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भारतीय नैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

F 715699

The instrument should adhere to the
Regulations on the part of the Government

Stamp, Seal, and Signature
Notarary, Kolkata-700

02 AUG 2011

DEED OF COVENANCE :

THIS DEED OF COVENANCE made this the 2nd day
of July, 2011 BETWEEN (i) SRI. MANJIT BANERJEE
wife of late Kalipada Sarkar, (ii) SRI. BANATAN BANERJEE,
(iii) SRI. KUCHAND BANERJEE, both sons of late Kalipada
Sarkar, both by faith Hindu, all of Vill. Bhowani, P.O.
Banspanja, P.S. Bishnupur, in the district South Twenty
Four Parganas, (iv) SRI. LALENDI BHANDARI (SARDA) wife of
late Bangalal Bhondari, D/o. late Kalipada Sarkar, residing
at Vill. Bhantari Para, P.O. Hinkola, P.S. Dethi, district
South 24-Parganas, (v) SRI. ANITA BANERJEE (SARDA) wife of Sri
Dilip Sarkar, and D/o. late Kalipada Sarkar, by faith Hindu,
by occupation housewife, residing at Vill. Pakshia Rajistat,

... D/S.

Handwritten signatures and initials in the bottom left corner.

:2:

P.S. Bishnupur, District South 24-Parganas, and
(vi) SMT. MINA RANI BISWAS (SARDAR) wife of Sri
Bhola Biswas, D/o. late Kalipada Sardar, by faith
Hindu, residing at Vill. Nawabad, P.O. Rasapunja,
P.S. Bishnupur, District South 24-Parganas, W.B.
hereinafter called and referred to as the VENDORS
(which term or expression shall unless excluded by
or repugnant to the context be deemed to mean and
include their heirs, executors, administrators,
representatives and assigns) of the FIRST PART :

AND

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

... p/3.

WHEREAS the property measuring more or less 23 dec. in part of R.S. Dag No. 93 under Khatian No. R.S. Kh.No. 452 area 14 dec. and an area more or less 09 dec. in part of R.S. Dag No. 71 under R. S. Khatian No. 553p total area more or less 23 dec. situate and lying at Mouza Uttar Kajirhat J.L.No.22, Touzi Nos. 3,4, & 5, P.S. Bishnupur, A.D.S. R. Office Bishnupur in the District 24-Parganas(S) belonged to Kalipada Sardar, since deceased who had purchased the said property by a Bengali Deed of Conveyance dt.23.2.1970 registered at the office at the A.D.S.R. Bishnupur and was recorded in Book I, Being No.1029, under Vol.No.21, Pages from 49 to 51, for the year 1970. And while he had in possession and occupation over the said property died intestate on 12.10.2010 leaving behind him surviving his one wife-Smt. Maruni Sardar, 2 sons- (i) Sri Sanatan Sardar (ii) Sri Rupchand Sardar, and 3 daughters-(i) Smt. Lakshmi Bhandari, (ii) Smt. Anita Naskar and (iii) Smt. Minarani Biswas, as his legal heirs and successors who have inherited the said property and one-sixth share each. And by a Deed of Conveyance dt. 6.3.1970 by an another Deed of Conveyance the said Kalipada Sardar got the property in question along with other property. And after his death the Vendors thus became the owners of the said property and in continuous possession having unfettered right, title and interest over the said property.

AND WHEREAS the Vendors of these presents are in peaceful possession and occupation over the said property and seized and possessed of or otherwise well and sufficiently entitled to the said property.

AND WHEREAS by the manner aforesaid the Vendors of this Indenture now seized and possessed the said land and entitled to transfer the said property by way of sale, mortgage will or any process which is free from all sorts of encumbrances.

NOW due to legitimate and reasonable need of money the Vendor intends to sell and the purchaser has agreed to purchase the said property as described in the Schedule written below at or for the price of Rs.5,00,000.00 (Rupees five lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum Rs. 5,00,000.00 (Rupees Five lakhs) only and truly paid by the said purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledged from the payment of the same and every part thereof do hereby acquit, release forever discharge the sell, assure and assigns unto the said purchaser.

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

The Vendors declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by and there is no charge lies, lispendens or any attachments whatsoever. The Vendors further declares that there is no case suit or proceedings pending in any court of law.

The Vendors further declares that the Scheduled property is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. Undertaking or not being sold on auction for unpaid rents to the Govt. The Scheduled property is the khas possession of the Vendors which is stands free from all sorts of encumbrances and have good right, title full power to sell the said property and in this condition sold out the said property as described in the below schedule on this day to you and delivered peaceful possession of the said land to the purchaser.

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

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

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

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of recorded salil land now being used as agricultural purpose measuring more or less 23 sataks (in part of R.S.Dag No.93, area 14 sataks under R.S.,Kh.No. 452 and in part of R.S.Dag No.71, area 09 sataks under R.S.Kh.No.553) in part of Dag Nos. 93 and 71 under Khatian No. 452 and 553 respectively situate and lying at Mouza Uttar Kajirhat, J.L.No.22, Touzi Nos. 3,4,5,R.S.No. 158, P.S. and A.D.S.R.Office Bishnupur

within the limits of the Paschim Bishnupur Gram Panchayet, in the District South 24-Parganas, and the said property is being butted and bounded in the following manner :-

: Boundary :

- NORTH : DAS NO - 47 & 95
- SOUTH : DAS NO - 62 & 91
- EAST : DAS NO - 94 & 72
- WEST : DAS NO - 70 & 92

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

In Witness whereof the Vendors have hath hereunto set and subscribed their respective hands and seals on this the day, month and year first above written.

WITNESSES:

- 1). *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]
- 2). *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

- স্বাক্ষর সত্য
- ১: *[Handwritten signature]*
Sanatan Bardar.
Rachand Sarker
- ২: *[Handwritten signature]* (স্বাক্ষর)
- ৩: *[Handwritten signature]*
WITNESSES / স্বাক্ষর
- [Handwritten signature]* (স্বাক্ষর)
- ৪: *[Handwritten signature]*

VENDORS.

: MEMO OF CONSIDERATION :

RECEIVED of the from Purchaser the sum of Rs. 5,00,000/-
(Rupees five lakhs) only being the full and entire consideration of this Indenture as per Memo below :

Memo :-



BY Cash

Rs. 5,00,000.00

(Rupees five lakhs only).

WITNESSES :

1). *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

[Handwritten signature] 
Banatan Danday.
Rupchand Sarda
[Handwritten signature] (Sardar)
[Handwritten signature]
[Handwritten signature] (Sardar)
[Handwritten signature] (Sardar)
[Handwritten signature] 

2). *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

VENDORS.

Prepared by me,
[Handwritten signature]
Advocate.
[Handwritten signature]
Advocate

Alipore Criminal Court
Typed by me, Rean. No. WB/2037/1998

[Handwritten signature]
Alipore Police Court,
Kolkata-27.

THE SALE DEED PLAN.

SITE PLAN SHOWING AT MOUZA UTTARKAZIR HAT J.L. NO 22
KHATIAN NO. R.S. 553, P.S. BISHNUPUR, DIST 24 PARGANAS(S)
DAG NO R.S. 71. AREA MORE OR LESS .09 DEC OUT OF 27 DEC.
SHOWN THE PLOT BY RED BORDER.

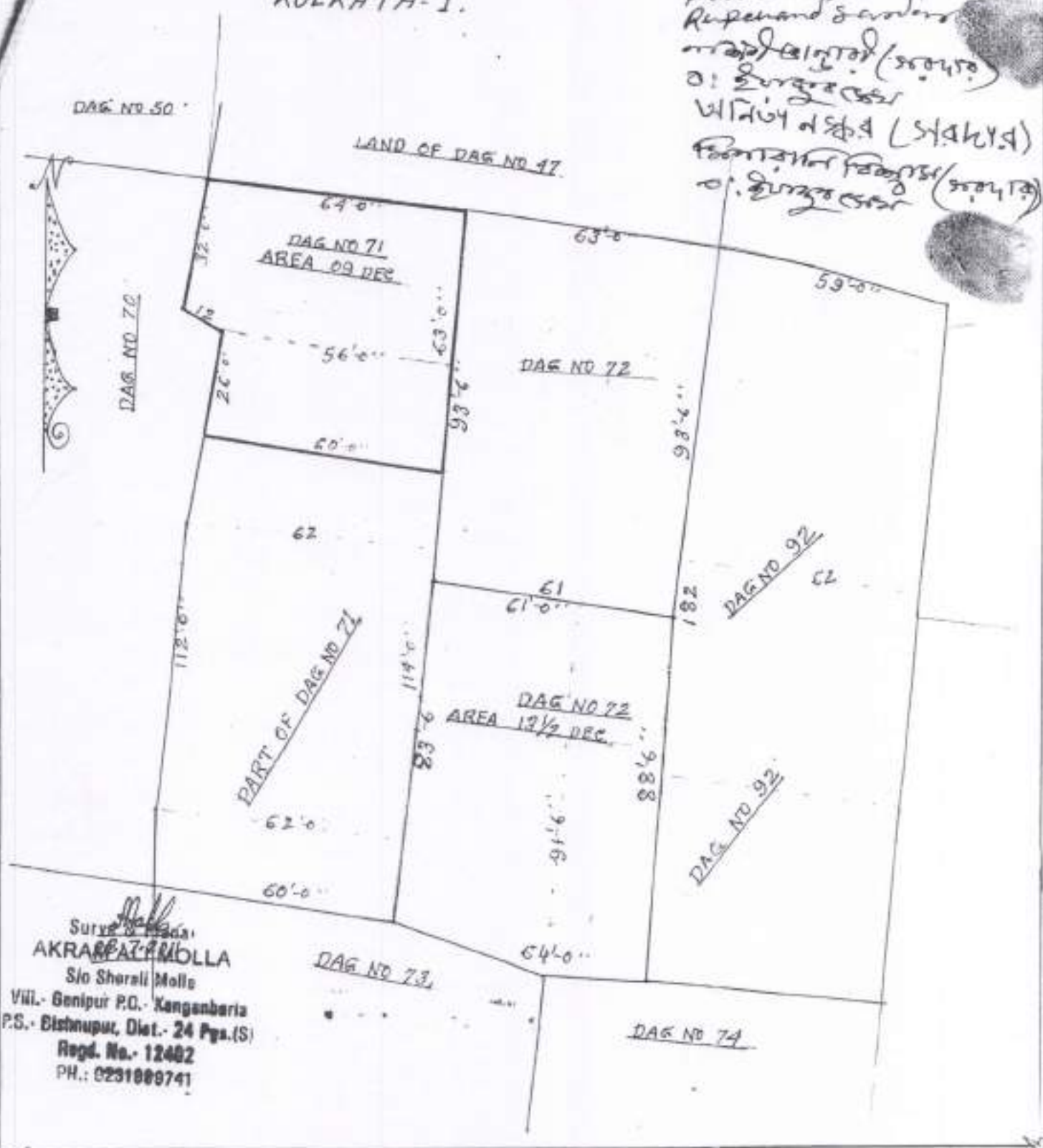
SCALE 1" = 33'

VENDRE

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

SIGNATURE OF THE VENDOR

Signature in Bengali script
 Banetan Garden
 Rupchand Sengupta
 (Signature)
 (Signature)
 (Signature)



Signature
 Survey No. 11363
AKRAM MOLLA
 S/o Sherali Molla
 Vill. Genipur P.O. Kanganberia
 P.S. Bishnupur, Dist. 24 Pgs. (S)
 Regd. No. 12482
 PH.: 0231009741



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

Endorsement For Deed Number : I - 04299 of 2011
(Serial No. 03682 of 2011)

Payment of Fees:

On 29/07/2011

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

Presented for registration at 17.36 hrs on :29/07/2011, at the Private residence by Sri Rupchand Sardar , one of the Executants.

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

Execution is admitted on 29/07/2011 by

1. Smt. Maruni Sardar, wife of Lt. Kalipada Sardar , Village:Nawabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja , By Caste Hindu, By Profession : House wife
2. Sri Sanatan Sardar, son of Lt. Kalipada Sardar , Village:Nawabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja , By Caste Hindu, By Profession : Cultivation
3. Sri Rupchand Sardar, son of Lt. Kalipada Sardar , Village:Nawabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja , By Caste Hindu, By Profession : Cultivation
4. Smt. Lakshmi Bhandari(Sardar), wife of Lt. Rangala Bhandari , Village:Bhandari Para, Thana:-Usthi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Sirakole , By Caste Hindu, By Profession : House wife
5. Smt. Anita Naskar(Sardar), wife of Sri Dilip Naskar , Village:Dakshin Kajirhat, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
6. Smt. Mina Rani Biswas(Sardar), wife of Sri Bhola Biswas , Village:Nawabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja , By Caste Hindu, By Profession : House wife

Identified By Yeakub Sk, son of Year Sk, Village:Chakjaydi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 01/08/2011

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-500000/-

(Jawed Akhter)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

02/08/2011 14:37:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04299 of 2011
(Serial No. 03682 of 2011)

Certified that the required stamp duty of this document is Rs.- 25010 /- and the Stamp duty paid as:
Impresive Rs.- 500/-

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 02/08/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act,
1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 5496/-, on 02/08/2011

(Under Article : A(1) = 5489/- ,E = 7/- on 02/08/2011)

Deficit stamp duty

Deficit stamp duty Rs. 24510/- is paid 91807502/08/2011 State Bank of India, BAKHRAHAT, received on
02/08/2011

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

ate of Registration under section 60 and Rule 69.

stered in Book - I
Volume number 16
ge from 4318 to 4334
sing No 04299 for the year 2011.



(Jawed Akhter) 02-August-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal



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

Name... SHREYAS ENCLAVE PVT. LTD.

Signature [Handwritten Signature]
Director



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

Name... [Handwritten Name]

Signature [Handwritten Signature]



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

Name... SANATAN SARDAR

Signature [Handwritten Signature]



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

Name... [Handwritten Name]

Signature

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



Name செல்வாட்சாமி
 Signature [Handwritten Signature]

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

Name யமிலா டீபா (சாயா)
 Signature [Handwritten Signature]

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

Name செல்வாட்சாமி (சாயா)
 Signature [Handwritten Signature]

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

Name
 Signature [Handwritten Signature]