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1-8177

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

T 648020

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Register
Howrah

23.09.14

25 SEP 2014

THIS DEED OF CONVEYANCE made this 22nd day of September Two Thousand Fourteen (2014) BETWEEN

Contd.P/2

Handwritten notes and signatures on the left side of the page, including dates like 23.09.14 and 23.08.14.

(1) **KALYAN DAS** (PAN : ALPPD 9057 J) and (2) **JOYDEEP DAS** (PAN : AJTPD 2616 B) both sons of Sri Achintya Das, by faith-Hindu by Nationality-Indian and both residing at Uttar Jhapardaha, P.S. - Domjur, Dist. - Howrah, PIN : 711 405, hereinafter jointly referred to as " the **VENDORS** " (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the ONE PART

AND

(1) **NOCTURNAL CONSTRUCTIONS PVT. LTD.** (PAN : AAECN 6750 B) a company incorporated under the Companies Act, 1956 (CIN : U70102WB2014PTC202133) having its registered office at BE-61, Salt Lake, Sector - 1, P.S. Bidhan Nagar (Salt Lake), Kolkata - 700 064, represented by its Director SRI AJAY KUMAR PRASAD son of Sri Jay Mangal Prasad of 62/B/P, J. N. Mukherjee Road, P.S. Ghusuri, Howrah - 711107 (2) **ENTICE PROJECTS OPC PVT. LTD.** (PAN : AADCE 7155 L) a company incorporated under the Companies Act, 1956 (CIN : U70102WB2014OPC202418) having its registered office at RGA-4, 8A, Kolupukur Road, 1st Floor, Flat No. 1G, P.S. Baguihati, Kolkata - 700 157, represented by its Director SRI AJAY KUMAR SEKSARIA son of Sri Bihari Prasad Seksaria of RGA-4, 8A, Kolupukur Road, 1st Floor, Flat No. 1G, P.S. Baguihati, Kolkata - 700 157 hereinafter jointly referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors, successors-in-office, representatives and assigns) of the OTHER PART.

WHEREAS one Sri Ranaraghu Srimani and Sri Saroj Kumar Srimani, were seized and possessed of and/or otherwise fully and sufficiently entitled to ALL THAT the piece and parcel of (i) Sali Land measuring 70 Decimal comprised in R.S. Dag No. 5838 corresponding to L.R. Dag no.

Decimal comprised in R.S. Dag No. 5838/7567 corresponding to L.R. Dag no. 7394; all recorded in R.S. Khatian No. 20; AND (iv) Sali Land measuring 106 Decimal comprised in R.S. Dag No. 5848 corresponding to L.R. Dag no. 7349 recorded in R.S. Khatian No. 1155 AND (v) Sali Land measuring 57 Decimal comprised in R.S. Dag No. 5849 corresponding to L.R. Dag no. 7350 recorded in R.S. Khatian No. 2450; AND (vi) Sali Land measuring 57 Decimal comprised in R.S. Dag No. 5850 corresponding to L.R. Dag no. 7351; (vii) Sali Land measuring 4 Decimal comprised in R.S. Dag No. 5851 corresponding to L.R. Dag no. 7352 both recorded in R.S. Khatian No. 2452; aggregating total area of land measuring 321 Decimal lying and situate at Mouza Domjur, J.L. No. 33, R.S. No. 1936, P.S. Domjur in the District of Howrah hereinafter referred to as the "**said Srimani's Land**".

WHEREAS by a Bengali Kobala dated the 28th May 1965 made between Sri Ranaraghu Srimani and Saroj Kumar Srimani therein jointly referred to as the Vendors of the one part and Smt. Aloka Rani Beel therein referred to as the Purchaser of the other part and registered on 31.05.1965 at the office of Howrah Registration Office and recorded in Book No. 1, Volume No. 33, Pages 266 to 273, Being No. 1975 for the year 1965 the Vendors therein named for the consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of the said Smt. Aloka Rani Beel the Purchaser therein named **ALL THAT** the entirety of said Srimani's Land absolutely and forever free from all encumbrances and liabilities whatsoever.

AND WHEREAS by a Bengali Kobala dated the 14th day of July 2003 and registered at the office of Addl. Dist. Sub-Registrar, Domjur and recorded in Book No. 1, Volume No. 6, Pages 163 to 167, Being No. 202 for the year 2006 the said Smt. Aloka Rani Beel sold, conveyed, transferred, assigned and assured unto and in favour of Sri Kalyan Das and Sri Joydeep Das the Vendors herein **ALL THAT** the entirety of said Srimani's Land absolutely and forever free from all encumbrances and liabilities

AND WHEREAS by virtue of aforesaid Bengali Kobala the said Kalyan Das and Joydeep Das were the absolute Owners and were seized and possessed of or otherwise well and sufficiently entitled to All That the said Srimani's Land absolutely and forever free from all encumbrances and liabilities whatsoever and thereafter got their names mutated in the records of B.L. & L.R.O. under Khatian No. 8208 and 8209 respectively.

AND WHEREAS The Vendors herein out of the said Srimani's Land have sold 57 Decimal comprised in RS Dag No. 5850 and 57 Decimal comprised in RS Dag No. 5849 and 4 Decimal comprised in Dag No. 5851 and 102 Decimal comprised in Dag No. 5848 and 20 Decimal comprised in Dag No. 5845 aggregating 240 Decimal on 15.02.2012 by Deed No. 1247 and on 29.03.2012 by Deed Nos. 2831 and 2832 and on 27.04.2012 by Deed Nos. 3862, 3863, 3864 and 3865 and on 29.05.2012 by Deed Nos. 4632, 4644, 4645, 4646 and 4647 and the Vendors are now absolute owners of remaining **81 Decimal** consisting (i) Sali Land measuring 70 Decimal more or less comprised in R.S. Dag No. 5838, corresponding to L.R. Dag No. 7339; AND (ii) the another Sali land measuring 03 Decimal more or less (out of total 23 Decimal) comprised in R.S. Dag No. 5845, corresponding to L.R. Dag No. 7346; AND (iii) Khal measuring 4 Decimal more or less comprised in R.S. Dag No. 5838/7567, corresponding to L.R. Dag No. 7394; all recorded in R.S. Khatian No. 20, AND (iv) Sali Land measuring 04 Decimal more or less (out of total 106 Decimal) comprised in R.S. Dag No. 5848, corresponding to L.R. Dag No. 7349 recorded in R.S. Khatian No. 1155, all dags are recorded in L. R. Khatian Nos. 8208 and 8209 lying and situate at Mouza Domjur, J. L. No. 33, P.S. - Domjur, A.D.S.R.O. - Domjur, District Registration office Howrah in the District of Howrah together with all other easements and/or facilities attached thereto including the right of access to the said land and hereinafter referred to as the "**said Entire Property**" free from all encumbrances and liabilities whatsoever.

- i.** That the Vendors are the legal owners of the said Entire Property and that no other person or persons have any claim title or ownership in respect of the said Entire Property or any part thereof adversely to the Vendors;
- ii.** That no part or portion of the said Entire Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Entire Property nor is there any case pending under such Acts or Statutes;
- iii.** That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Entire Property and that the Vendors have not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;
- iv.** That the said Entire Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v.** That no declaration has been made or notification published for acquisition or requisition of the said Entire Property;
- vi.** That said Entire Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Entire Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;

- vii.** That the said Entire 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;
- viii.** That there is no impediment or restriction under any law for the time being in force on the Vendors which prevent or restrict the Vendors from selling conveying and transferring the said Entire Property or any portion thereof unto and in favour of the Purchasers;
- ix.** That no action, suit, appeal or litigation in respect of the said Entire Property or in any way concerning the said Entire Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Entire 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 of any and every nature whatsoever in the said Entire Property or any portion thereof;
- x.** That the said Entire Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi.** That the said Entire Property or any portion thereof is not

Transfer of Property Act or any other Act, (b) any charge lien lispensens 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 properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- xii.** That there is no defect in the Vendors' title to the said Entire Property or any part thereof which could expose the Purchasers to any risk nor is there any material or latent defect in the said Entire Property or any part thereof or in the Vendors' title thereto;
- xiii.** That no document judgment or any other order is in force as on date affecting the said Entire Property or any part thereof nor is the said Entire Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xiv.** That the Vendors have not done anything whereby the rights title or interest of the Vendors in the said Entire Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. That the Purchasers relying on the aforesaid representations and

the Vendors have agreed to sell ALL THAT the piece and parcel of Sali Land containing an area of 17 Decimal more or less out of which Purchaser No. 1 herein **M/s. Nocturnal Constructions Pvt. Ltd.** has agreed to purchase 10 Decimal more or less, comprised in R.S. Dag No. 5838, corresponding L.R. Dag No. 7339 recorded in R.S. Khatian No. 20 more particularly described in the First Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered RED for a consideration of Rs. 12,83,500/- (Rupees Twelve Lacs Eighty Three Thousand Five Hundred only) AND the Purchaser No. 2 herein **M/s. Entice Projects OPC Pvt. Ltd.** has agreed to purchase 3 Decimal more or less comprised in R.S. Dag No. 5845, corresponding to L.R. Dag No. 7346 recorded in R.S. Khatian No. 20 AND 4 Decimal more or less comprised in R.S. Dag No. 5848 corresponding to L.R. Dag No. 7349 recorded in R.S. Khatian No. 1155 aggregating total area 7 Decimal in two Dags more particularly described in the Second Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered GREEN for a consideration of Rs. 8,98,450/- (Rupees Eight Lacs Ninety Eighty Thousand Four Hundred Fifty only) altogether aforesaid 17 Decimal recorded in L. R. Khatian Nos. 8208 and 8209, lying and situate at Mouza Domjur, J. L. No. 33, R. S. No. 1936, P.S. - Domjur, District Howrah in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said lands respectively and hereinafter collectively referred to as the 'said Property' at or for aggregate total consideration of Rs. 21,81,950/- (Rupees Twenty One Lacs Eighty One Thousand Nine Hundred Fifty only) free from all encumbrances and liabilities whatsoever.

- C. The Purchasers have at or before execution of this deed of sale paid the full consideration amount to the Vendors and the Vendors have put the Purchasers in Khas, peaceful, vacant and physical

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 21,81,950/- (Rupees Twenty One Lacs Eighty One Thousand Nine Hundred Fifty only) duly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchasers as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendors doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser No. 1 herein **M/s. Nocturnal Constructions Pvt. Ltd.** has agreed to purchase 10 Decimal more or less, comprised in R.S. Dag No. 5838, corresponding L.R. Dag No. 7339 recorded in R.S. Khatian No. 20 more particularly described in the First Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered RED AND in favour of the Purchaser No. 2 herein **M/s. Entice Projects OPC Pvt. Ltd.** has agreed to purchase 3 Decimal more or less comprised in R.S. Dag No. 5845, corresponding to L.R. Dag No. 7346 recorded in R.S. Khatian No. 20 AND 4 Decimal more or less comprised in R.S. Dag No. 5848 corresponding to L.R. Dag No. 7349 recorded in R.S. Khatian No. 1155 aggregating total area 7 Decimal in two Dags more particularly described in the Second Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered GREEN altogether aforesaid 17 Decimal recorded in L. R. Khatian Nos. 8208 and 8209, lying and situate at Mouza Domjur, J. L. No. 33, R. S. No. 1936, P.S. - Domjur, District Howrah in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and hereinbefore as well as hereinafter for the sake of brevity collectively referred to as the "**said Property**" TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or

sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchasers absolutely and forever free from all mortgages, charges, liens, lispensens, encumbrances and liabilities whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.

assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.

- c) That the transfer being affected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendors shall remain liable for all rents, rates, taxes and all other outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors shall at all time keep the Purchasers saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.

f) That the said Property benefits advantages and rights hereby

mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants. bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors 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 the Vendors' predecessors-in-title.

- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendors.
- h) That the Vendors doth hereby further covenant with the Purchasers and declare that no notice has been served upon the Vendors for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendors doth hereby further covenant with the Purchasers that the Vendors have or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means

Vendors may be prevented from conveying the said Property in the manner aforesaid.

- j) Further the Vendors and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers individually and/or their respective successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchasers as shall or may be reasonably required.

AND THE VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

1. THAT the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khazna, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered

2. **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 names of the Purchasers mutated in respect of the said Property hereby sold and conveyed;

3. **AND THAT** the Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regards the Vendors shall sign all documents and papers as required by the Purchasers.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

(Land sold to **M/s. Nocturnal Constructions Pvt. Ltd.**)

ALL THAT the piece and parcel of Sali Land measuring 10 Decimal more or less comprising in R.S. Dag No. 5838, corresponding to L.R. Dag No. 7339; recorded in R.S. Khatian No. 20 and L. R. Khatian Nos. 8208 and 8209 lying and situate at Mouza Domjur, J.L. No. 33 under Domjur Gram Panchayat, P.S. and A.D.S.R.O. - Domjur, D.R.O. - Howrah in the District of Howrah and delineated in the map or plan hereto annexed and thereon bordered RED with all other easements and/or facilities attached thereto including the right of access to the said land subject to yearly rent payable to the Govt. of West Bengal through B.L. & L.R.O. Domjur, Howrah and butted and bounded in the manner as follows:

ON THE NORTH : By R.S. Dag No. 5837
ON THE SOUTH : By R.S. Dag No. 5839 & Canal
ON THE EAST : By Canal
ON THE WEST : By Part of R.S. Dag No. 5838

THE SECOND SCHEDULE ABOVE REFERRED TO :-

(Land sold to **M/s. Entice Projects OPC Pvt. Ltd.**)

ALL THAT the piece and parcel of (i) Sali Land measuring 3 Decimal more or less (out of total Dag area 23 Decimal) comprising in R.S. Dag No. 5845, corresponding to L.R. Dag No. 7346, recorded in R.S. Khatian No. 20; AND (ii) another Sali land measuring 4 Decimal more or less (out of total Dag area 106 Decimal) comprising in R.S. Dag No. 5848 corresponding to L.R. Dag No. 7349, recorded in R.S. Khatian No. 1155 aggregating total area 7 Decimal recorded in L. R. Khatian Nos. 8208 and 8209 lying and situate at Mouza Domjur, J.L. No. 33 under Domjur Gram Panchayat, P.S. and A.D.S.R.O. - Domjur, D.R.O. - Howrah in the District of Howrah and delineated in the map or plan hereto annexed and thereon bordered GREEN with all other easements and/or facilities attached thereto including the right of access to the said land subject to yearly rent payable to the Govt. of West Bengal through B.L. & L.R.O. Domjur, Howrah and butted and bounded in the manner as follows:

R.S. DAG NO. 5845

R.S. DAG NO. 5848

ON THE NORTH	: By Part of R.S. Dag No. 5845	By Part of R.S. Dag No. 5848
ON THE SOUTH	: By R.S. Dag No. 5844	By Part of R.S. Dag No. 5848
ON THE EAST	: By R.S. Dag No. 5848	By Part of R.S. Dag No. 5848
ON THE WEST	: By Part of R.S. Dag No. 5845	By R.S. Dag No. 5845

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

SIGNED SEALED AND DELIVERED by the VENDORS At Kolkata in the presence of :-

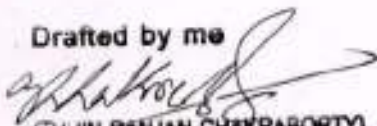
1. Mihir Nandi
78, Trana Road, Khardaha
24 Pgs (M)

2. Anmol Karuri
Makardah Karuri Pare
Howrah.

Kalyan Das.

Jaydeep Das.
(VENDORS)

Drafted by me



(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

WB/1319/1999

RECEIVED of and from the withinnamed Purchasers the within mentioned sum of Rs. 21,81,950/- (Rupees Twenty One Lacs Eighty One Thousand Nine Hundred Fifty only) being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name & Branch</u>	<u>Amount</u>	<u>Received from</u>
Received By : KALYAN DAS				
16.09.2014	159557	Axis Bank Ltd. Dalhousie Square Branch	5,72,500/-	Nocturnal Constructions (P) Ltd.
22-09-2014		Cash	69,250/-	
16.09.2014	219534	HDFC Bank, Stephen House Branch	4,00,750/-	Entice Projects (P) Ltd.
22-09-2014		Cash	48,475/-	
		SUB-TOTAL	<u>10,90,975/-</u>	
Received By : JOYDEEP DAS				
16.09.2014	159553	Axis Bank Ltd. Dalhousie Square Branch	5,72,500/-	Nocturnal Constructions (P) Ltd.
22-09-2014		Cash	69,250/-	
16.09.2014	219542	HDFC Bank, Stephen House Branch	4,00,750/-	Entice Projects (P) Ltd.
22-09-2014		Cash	48,475/-	
		SUB-TOTAL	<u>10,90,975/-</u>	
		GRAND TOTAL	<u>21,81,950/-</u>	

(Rupees Twenty One Lacs Eighty One Thousand Nine Hundred Fifty only)

WITNESSES :

1. Mihir Nandi

2. Anmol Kumar



Kalyan Das

Joydeep Das
(VENDORS)

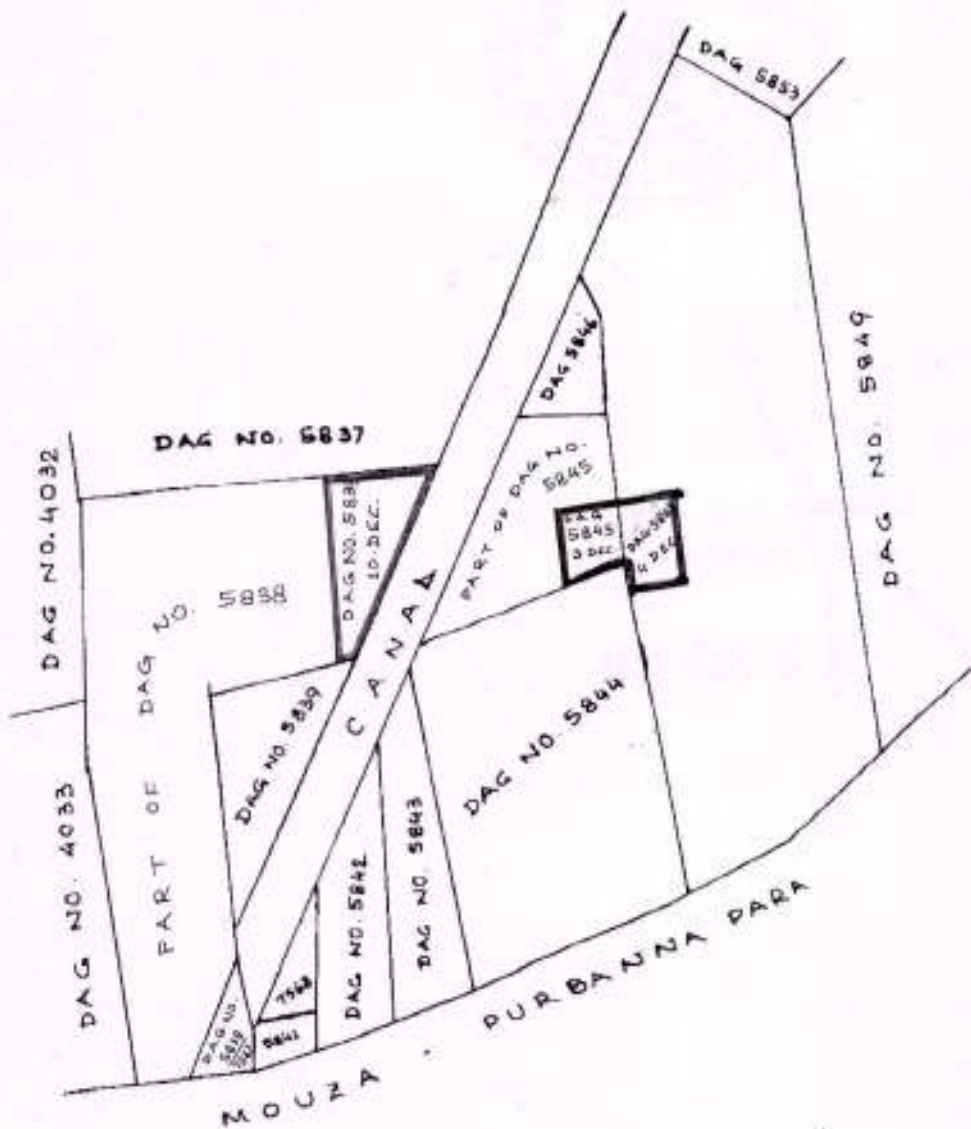
SALE DEED PLAN

DUZA - DOMJUR, J.L. NO. 33, L.R. KHATIAN NOS. 8208 AND 8209, R.S. DAG NOS. 5838, 5845 & 5848, L.R. DAG NOS. 7339, 7346 & 7349, P. S. - DOMJUR, DIST. - HOWRAH

TOTAL SOLD AREA OF LAND 17 DEC.

<u>PURCHASERS' NAME</u>	<u>RS DAG NO.</u>	<u>AREA SOLD (DEC.)</u>	
NOCTURNAL CONSTRUCTIONS PVT. LTD.	5838	10	SHOWN IN RED BORDER 
ENTICE PROJECTS OTC PVT. LTD.	5845	3	
	5848	4	
		7	SHOWN IN GREEN BORDER 

NOT TO SCALE



Kalyan Das

Part of ...

SPECIMEN FORM FOR TEN FINGERPRINTS



Kalyan Das

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

Kalyan Das



Jaydeep Das

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

Jaydeep Das



Jay Kumar

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

Jay Kumar



Dipak Das

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

Dipak Das

MOHAWAT CONSULTANTS INDIA PVT. LTD.

ENTICE PROJECTS PRIVATE LTD



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 08997 of 2014
(Serial No. 10015 of 2014 and Query No. 0501L000020768 of 2014)

On 23/09/2014

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

Presented for registration at 19.10 hrs on :23/09/2014, at the Private residence by Kalyan Das , one of the Executants.

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

Execution is admitted on 23/09/2014 by

1. Kalyan Das, son of Achintya Das , Village:Uttar Jhapardaha, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, Pin :-711405, By Caste Hindu, By Profession : Others
 2. Joydeep Das, son of Achintya Das , Village:Uttar Jhapardaha, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, Pin :-711405, By Caste Hindu, By Profession : Others
- Identified By Amal Karuri, son of Lt. Santosh Karuri, Village:Makardah Karuri Para, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 25/09/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 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 Draft

1. Rs. 14303/- is paid , by the draft number 869325, Draft Date 18/09/2014, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 25/09/2014
2. Rs. 10013/- is paid , by the draft number 869326, Draft Date 18/09/2014, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 25/09/2014

(Under Article : A(1) = 24277/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 25/09/2014)

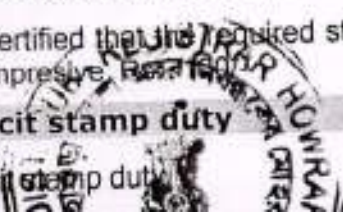
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-22,07,790/-

Certified that the required stamp duty of this document is Rs.- 110400 /- and the Stamp duty paid as:
Impressive, Rs. 110400

Deficit stamp duty

Deficit stamp duty



[Handwritten signature]



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 08997 of 2014
(Serial No. 10015 of 2014 and Query No. 0501L000020768 of 2014)

1. Rs. 45460/- is paid , by the draft number 869324, Draft Date 18/09/2014, Bank : State Bank of India, NETAJI SUBHAS ROAD BR., received on 25/09/2014
2. Rs. 64940/- is paid , by the draft number 869323, Draft Date 18/09/2014, Bank : State Bank of India, NETAJI SUBHAS ROAD BR., received on 25/09/2014


(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 1435 to 1457
being No 08997 for the year 2014.




(Satiprasad Bandopadhyay) 25-September-2014
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH
West Bengal