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(Page-1) I 2492/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

सं. क्र. 42/14 38/14

S 695276

9.20 PM

2015.22
 1143

The document is admitted for registration
 the signature being duly proved
 value of Rs. 100/-

Signature
 M.S.A. Registrar
 West Bengal

283
 2598

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 30th day of April 2014
 (Two Thousand and Fourteen)

BETWEEN

P.T.O

STY 25/14
 JTY 420/14
 PTA 188/14
 850

Sarjoo Realcon Private Limited
 Signature

Kolkata-70009, represented by its Director **SANJOY KUMAR GHOSH**, (PAN-ADPPG4157L), Son of Tarak Chandra Ghosh, by religion- Hindu, by nationality- Indian, by occupation- Business, residing at J.N. Chowdhury Road, Chusura, Dist.-Hoogly, PIN NO.712101, hereinafter referred to as the "PURCHASER" (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of Danga land admeasuring an area **07 Decimals** more or less in R.S.Dag no-1370, under L.R.Kh.No-240 of Mouza-Satull, J.L.No.-49, P.S.-Kashipur & A.D.S.R. O. -Bhangar, under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS as Daud Ali Molla is the originally L.R.Recorded owner, being khatian no.240, Danga land admeasuring an area **07 Decimals** more or less in R.S.Dag no-1370, under L.R.Kh.No-240 of Mouza-Satull, J.L.No.-49, P.S.-Kashipur & A.D.S.R.O. -Bhangar,

AND WHEREAS While seized and possessed the landed property, the said **Daud Ali Molla** died intestate leaving behind his three sons herein the Vendor no.-1 to 3, Six daughters, herein the Vendor no.

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P.T.O

4 to 8 as his legal heirs or representatives.

After the demise of Daud Ali Molla, the present Vendors, became the absolute owners/occupiers by virtue of inheritance from Daud Ali Molla, as per their share according to Hunnafi Law of Shariat.

AND WHEREAS the Vendors herein have become the rightful Owners/Occupiers in respect of landed property mentioned in the schedule hereunder, above mentioned, and well seized and possessed the land by exercising all sorts of right, title and interest thereof and by paying taxes to the Government of West Bengal, free from all encumbrances, mortgage, Charges, liens etc. whatsoever having a good and marketable title in respect thereof.

AND WHEREAS the Vendors have made the following representation to the Purchaser and offered to sell the said property to the Purchaser.

- a > That the Vendors are the jointly absolute Owner in respect of the said property and have a good and marketable title over and in respect of the said property and save and expect the Vendors nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the said property.

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- b > That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions and requisitions whatsoever or howsoever.
- c > That all the Panchayet and Government rates, taxes, revenue and outgoing payable in respect of the said property have been paid.
- d > That the Vendors have not entered into any agreement for sale or transfer of any nature whatsoever in respect of the said property with any body whomsoever.
- e > That the said property is not subject to any notice of acquisition or requisition nor that the same is subject to any other law for the time being in force.
- f > That Vendors are legally competent to sell and transfer the said property.
- g > There is no bar and impediment in the Vendors transferring and selling the said property in favour of the Purchaser.

AND WHEREAS the Purchaser believing the aforesaid representations and assurances of the Vendors to be true and relying on the same and acting on the faith thereof the Purchaser has agreed to purchase and acquire ALL THAT herein after referred to "as the said property" morefully and particularly described in the SCHEDULE hereunder written, free from all encumbrances, charges, liens, dispendens, attachment, trust, whatsoever or howsoever at and for a total consideration of total Rs.2,31,532/- only free from all encumbrances, liens, charges, mortgages, whatsoever. **AND WHEREAS** the Vendors herein on receipt of consideration money have handed over the possession to the Purchaser this day and the Purchaser above named took possession accordingly.

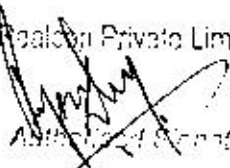
NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursance of the said agreement and in consideration of the sum of Rs.2,31,532/- only paid on or before the execution of these presents to the vendors by the Purchaser (the receipt whereof the vendors do and each of them both hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the same and every part there of acquits, releases and discharges the purchaser as

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also the said Schedule properties hereby intended to do sold transferred, and conveyed) the vendors do and each of them both hereby grant sell, transfer convey assign and assure unto and in favour of the parcel of plots of Schedule properties containing in aggregate an area of Danga land admeasuring an area 07 Decimals more or less in R.S.Dag no-1370, under L.R. Kh.No-240 of Mouza-Satuli, J.L.No.-49, P.S.-Kashipur & A.D.S.R.O.-Bhangar, under the Jurisdiction of Bhagwan-pur Gram Panchayet, Dist. South 24 parganas, afterreferred to as "the said property" morefully and particularlydescribed in the SCHEDULE here under written free from all encumbrances whatsoever having a good and marketable title in respect there of **TOGETHER WITH** all rightsprivileges, amenities, easement, quasi easements and appurtenance whatsoever to the said propperty and appurtenance whatsoever to the said property. **AND TO HAVE AND TO HOLD** the said property and the inheritance thereof is free simple and purchasers absolute ownership and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever **AND** the Vendors do and doth hereby covenant that notwith

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standing any act or /and thing by the Vendors or any of its predeces-
sors-in-title done executed knowingly suffered to the contrary, the Ven-
dors have full right ,power and absolute authority to grant convey and
transfer the said property AND the Vendors lawfully and absolutely
entitled to the said property as an indefeasible estate without any man-
ner of condition use,trust or thing whatsoever AND THAT notwithstand-
ing the Vendors have good right, full power,absolute authority to
transfer,sell,convey, transfer, assign and assure unto the Purchaser the
said property hereby granted,sold, transferred, conveyed,expressed
and intended to be unto the use of the Purchaser and It successor -in-
interest and assigns,in the manner aforesaid AND the Vendors cov-
enant and assure that the said property is free from allencumbrances
,attachment and acquisitions and the Vendors further assure the Pur-
chaser that the Purchaser shall at all times hereafter peaceably and
quietly possess and enjoy the said property and raise further
structure,mutate its name before the settlement office,take overhead/
underground electric line,telephone line,water pipe

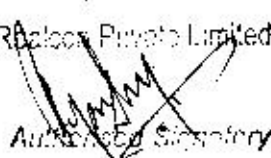
Sanjay Reddy Private Limited

Authorized Signatory

P.T.O

line or utilize for any other purpose/purposes for the use of the Purchaser **AND FURTHER** the Purchaser shall be entitled to receive the rents, profits issues thereof without any claim or demand whatsoever from or by the Vendor and any person/persons lawfully and/or equitably claiming from under or in trust from the Vendors from or under any of its predeces, sor-in-title **AND** further the Vendors shall and will at all times at the request of the Purchaser if necessary do or execute or cause to be done such act, deed and thing whatsoever for further or more perfectly assuring the said property and every part as be reasonably required and the Vendors doth hereby covenant with the Purchaser, its success-in-interest and assigns shall upon reasonable request and at the cost of the Purchaser produce or cause to be produced to it or its agents at any trial hearing commission as occasion will arise as required for any deeds in writing for the purpose of showing their title to the said property **AND** that all outgoing on account of Panchayet and Government rates, taxes, revenues and outgoing payable up to the date these presents shall be borne and paid by the Vendors.

Sanjiv R. Daloo, Private Limited


Authorized Secretary

P.T.O

AND Vendors also declares that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, line dispendens or any attachments. The said land has not been acquired nor requisitioned by Govt. or any Public body for any scheme nor the same falls under any alignment.

There is no case, suit or proceeding pending before any Court of Law. The Vendors sold the said land while having good and marketable title and delivered the vacant possession of the said land to the Purchaser.

IF any of the statements or covenants made hereinbefore is found to false, untrue or any defect in title is detected hereafter, the Vendors will be liable for the same.

The Vendors also undertakes to compensate by giving the khas possession of his other lands in others Dag, if the Purchaser does not get the peaceful vacant possession of the Schedule land.

IF any error or omission is transpired in this Deed in future, the Vendors will at the cost and request of the Purchaser execute and

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Authorized Signatory

P.T.O

register any Supplementary Deed or Deed of Rectification /Declaration in favour of the Purchaser.

-:THE SCHEDULE ABOVE REFERED TO :-

District South 24 pgs, P.S.-Bhangar now at present Kashipur, A.D.S.R.O. -Bhangar, under the jurisdiction of Bhagwanpur Gram Panchayet, Mouza-Satuli, J.L.No. 49, Rayata Satwa. under the State of West Bengal.

L.R.Khatian No- 240 (Daud Ali Molla)

1. R.S.Dag no.1370 Danga area 07 Decimals out of 50 Decimals in share 1350.

Here Total Sold area 07(Seven) Decimals only.

It is butted and bounded as follows :-

NORTH : R.S.Hal: Dag No- 1357 ✓
SOUTH : R.S.Hal Dag No- 1371 ✓
EAST : R.S.Hal Dag No- 1369 ✓
WEST : R.S.Hal Dag No- 1382



















Sanjoy Real Estate Private Limited
Authorized Signatory

IN WITNESS WHEREOF the parties of this Deed of Conveyance for Sale have hereunto set and subscribed his hand and seal the day, month and year first above written.

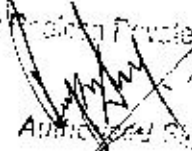
SIGNED SEALED & DELIVERED.

In the Presence of :-

WITNESSES:-

- 1.  
 - 1.  
 - 2.  
 - 3.  
 - 4.  
 - 5.  
 - 6.  
 - 7.  
 - 8.  

SIG. OF VENDORS

Sarjey Private Limited

Authorized Signatory

MEMO OF CONSIDERATION:-

RECEIVED on and from the within named purchaser the within mentioned full and final consideration money of Rs.2,31,532/- (Rupees.Two Lacs Thirty One Thousand Five Hundred Thirty Two)only. Payable under these presents as per memo below :- By Cash/Draft/Cheque :-

Total Received Rs.2,31,532/- (Rupees.Two Lacs Thirty One Thousand Five Hundred Thirty Two)only.

WITNESSES:-

1. *[Handwritten signature]* *[Handwritten signature]*
[Handwritten signature] *[Handwritten signature]*
 2. *[Handwritten signature]* *[Handwritten signature]*
[Handwritten signature] *[Handwritten signature]*
 3. *[Handwritten signature]* *[Handwritten signature]*
 4. *[Handwritten signature]* *[Handwritten signature]*
 5. *[Handwritten signature]* *[Handwritten signature]*
 6. *[Handwritten signature]* *[Handwritten signature]*
 7. *[Handwritten signature]* *[Handwritten signature]*
 8. *[Handwritten signature]* *[Handwritten signature]*

Read over & explained by
in Bengali the Executant and
Prepared in my office.

Mahasin Molla
MAHASIN MOLLA
(Advocate)

Alipur Police Court
Kolkata-700027
Enrollment No- 853/791/2007












COMPUTERIZED BY :-
Sahamudr Deb

Mukul Computer Typs.
Bhangar Bijoyjange Bazar,
(Near Registry Office)












SIGN. OF VENDORS.

Sarika Raichen Private Limited












Authorized Signatory

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












Name _____
 Signature Sanjay Kumar Ghosh

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	left hand					
	right hand					

Name MOHAMMED ALI MOLLA
 Signature মুহাম্মদ আলি মল্লা
প.স.ও. গণিত, গণিত, গণিত

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	left hand					
	right hand					










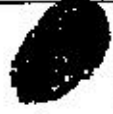

Name KETAB ALI MOLLA
 Signature কিটাব আলি মল্লা
প.স.ও. গণিত, গণিত, গণিত

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	left hand					
	right hand					


Name ASRAR MOLLA
 Signature আসরার মল্লা












Sanjoy Realcon Private Limited

 Authorized Signatory


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	left hand					
	right hand					












Name CHALEHA BIBI

Signature  சாலை சாலை - சாலை
சாலை சாலை சாலை சாலை


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	left hand					
	right hand					












Name GOLEHAR BIBI

Signature  சாலை சாலை - சாலை
சாலை சாலை சாலை சாலை


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	right hand					



Name CHARFAN-BIBI

Signature  சாலை சாலை - சாலை
சாலை சாலை சாலை சாலை












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	left hand					
	right hand					


Name GOLBANU BIBI

Signature  சாலை சாலை - சாலை
சாலை சாலை சாலை சாலை

Ser. no.  /  Private Limited

Attended Secretary

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	left hand					
	right hand					

Name: SARIPAN BIBI
 Signature: 

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PHOTO	left hand					
	right hand					

Name:
 Signature:

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

Name:
 Signature:

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

Name:
 Signature:

Sony Risk Private Limited
 Authorized Signatory



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

Endorsement For Deed Number : I - 02492 of 2014
(Serial No. 02450 of 2014 and Query No. 1621L000005699 of 2014)

On 30/04/2014

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

Presented for registration at 21.20 hrs on :30/04/2014, at the Private residence by Mohammed Ali Molla , one of the Executants.

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

Execution is admitted on 30/04/2014 by

1. Mohammed Ali Molla, son of Late Daud Ali Molla , Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 2. Ketabali Molla, son of Late Daud Ali Molla , Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 3. Ajar Molla, son of Late Daud Ali Molla , Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 4. Chaleha Bibi, daughter of Late Daud Ali Molla , Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
 5. Golchar Bibi, wife of Arsed Molla , Village:Bachar Para, Kumarjole, Thana:-Minakhan, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 6. Charfan Bibi, wife of Unuch Ali , Village:Kumarjol, Thana:-Minakhan, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
 7. Golharu Bibi, daughter of Late Daud Ali Molla , Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
 8. Sarfan Bibi, wife of Golam Rasul Molla , Village:Paschim Jirangacha, Bhagabanpur, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
- Identified By Jamir Ali Molla, son of Najir Ali Molla, Village:Langolbenki, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

On 06/05/2014

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, 5 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Sanjay Realcon Private Limited

Additional Secretary

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR

06/05/2014 16:04:00

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 02492 of 2014
(Serial No. 02450 of 2014 and Query No. 1621L000005699 of 2014)

Payment of Fees:

Amount by Draft

Rs. 1148/- is paid , by the draft number 770432, Draft Date 30/04/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 06/05/2014

(Stamp Article : A(1) = 2541/- , E = 7/- on 06/05/2014)

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 ascertained at Rs.-2,31,532/-

Certified that the required stamp duty of this document is Rs.- 11587 /- and the Stamp duty paid as: Rs.- 1148/-

Deficiency stamp duty

Deficiency stamp duty Rs. 11487/- is paid , by the draft number 770426, Draft Date 30/04/2014, Bank : Bank of India, SALT LAKE ELECT COMPLEX, received on 06/05/2014

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

Sanjay Mehta Private Limited

(Signature)
Authorized Signatory

(Ashis Kumar Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR


Certificates of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 1545 to 1681
being No 02492 for the year 2014.



(Ashis Kumar Biswas) 26-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A.D.S.R. BHANGAR
West Bengal

Sarjoy Realtech Private Limited


Authorized Signatory