveyance dated 10th March,2007 was duly registered in the Office of the Additional District Sub-Registrar, Burdwan and recorded in Deed No.2147 for the year 2007.

AND WHEREAS the said TIRUPATI ASSETS PVT. LTD. seized, possessed and otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Sali/Bastu land measuring about 52 (fifty two) Cottahs 11 (eleven) Chittacks 21 (twenty-one) Sq.ft. be the same little more or less Together with 1604 Sq.ft. Asbestos shed structure standing thereon lying and at Mouza Bahir Sarbamongala, Touzi No.1, J.L. No.42 under R.S. Khatian No.348 Khanda Khatian No.1529, and Khatian No.1519 and 1575 respectively L.R. Khatian No.7244 R.S. Dag No.1562

1561/2177 and 1561 respectively L.R. Dag No.4143 within the Burdwan Municipality Ward No.3, Police Station Burdwan District Burdwan.

AND WHEREAS the TIRUPATI ASSETS PVT. LTD. after purchasing aforesaid property mutated its name in the Assessment Registrar of Burdwan Municipality vide Receipt No.78 dated 24.12.07 office of the B.L. & L.R.O., Burdwan District Government of West Bengal of the said property and had been paying all rates and taxes regularly in respect of the said property.

AND WHEREAS said Tirupati Assets Pvt. Ltd. by a registered Deed of Conveyance dated 10th March,2008 made between TIRUPATI ASSETS PVT. LTD.as the Vendor therein and V.K. UDYOG LTD., as the Purchaser therein and the Vendor herein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the V.K. UDYOG LTD., ALL THAT piece or parcel of Sali/Bastu land measuring about 52 (fifty two) Cottahs 11 (eleven) Chittacks 21 (twenty-one) Sq.ft. be the same little more or less Together with 1604 Sq.ft. Asbestos shed structure standing thereon along with all easement quasi-easement rights liberties privilege, title interest possession appurtenances Municipal Road, Paths and passage and facilities of 60 ft. wide G.T. Road, drainage, sewerages, electricity whatsoever lying and situate at Mouza Bahir Sarbamongala, Touji No.1, J.L. No.42 under R.S. Khatian No.348 Khanda Khatian No.1529, and Khatian No.1519 and 1575 respectively L.R. Khatian No.7244, R.S. Dag No.1562, 1561/2177 and 1561 respectively L.R. Dag No.4143 within the Burdwan Municipality Ward No.3, Police Station Burdwan District Burdwan absolutely and for ever and the said Deed of Conveyance dated 10th March,2008 was duly registered in the Office of the A.R.A.-III, Kolkata and the same was recorded in Book No I, CD Volume No.2, Pages 7604 to

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AND WHEREAS by virtue of the above mentioned act, deeds and things the Vendor herein became the absolute Owner right, title, interest and possession holder of ALL THAT piece or parcel of Sali/Bastu land measuring about 52 (fifty two) Cottahs 11 (eleven) Chittacks 21 (twenty-one) Sq.ft. be the same little more or less Together with 1604 Sq.ft. Asbestos shed structure standing thereon along with all easement quasi-easement rights liberties privilege, title interest possession appurtenances Municipal Road, Paths and passage and facilities of 60 ft. wide G.T. Road, drainage, sewerages, electricity whatsoever lying and situate at Mouza Bahir Sarbamongala, Touzi No.1, J.L. No.42 under R.S. Khatian No.348 Khanda Khatian No.1529, and Khatian No.1519 and 1575 respectively L.R. Khatian No.7244, R.S. Dag No.1562, 1561/2177 and 1561 respectively L.R. Dag No.4143 within the Burdwan Municipality Ward No.3, Police Station Burdwan District Burdwan,

AND WHEREAS after the said purchase Land area on actual measurement comes to 50 (Fifty) Cottahs 6 (Six) Chittacks 9 (Nine) Sq.ft. equivalent to .834 Acres, out of the said .834 Acres of Land, area of Land measuring more or less 5.28 Decimal was under R.S. Dag No.1561, area of Land measuring more or less 13.66 Decimal was under R.S. Dag No.1561/2177 and area of Land measuring more or less 64.46 Decimal was under R.S. Dag No.1562 and in the L.R. record total Land measuring .834 Acres comes under L.R. Dag No.4143 and the shed and structure was completely broken down.

AND WHEREAS the V.K. UDYOG LTD., after purchasing aforesaid property applied for mutation of its name in the Assessment Registrar of Burdwan Municipality on 13th October,2011 and got its name mutated at office of the B.L. & L.R.O., Burdwan District Government of West Bengal under L.R. Khatian No.16221.

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AND WHEREAS Vendor offered to sale ALL THAT piece or parcel of Sali/Bastu land measuring about 50 (fifty) Cottahs 6 (Six) Chittacks 9 (Nine) Sq.ft. be the same little more or less equivalent to .834 Acres, out of the said .834 Acres of Land, area of Land measuring more or less 5.28 Decimal was under R.S. Dag No.1561, area of Land measuring more or less 13.66 Decimal was under R.S. Dag No.1561/2177 and area of Land measuring more or less 64.46 Decimal was under R.S. Dag No.1562 and in the L.R. record total Land measuring .834 Acres comes under L.R. Dag No.4143 along with all easement quasi-easement rights liberties privilege, title interest possession appurtenances Municipal Road, Paths and passage and facilities of 60 ft. wide G.T. Road, drainage, sewerages, electricity whatsoever lying and situate at Mouza Bahir Sarbamongala, Touzi No.1, J.L. No.42 under R.S. Khatian No.348 Khanda Khatian No.1529, and Khatian No.1519 and 1575, L.R. Khatian No.16221, R.S. Dag No.1562, 1561/2177 and 1561 respectively L.R. Dag No.4143 within the Burdwan Municipality Ward No.3 presently Ward No.1, Police Station Burdwan District Burdwan, hereinafter called and referred as the SAID PROPERTY and more fully and particularly described in the SCHEDULE hereinafter mentioned at or for a consolidated price of Rs.4,00,00,000/= (Rupees Fore Cores) only.

AND WHEREAS the Vendor declare and confirm as follows:

1. That they are the lawful Owner and are seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances.

2. That they undertake to pay all rates taxes and all other impositions and/or

of the SAID PROPERTY upto the date of the

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3. That no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act, 1961.
4. That no notice has been served on the Vendor for the acquisition of the SAID PROPERTY or any part thereof under the Land Acquisition Act, or under any other Law or Acts and/or Rules made or framed thereunder and the Vendor have no knowledge of issuance of any such notice or notices under any of the above Acts and/or Rules for the time being in force affecting the SAID PROPERTY.
5. That no suit and/or proceeding is pending in any Court of Law affecting the said Property or any part thereof nor has the same or any of them has been lying attached under any writ of attachment of any Court save and except the said two suits as mentioned aforesaid.
6. That no part of the SAID PROPERTY is falling under any Development Scheme.
7. That the Vendor has not entered into any agreement for sale or Development in respect of the SAID PROPERTY or any part or portion thereof.
8. That the Vendor has not created any encumbrances in respect of the SAID PROPERTY.
9. That the Vendor further covenant with the Purchasers to save harmless, indemnify and keep indemnified the Purchasers from or against all encumbrances charges and equities whatsoever.

AND WHEREAS the Purchaser as per the representation made by the Vendor herein that the Vendor have a good and marketable title over the said property and the same is free from sorts of encumbrances, charges, demand, liens, lispendances, attachments, claim, rusts, acquisition and requisition have agreed to purchase the said Land and property more fully and particularly described in the SCHEDULE hereunder written at a consideration of Rs.4,00,00,000/= (Rupees Four Cores) only.

NOW THIS INDENTURE WITNESSETH that in the Premises aforesaid the said Vendor doth hereby in total consideration of a sum of Rs.4,00,00,000/= (Rupees Four Cores) only paid by the Purchaser to the Vendor the receipt whereof the Vendor doth hereby and also by receipt hereunder written, admit and acknowledge and the Vendor doth hereby grant, transfer, convey, assign and assure unto the Purchaser ALL THAT piece or parcel of Sali/Bastu Land measuring about 50 (Fifty) Cottahs 6 (Six) Chittacks 9 (Nine) Sq.ft. be the same little more or less equivalent to .834 Acres along with all easement quasi-easement rights liberties privilege, title interest possession appurtenances Municipal Road, Paths and passage and facilities of G. T. Road, drainage, sewerages, electricity, whatsoever lying and situated at Mouza Bahir Sarbamongala, Touzi No.1, J. L. No.42, under R.S. Khatian No.348, Khanda Khatian No.1529 and Khatian No.1519 and 1575 respectively L.R. Khatian No.16221, R.S. Dag No.1562, 1561/2177 and 1561 respectively L.R. Dag No.4143 within the Burdwan Municipality Ward No.3 presently 1, Town and Police Station Burdwan District Burdwan particularly described in the SCHEDULE hereunder written and delineated in the MAP or PLAN annexed hereto as shown in RED colour border line along with hereditaments property and premises or any part or portion thereof is or are or heretofore was and were situated butted and bounded TOGETHER WITH all benefits and advantages or ancient of other light ways paths and passage on Burdwan Municipal Roads and G. T. Road and all other manner or the farmer and other rights liberties, easement, quasi-easements, privileges, appendages and appurtenances whatsoever to the said land hereditaments property and premises or any part thereof belonging or in anywise appertaining to or with the some or other part hereof now is or at any time or times hereto were held used occupied accepted or enjoyed or reputed or belonging or appurtenant thereto AND the reversion or reversions remainder or remainders rents issues and profits thereof or the said

all the estate, right, title, interest inheritance use trust property claim and demand whatsoever both in law and in equity of the Vendor into and upon the said Land and hereditaments property and premises or portion thereof and all deeds or documents, monuments and evidences of title which is any way related to the said land and hereditaments property and premises or portion thereof which now are or hereafter power or possession of the Vendor or any person or persons from whom they can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said land hereditaments property hereby granted, sold, conveyed, transferred and assured or expressed or intended so as to be with all rights and appurtenances unto and to the use of the Purchaser absolutely and forever free from all sorts of encumbrances, charges, liens, lispendances, trusts claim, demands and liabilities whatsoever AND the Vendor doth hereby covenants with the Purchaser that they have not any time heretofore done or execute or knowingly suffered or been party to any act, deed, matter or thing whereby or by reasons where of the said hereditaments property hereby granted sold, conveyed, transferred and assured or expressed or intended it can or may be affected or encumber in title estate or otherwise by reason whereof they may or can be prevented from granting selling conveying and assuring the said landed property and every part thereof in manner aforesaid AND THAT notwithstanding any act deed or thing by the Vendor done executed or knowingly suffered the Vendor is now lawfully rightfully and absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said landed property hereby granted, sold, conveyed, transferred, assign and assured or expressed so to be and every part thereof for a perfect indefensible estate without any manner condition use trust or things whatsoever to after defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has now in themselves

landed property hereby granted conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at time hereafter peaceably and with any lawful eviction interruption claim or demand whatsoever from the Vendor or any person lawfully and equitable claiming from under or in trust for the Vendor and that the Purchaser shall be free and clear and freely and clearly and absolutely discharged and harmless and kept indemnified against all estate and encumbrances, charges, claims, liens, demand, demands and liabilities created in respect of the said property by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise AND FURTHER that the Vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said land hereditaments property or portion thereof from under or in trust for the Vendor who shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute cause to be done or executed all such lawful acts deeds and thing whatsoever for further and more perfectly assuring the said landed property and every part thereof unto and to the sue of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Sali/Bastu land measuring about 50 (Fifty) Cottahs 6 (Six) Chittacks 9 (Nine) Sq.ft. equivalent to .834 Acres be the same little more or less out of the said .834 Acres of Land, area of Land measuring more or less 5.28 Decimal was under R.S. Dag No.1561, area of Land measuring more or less 13.66 Decimal was under R.S. Dag No.1561/2177 and area of Land measuring more or less 64.46 Decimal was under R.S. Dag No.1562 and in the L.R. record total Land measuring .834 Acres comes under L.R. Dag No.4143 along with all easement

appurtenances Municipal Road, Paths and passage and facilities of G.T. Road, drainage, sewerages, electricity whatsoever lying and situate at Mouza Bahir Sarbamongala, Touji No. 1, J.L. No.42 under R.S. Khatian No.348 Khanda Khatian No.1529, and Khatian No.1519 and 1575 L.R. Khatian No.16221, R.S. Dag No.1562, 1561/2177 and 1561, L.R. Dag No.4143 within the Burdwan Municipality Ward No.3 presently 1, Holding No.15, Mohalla Bahir Sarbamongala Para, Town and Police Station Burdwan, District Burdwan, Pin-713101, and delineated in the map or plan annexed hereto as shown in "RED" colour border line and butted and bounded in the following manner :

ON THE NORTH : By G.T, Road.

ON THE SOUTH : By residence of Manowara Begum, Seikh Kohan,
Seikh Sarafat, Seikh Arul.

ON THE EAST : By residence of Late A. Hazra & Seikh Musthfa.

ON THE WEST : By residence of Late Bimal Kumar Mondal, Bhola
Nath Gupta and Seikh Allauddin.

OR HOWSOEVER OTHERWISE the said Property is butted bounded called known numbered described or distinguished.

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

SIGNED, SEALED AND DELIVERED by the
within-named Vendor at Kolkata
in the presence of :

For V.K. UDYOG LTD.

Gubteshwar Prasad

Director

✓ Ashok Mr. Choudhary
BF 112, Dashbandhu Nagar,
Rajiv Gandhi - Kolkata - 59.

✓ Sushant Kumar
78 GT Road.
JONA MANDAL
BURNPUR - 713101

SIGNED, SEALED AND DELIVERED by the
within-named Purchaser at Kolkata
in the presence of :

For YOGADA HOUSING PROJECTS PVT. LTD.

Mahendra Kumar Sharm

Director

✓ Ashok Mr. Choudhary

✓ Jagdish Kumar Paul
23 GT Road
DADAMALLA
BURNPUR 713101

Drafted by me



DEBABRATA BANERJEE
ADVOCATE

W.B./1167/1981

12/1, Lindsay Street, Kolkata-700087

Received from the Purchaser the within mentioned sum of Rs.4,00,00,000/= (Rupees Four Cores) only in the following manner :-

MEMO OF CONSIDERATION

DATE	CH./DRAFT NO.	BANK NAME	AMOUNT
16.05.2013	940830	O. B. C.	50,00,000.00
16.05.2013	940831	O. B. C.	50,00,000.00
22.05.2013	940826	O. B. C.	50,00,000.00
23.05.2013	940827	O. B. C.	50,00,000.00
04.06.2013	940832	O. B. C.	50,00,000.00
04.06.2013	940834	O. B. C.	50,00,000.00
12.06.2013	940843	O. B. C.	50,00,000.00
12.06.2013	940844	O. B. C.	46,00,000.00
By way of T.D.S. U/S.194IA of I.T.Act,1961			4,00,000.00

✓ Astor Kt. Choudhary.

✓ Suresh Prasad

For V.K. UDYOG LTD.

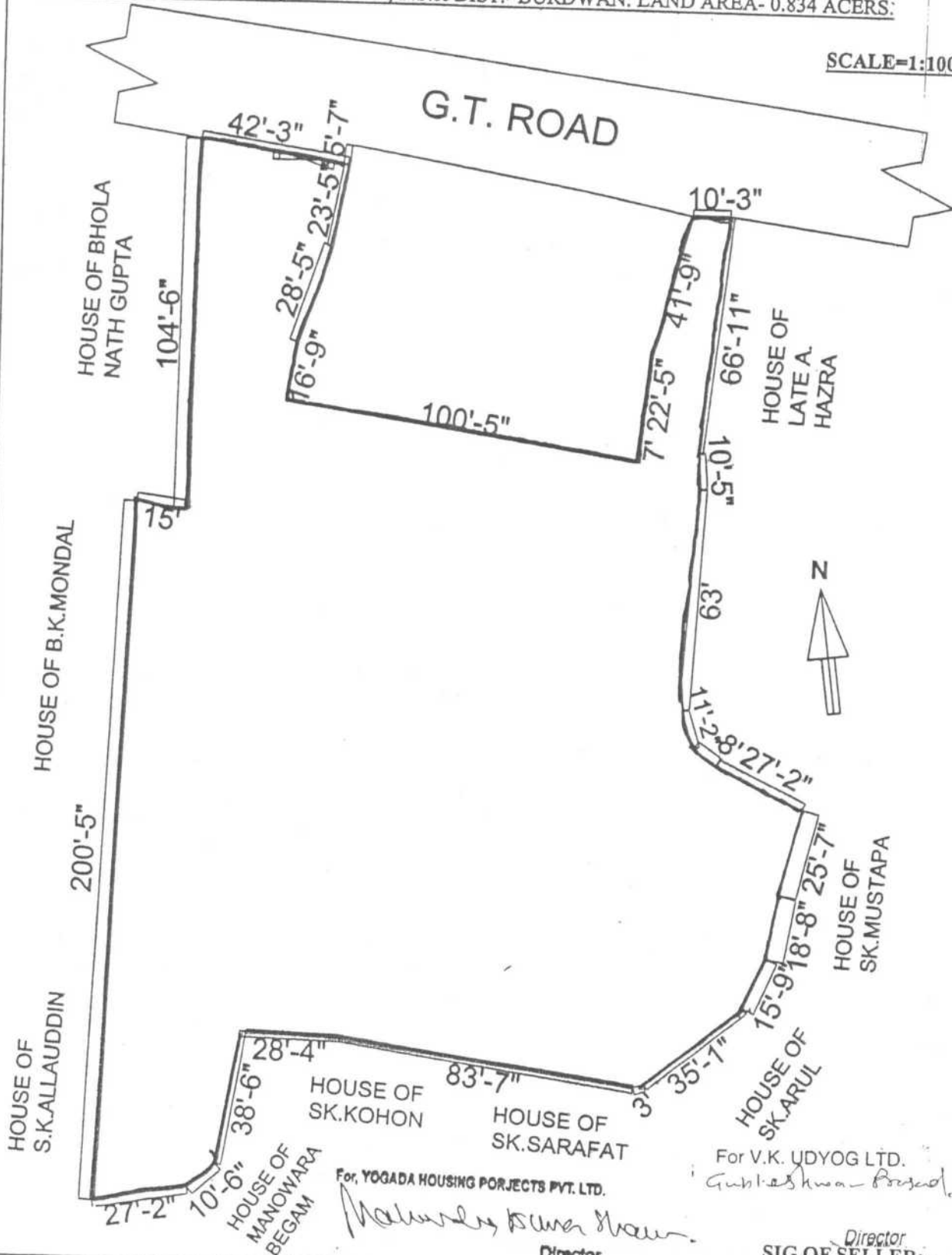
Suresh Prasad

Director

COLOURED PORTION IN THIS PLAN IS BEING SOLD OUT TO - YOGADA HOUSING PROJECTS
PVT.LTD. 8 GANESH CHANDRA AVENUE 5TH.FLOOR ROOM NO - 31 KOLKATA- 700013 FROM R.S.
DAG NO - 1561,1562,1561/2177,L.R.DAG NO - 4143,L.R.KH.NO - 16221, OF MOUZA -
BAHIRSARBAMANGALA, J.L.NO - 42, P.S.& DIST.- BURDWAN. LAND AREA- 0.834 ACERS:

SCALE=1:100

G.T. ROAD



For, YOGADA HOUSING PROJECTS PVT. LTD.

Mahendra Kumar Shaha
Director

For V.K. UDYOG LTD.
Gubheshwar Prasad

Director
SIG.OF SELLER:-



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

Endorsement For Deed Number : I - 02570 of 2013
(Serial No. 07433 of 2013 and Query No. 1903L000012508 of 2013)

On 13/06/2013

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

Presented for registration at 17.00 hrs on :13/06/2013, at the Private residence by Mahendra Kumar Shaw ,Claimant.

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

Execution is admitted on 13/06/2013 by

1. Gupteshwar Prasad
Director, V. K. Udyog Ltd., 5/2, Russel Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700071.
, By Profession : Business
2. Mahendra Kumar Shaw
Director, Yogada Housing Projects Pvt. Ltd., 8, Ganesh Chandra Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700013.
, By Profession : Business

Identified By Tapan Chakraborty, son of Lt. R. N. Chakraborty, 12/1, Lindsay Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700087, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 14/06/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB


Registration Fees Rs. 4,40,080/- paid online on 13/06/2013 2:42PM with Govt. Ref. No. 192013140001447381 on 13/06/2013 2:41PM, Bank: HDFC Bank, Bank Ref. No. 74095615 on 13/06/2013 2:42PM, Head of Account: 0030-03-104-001-16, Query No:1903L000012508/2013

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.-4,00,00,000/-

Certified that the required stamp duty of this document is Rs.- 2800010 /- and the Stamp duty paid as Impressive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB


Additional Registrar of Assurance - III
Kolkata

14 JUN 2013 (Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Endorsement Page 1 of 2

D. Banerjee



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

Endorsement For Deed Number : I - 02570 of 2013
(Serial No. 07433 of 2013 and Query No. 1903L000012508 of 2013)

Stamp duty Rs. 28,00,010/- paid online on 13/06/2013 2:42PM with Govt. Ref. No. 192013140001447381 on 13/06/2013 2:41PM, Bank: HDFC Bank, Bank Ref. No. 74095615 on 13/06/2013 2:42PM, Head of Account: 0030-02-103-003-02, Query No:1903L000012508/2013

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


Additional Registrar of Assurance - III
Kolkata

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 eChallan

GRN: 19-201314-000144738-1
 GRN Date: 13/06/2013 14:41:16
 BRN : 74095615

Payment Mode : Online Payment
 Bank : HDFC Bank
 BRN Date: 13/06/2013 14:42:50

DEPOSITOR'S DETAILS

Id No. : 1903L000012508/3/2013
 [Query No./Query Year]

































Name : M. K. SHAW AND ASSOCIATES
 Contact No. : Mobile No. : 91 9434006876
 E-mail :
 Address : 108 B ROAD, RANIGANJ, PIN-713347
 Applicant Name : Biswanath Rakshit
 Office Name : A. R. A. -III KOLKATA, Kolkata
 Office Address :
 Status of Depositor : Others
 Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

S.No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	1903L000012508/3/2013	Property Registration- Stamp duty	0030-02-103-003-02	2800010
2	1903L000012508/3/2013	Property Registration- Registration Fee	0030-03-104-001-16	440080
Total				3240090

In Words : Rupees Thirty Two Lakh Forty Thousand Nine Hundred Only

Page No.

Sl. No.	Signature of the executants/ Presentants					
	 Gubteshwar Prasad					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Mahendra Kumar Sharma					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 5
Page from 6386 to 6411
being No 02570 for the year 2013.




(Sanatan Maity) 15-June-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

15/6/13

D. Banerjee
Advocate

THIS DATED 13th DAY OF June 2013

INDENTURE

BETWEEN

V.K. UDYOG LTD.

VENDOR

AND

YOGADA HOUSING PROJECTS PVT. LTD.

PURCHASER

DEBABRATA BANERJEE
ADVOCATE
12/1, LINDSAY STREET
GROUND & 2nd FLOOR,
FRONT BUILDING
KOLKATA-700087.
PH.NO.2252-3241/2633

জেলা— বর্ধমান

খতিয়ান নং— ১৬৫১০

[০২০১০৪২]

মৌজা— বাহিরসর্বমজালা

জে.এল. নং— ০৪২

থানা— বর্ধমান

(১) রাজস্ব — ০.০০ টাকা

(২) জমির মোট পরিমাণ— ০.৮৩৪

একর (৩) মোট দাগের সংখ্যা —

> ACCORDING TO C.L.R.O.R

(৪) অত্রস্বত্বের দখলকারের বিবরণ

(৫) স্বত্ব

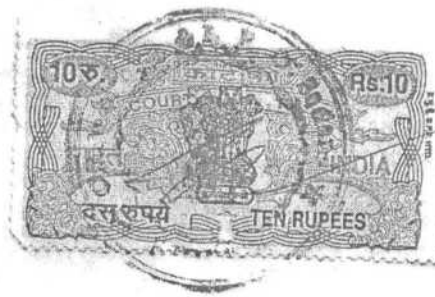
(৬) মন্তব্য

নাম	যোগদা হাউসিং প্রজেক্টস প্রাঃলঃ	রায়ত	
**পিতা/স্বামী	পক্ষে ডায়রেক্টর		
ঠিকানা	নিজ		



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
৪১৪৩	শালি/বাস্তু		০.৮৩৪	০.০০০০	০.৮৩৪	



দাগের মোট সংখ্যা

এক মাত্র

০.১-০৪

apl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20