

DEED OF CONVEYANCE

Of

Undivided 11.988 (eleven point nine eight eight) Decimals of Land

Of

Mouza Udayrajpur, J.L. No. 43, in R.S. Dag Nos. 1240, 1241, 1242, 1233/1519, 1233/1520 corresponding to L.R. Dag Nos. 2849, 2857, 2858, 2839, 2850, in L.R. Khatian Nos. 5547, 4113, 4114, Police Station - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 10, District North 24 Parganas

Drafted By :

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 26/8/11

A 130795

5000
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Certified that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

District Sub-Registrar-II
 North 24 Parganas
 Barasat

07 SEP 2011

visit. cash no. 1427
 11) 250
 12) 170
 26/9/11 420/-

Sale
 23
 15824116

Deed of Conveyance

This **Deed of Conveyance** of absolute sale made on the 6th day of September Two Thousand and Eleven.

Between

1. **Smt. Laxmi Raychowdhury** alias Smt. Lakshmi Raychowdhury (PAN - BCPPR9555R), wife of Late Sachindra Kumar Raychowdhury, by nationality Indian, by faith Hindu, by occupation Housewife,

..... 2. **Sri Amit**

A 17402
 # 28
 W 4
 B 7
 17441
 199
 17640 ✓
 c/sia

879 05-9-2011 5000/-

নং _____
তার _____
জেলার নাম _____
সং _____
স্টাম্প ডেভার ব্যক্তি _____
বিধান নগর (সেন্ট্রেল (মিটি) এ ডি. এস. আর. ও
মোট স্টাম্প ক্রয় তার _____
চালান নং _____ মোট কত টাকা খরিদ _____

SUBIR KUMAR SEAL
Advocate
High Court Kolkata
Enrollment No. WB-588/487-94

12 AUG 2011
524000

টেকারী বারাকপুর জেলার মিতা দস্ত

Handwritten signature and date: 26/9/11



V.C.T. / 3038

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V.C.T. / 3039

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V.C.T. / 3040

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Basisek Patra .

106, Banglat Avenue, Block-C.
Kolkata - 700 055



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2. **Sri Amit Kumar Roychowdhury** alias Amit Roychowdhury (PAN - BCPPR9557P), son of Late Sachindra Kumar Raychowdhury, by nationality Indian, by faith Hindu, by occupation Business,
3. **Sri Biplab Raychowdhury** (PAN - BCPPR9556N), son of Late Sachindra Kumar Raychowdhury, by nationality Indian, by faith Hindu, by occupation Business,

all are presently residing at Udayrajpur, Police Station - Barasat, District North 24 Parganas,

hereinafter collectively called and referred to as **Owners/Vendors** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **One Part**.

A n d

M/s. Nilachal Developers Private Limited (PAN - AADCN3844R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Rajendra Kumar Gupta**, son of Late Bhaya Ram Gupta.

hereinafter called and referred to as the **Purchaser/s** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director and/or Directors, Successor-in-interest, Successor-in-office, Legal representatives and/or Assigns) of the **Other Part**.

Background/Title of the property hereby sold by these presents :-

Whereas :

1. That one Sachindra Kumar Raychowdhury, since deceased, son of Late Narendra Kumar Raychowdhury of Udayrajpur, Police Station - Barasat, District the then 24 Pargana by virtue of a Bengali Saf Kobala (Bengali Deed of Purchase) dated the 28th day of October 1967, registered in the office of Sub Registrar Barasat, copied in Book No. 1, Volume No. 135, Pages Nos. 229 to 234, being Deed No. 13813 for the year 1967, whereby and wherein the said Sachindra Kumar Raychowdhury, since deceased, purchased all that land hereditaments as follows :-



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<u>Sl. No.</u>	<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>J.L. No.</u>	<u>Re.Su. No.</u>	<u>Area of Land</u>
i)	1242	201	43	6	16 Decimals
ii)	1233/1520	699	43	6	31 Decimals
iii)	Other lands in the same Mouza from one Sk. Manik, Sk. Mainuddin, Sk. Alinur, Sk. Naimuddin, collectively the Vendors therein, at a valuable consideration mentioned therein comprised in Mouza Udayrajpur, J.L. No. 43, Re. Su. No. 6, Police Station - Barasat, within the limits of Madhyamgram Municipality, District 24 Parganas, Sub Registry, Barasat, free from all encumbrances whatsoever.				

2. While seizing possessing and enjoying the aforesaid land the said Sachindra Kumar Raychowdhury, died intestate leaving behind him surviving his following legal heirs and successors to success and inherit all the estates and properties including the aforesaid land, left by the said Sachindra Kumar Raychowdhury, in accordance with the provision of Hindu law of succession through which the said Sachindra Kumar Raychowdhury, since deceased, was governed during his lifetime :-

- | | | | |
|------|--|---|-----------------------|
| i) | Smt. Laxmi Raychowdhury
(alias Smt. Lakshmi Raychowdhury) | - | widow of the deceased |
| ii) | Sri Biplab Raychowdhury | - | son of the deceased |
| iii) | Sri Amit Kumar Roychowdhury
(alias Sri Amit Roychowdhury) | - | son of the deceased |

who all inherited **undivided 1/3rd share each**, including the aforesaid land measuring 16 (sixteen) Decimals in R.S. Dag No. 1242 and 31 (thirty one) Decimals in R.S. Dag No. 1233/1520 both in Mouza Udayrajpur, J.L. No. 43.

3. That by virtue of a Deed of Exchange dated the 27th day of October, 1967 between (1) Sk. Ali Hossain, (2) Sk. Akbar Ali, both sons of Sk. Ismail of village Udayrajpur, Police Station Barasat, District 24 Pargana, West Bengal jointly the First Party of the One Part therein, and (1) Sachindra Kumar Raychowdhury, since deceased, son of Late Narendra Kumar Raychowdhury, (2) Smt. Laxmi Raychowdhury alias Smt. Lakshmi Raychowdhury, wife of Sachindra Kumar Raychowdhury since deceased, (3) Sri Purnendu Das Gupta, son of Late Promode Ranjan Das Gupta and (4) Sri Nani Lal Das Sharma, son of Late Nagendra Lal Das Sharma, all of origin of Jessore Town, Police Station - Kotwali, District Jessore, East Pakistan, thereafter started residing at Village Udayrajpur, Post Office - Barasat, District 24 Pargana, West Bengal, collectively the Second

..... Parties therein



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Parties therein of the Other Part, registered in the office of District Registrar, Barasat, 24 Pargana, and the same was copied in Book No. I, Volume No. 125, Pages Nos. 151 to 166 being Deed No. 5241 for the year 1967, whereby and wherein the said Smt. Laxmi Raychowdhury alias Smt. Lakshmi Raychowdhury, wife of Sachindra Kumar Raychowdhury, since deceased, has been allotted all that land measuring 41 (forty one) Decimals in R.S. Dag No. 1242 and land measuring 80 (eighty) Decimals in R.S. Dag No. 1241 both in Mouza Udayrajpur, J.L. No. 43, Police Station and Sub Registrar Barasat under Ward No. 10 of Madhyamgram Municipality, District 24 Pargana, along with other land in Mouza Udayrajpur as well as in other Mouzas too, against certain pieces and parcels of land under the District of Jessore, Police Station - Kalia, Jessore, Mouza - Barandi, J.L. No. 91, Touzi No. 114.

4. That by virtue of a Bengali Saf Kobala (Bengali Deed of Purchase), dated the 18th day of June, 1982, the said Biplab Raychowdhury, son of Late Sachindra Kumar Raychowdhury, has purchased all that land hereditaments admeasuring an area of 42 (forty two) Decimals be the same a little more or less comprised in Mouza Udayrajpur, J.L. No. 43, Re. Su. No. 6, Police Station and Sub Registry Barasat, under the following Dag and Khatian Nos. :-

<u>SI No.</u>	<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>Area of Land</u>
1)	1240	837	29 Decimals
2)	1233/1519	1251	13 Decimals

from one Sk. Asrat Ali, Sk. Wajed Ali, Sk. Sajed Ali, Sk. Yaar Ali, all sons of Sk. Emaan Ali, all of Udayrajpur, Police Station - Barasat, collectively the Vendors therein, at a valuable consideration mentioned therein and the said Bengali Saf Kobala (Bengali Deed of Purchase) was registered in the office of Sub Registry Barasat, copied in Book No. I, Volume No. 89, Pages Nos. 65 to 68 being Deed No. 5557 for the year 1982, free from all encumbrances whatsoever.

5. That by virtue of a Bengali Saf Kobala (Bengali Deed of Purchase) dated the 18th day of June, 1982, the said Amit Kumar Roychowdhury alias Amit Roychowdhury, son of Late Sachindra Kumar Raychowdhury has purchased all that piece and parcel of land hereditaments admeasuring an area of 42 (forty two) Decimals be

..... the same



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the same a little more or less comprised in Mouza Udayrajpur J.L. No. 43, Re. Su. No. 6, Police Station and Sub Registrar Barasat, under the following Dag and Khatian Nos. :-

<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>Area of Land</u>
1233/1519	1251	42 Decimals

from one Sk. Asraf Ali, Sk. Wajed Ali, Sk. Majed Ali, Sk. Yaar Ali, all sons of Sk. Emaan Ali all of Udayrajpur, Police Station - Barasat, collectively the Vendors therein, at a valuable consideration mentioned therein and the said Bengali Saf Kobala (Bengali Deed of Purchase) was registered in the office of Sub Registrar Barasat, copied in Book No. I, Volume No. 89, Pages Nos. 61 to 64, being Deed No. 5556 for the year 1982.

6. Thus at the intestate death of the said Sachindra Kumar Raychowdhury, and by execution of two Purchase Deeds and 1 (one) Deed of Exchange as aforesaid and inheritance of the aforesaid immovable property by the said Biplab Raychowdhury and Amit Kumar Roychowdhury alias Amit Roychowdhury, Smt. Laxmi Raychowdhury alias Smt. Lakshmi Raychowdhury have jointly seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of land hereditaments admeasuring an area of 168 Decimals (which is equivalent to 101.93 (one hundred and one point nine three) Cuttahs) be the same a little more or less comprised in J.L. No. 43, Re. Su. No. 6, Police Station - Barasat, within the jurisdiction of Additional District Sub Registrar Barasat, within the municipal limits of Madhyamgram, Ward No. 10, District North 24 Parganas, under the following Dag and Khatian Nos. :-

<u>Sl. No.</u>	<u>R.S. Dag No.</u>	<u>Nature of Land</u>	<u>R.S. Khatian No.</u>	<u>Name of the Owner</u>	<u>Area of Land</u>
i.	1242	Danga	201	Smt. Lakshmi Raychowdhury	5 Decimals
ii.	1241	Danga	325	"	20 Decimals
iii.	1233/1520	Sali	699	"	11 Decimals
					<u>36 Decimals</u>
i.	1240	Sali	837	Sri Biplab Raychowdhury	29 Decimals
ii.	1233/1519	Sali	1251	"	13 Decimals
iii.	1242	Danga	201	"	14 Decimals
iv.	1233/1520	Sali	699	"	10 Decimals
					<u>66 Decimals</u>

..... Sl. No.



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<u>Sl. No.</u>	<u>R.S. Dag No.</u>	<u>Nature of Land</u>	<u>R.S. Khatian No.</u>	<u>Name of the Owner</u>	<u>Area of Land</u>
i.	1233/1519	Sali	1251	Sri Amit Kumar Roychowdhury	42 Decimals
ii.	1242	Danga	201	„	14 Decimals
iii.	1233/1520	Sali	699	„	10 Decimals
					<u>66 Decimals</u>

7. While the said Laxmi Raychowdhury, alias Lakshmi Raychowdhury, Biplab Raychowdhury and Amit Kumar Roychowdhury alias Amit Roychowdhury, were enjoying the aforesaid property duly purchased and inherited by them, L.R. Settlement Zarip came into force and after completion of and during their enjoyment L.R. Settlement in Mouza Udayrajpur in J.L. No. 43, L.R. settlement map was published and it was found that R.S. Dag No. 1241 was converted to **L.R. Dag No. 2857**, R. S. Dag No. 1242 was converted to **L.R. Dag No. 2858**, R.S. Dag No. 1240 was converted to **L.R. Dag No. 2849** and R.S. Dag No.1233/1520 was converted to **L.R. Dag No. 2850** and R.S. Dag No. 1233/1519 was converted to **L.R. Dag No. 2839** and the said Smt. Laxmi Raychowdhury alias Smt. Laxmi Raychowdhury, Sri Biplab Raychowdhury and Sri Amit Kumar Roychowdhury alias Amit Roychowdhury, duly mutated their names in the records of B.L. & L.R.O. Madhyamgram under the following L.R. Dag and L.R. Khatian Nos. as the absolute owners of the aforesaid land in question and are paying Khajna thereof regularly as follows :-

<u>Sl. No.</u>	<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Total Land</u>	<u>Share</u>	<u>Area</u>	<u>Recorded Owner</u>
i)	1241	325	2857	5547	80 Deci	2443	19,544 Deci	Smt. Lakshmi Raychowdhury
ii)	1242	201	2858	5547	59 Deci	1244	7,340 Deci	„
iii)	1233/ 1520	699	2850	5547	31 Deci	3334	10,336 Deci	„
							<u>37.22 Deci</u>	

..... Sl. No.



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<u>Sl. No.</u>	<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Total Land</u>	<u>Share</u>	<u>Area</u>	<u>Recorded Owner</u>
i)	1241	325	2857	4113	80 Deci	2959	23.672 Deci	Biplab Raychowdhury
ii)	1240	837	2849	4113	29 Deci	10,000	29.000 Deci	"
iii)	1242	201	2858	4113	59 Deci	1244	07.340 Deci	"
iv)	1233/ 1519	1251	2839	4113	90 Deci	1444	12.996 Deci	"
v)	1233/ 1520	699	2850	4113	31 Deci	3333	10.332 Deci	"
							<u>83.34 Deci</u>	
i)	1241	325	2857	4114	80 Deci	2959	23.672 Deci	Amit Kumar Roychowdhury
ii)	1242	201	2858	4114	59 Deci	1244	07.340 Deci	"
iii)	1233/ 1519	1251	2839	4114	90 Deci	4655	41.895 Deci	"
iv)	1233/ 1520	699	2850	4114	31 Deci	3333	10.332 Deci	"
							<u>83.239 Deci</u>	

8. On or before the execution of these presents the Owners/Vendors herein have assured, declared and represented to the purchaser herein as follows (hereinafter referred to as "The Representation") :-

- a) That the said entire "Sali" and "Danga" lands are free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Madhyamgram Municipality in respect of the said entire "Sali" and "Danga" land have been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Owners/Vendors forthwith on demand without any demur.

..... c) That the



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- c) That the Owners/Vendors have not entered into any Agreement for Sale or transfer in respect of the said "Sali" and "Danga" land with any other person/party save and except the said purchaser herein.
- d) That the said entire "Sali" and "Danga" land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Owners/Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other law, for the time being, in force.
- e) That in respect of the land being the part or portion of the Dag Nos. owned by the Owners/Vendors out of the said "Sali" and "Danga" land, the said part or portion of the land under the said Dag Nos. would be demarcated and thereof nor such right has become effective by prescription or otherwise, however and that the owner or occupiers of the adjoining lands or the public do not use or has any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos. and authenticated by joint signature of the Owners/Vendors and such part owner on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- f) The Owners/Vendors are legally competent to sell and transfer the said "Sali" and "Danga" land intended herein to be sold.
- g) That the Owners/Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said "Sali" and "Danga" land or any part or portion thereof in a manner as they may deem fit and proper. The Owners/Vendors have agreed for sale of the said land, morefully and particularly described in the **Second Schedule** hereinunder written, to the Purchaser herein.
- h) That the Owners/Vendors are and their predecessors-in-title were in uninterrupted and/or undisputed possession of the said land without any right or any claim whatsoever of any third party, since creation of their title.

..... i) That the



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- i) That the Owners/Vendors nor any of their predecessors-in-title nor any body claiming from or under them nor any of them has or have granted any right of way or easements or licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or has any lawful access to any part of the said land for passing and re-passing between any points within the said land or for water line, drainage line, or for any other purpose whatsoever.
- j) That the Owners/Vendors have undisputably purchased/inherited the said entire land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deeds of Conveyance and/or other documents by paying the appropriate stamp duty and the Owners/Vendors further confirm that in case any further amount is determined to be payable by Demand and or otherwise by the concerned office/authority in respect of the said land, the same shall be paid by the Owners/Vendors and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.
- k) That no person, male or female being member of the families of the original owner or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- l) That the Owners/Vendors have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Owners/Vendors of any nature whatsoever and properties of the Owners/Vendors shall be liable and responsible for discharge of the indemnity.
- m) That the said land nor any part thereof is subject to any litigation or any other proceedings in any Court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority

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operating against the Owners/Vendors of the land or part thereof, which has the effect of prevailing or restraining the Owners/Vendors in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.

- n) That Owners/Vendors herein are in possession, power or control of the documents of title of the land as set forth in the First Schedule hereinunder written and further confirm that no documents of title has been delivered, deposited or handed over by the Owners/Vendors or any predecessor-in-title to any person whomsoever with a view to security thereon more over the entire land hereby sold is guarded with 8' feet high tin made boundary wall and the purchaser is purchasing the said property with the benefit of the said boundary wall.
9. That the Owners/Vendors herein are desirous to sell and the purchaser herein are desirous to purchase all that land "Sali" and "Danga" by classification, admeasuring **undivided $\frac{1}{15}$ th share** of 179.821 (one hundred and seventy nine point eight two one) Decimals which is equivalent to 108.98 (one hundred and eight point nine eight) Cuttahs out of the total land of 203.799 (two hundred three point seven nine nine) Decimals i.e. and undivided $\frac{1}{15}$ th share means **undivided 11.988 (eleven point nine eight eight) Decimals** which is equivalent to **undivided 7.27 (seven point two seven) Cuttahs** be the same a little more or less comprised in Mouza Udayrajpur, J. L. No. 43, R.S. Khatian Nos. 201, 325, 699, 837, 1251 corresponding to L.R. Dag Nos. 2857, 2858, 2849, 2850 and 2839 in **L.R. Khatian Nos. 5547, 4113, 4114** lying and situate at and being Mouza Udayrajpur, Police Station - Barasat, within the limits of Madhyamgram Municipality, under Ward No. 10 under Additional District Sub Registrar, Barasat, at and for the total price of **Rs. 14,52,000/- (Rupees fourteen lac fifty two thousand) only @ 2,00,000/- (Rupees two lac) only** per Cuttah under the following terms and conditions morefully and particularly dealt in under **Second Schedule** hereinunder appearing.

Now this indenture witnesseth :

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 14,52,000/- (Rupees fourteen lac fifty two thousand) only** paid to the Owners/Vendors by the Purchaser herein on or before the execution of these presents (the receipt of which the Owners/Vendors doth hereby as

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well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchaser as well as the interest of the Owners/Vendors in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Owners/Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchasers. All that the said piece and parcel of land hereditaments admeasuring an area of **undivided $\frac{1}{15}$ th share** of 179.821 (one hundred and seventy nine point eight two one) Decimals which is equivalent to 108.98 (one hundred and eight point nine eight) Cuttaks out of the total land of 203.799 (two hundred three point seven nine nine) Decimals i.e. **undivided 11.988 (eleven point nine eight eight) Decimals** which is equivalent to undivided 7.27 (seven point two seven) Cuttaks be the same a little more or less comprised in Mouza Udayrajpur, J. L. No. 43 in R.S. Khatian Nos. 201, 325, 699, 837, 1251 corresponding to L.R. Dag Nos. 2857, 2858, 2849, 2850 and 2839 in **L.R. Khatian Nos. 5547, 4113, 4114** lying and situate under Police Station Barasat, within the limits of Madhyamgram Municipality, under Ward No. 10 under Additional District Sub Registrar, Barasat, morefully and particularly described in the **Second Schedule** hereinafter referred to as the said property hereinunder written and delineated in the map or plan annexed hereto and thereon verged in RED lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court, courtyards, areas, swears, ways, drains, paths, passages, common fences, walls, trees, shrubs, water, water courses lights, rights, liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under Ward No. 10, Madhyamgram Municipality and all the estates rights, title and interest claims and demands whatsoever of the Owners/Vendors into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed, assigned and assured or intended to be unto and to the use of the said Purchasers that notwithstanding any act deed matter or thing by the said Owners/Vendors or their predecessors-in-title done and executed or knowingly suffered to the contrary the said Owners/Vendors now hath indefeasible and absolute

..... title as and



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title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred, assigned, and assured or expressed or intended so to be and that the said Owners/Vendors hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Owners/Vendors and its assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Owners/Vendors well and sufficiently save defended kept harmless and of and from and against all and manner of claims, charges, liens, debts, attachments and encumbrances suffered by the Owners/Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Owners/Vendors AND FURTHER that the said Owners/Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Owners/Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchasers, as shall or may be reasonably required AND the said Owners/Vendors doth hereby covenant with the said Purchasers their heirs and assigns that the said Owners/Vendors will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchasers their heirs and assigns produce or cause to be produced to them and their agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the **Second Schedule** hereunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchasers their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled, and the purchaser herein shall only change the physical classification of land upon obtaining bonafide approval of the competent authority.

..... **The First**



District Sub-Registrar-II
North 24 Pgs. Barasat

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The First Schedule above referred to :-

(Description of the **Larger Property** in details of which Sold Property is a portion)

All that pieces and parcels of land of "Sali" and "Danga" in nature hereditaments admeasuring an area of 203.799 (two hundred three point seven nine nine) Decimals be the same a little more or less comprised in **Mouza Udayrajpur**, J.L. No. 43, Re. Su. No. 6, Police Station - Barasat, within the jurisdiction of Additional District Sub Registrar Barasat, and within the local limits of Madhyamgram Municipality, Ward No. 10, District North 24 Parganas, under the following Dag & Khatian Nos. :-

<u>Sl. No.</u>	<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Total Land</u>	<u>Share</u>	<u>Area</u>	<u>Total Area</u>
i)	1241	325	2857	5547	80 Deci	02443	19.544 Deci	
ii)	1242	201	2858	5547	59 Deci	01244	07.340 Deci	
iii)	1233/ 1520	699	2850	5547	31 Deci	03334	<u>10.336 Deci</u>	
								37.22 Deci
i)	1241	325	2857	4113	80 Deci	02959	23.672 Deci	
ii)	1240	837	2849	4113	29 Deci	10,000	29.000 Deci	
iii)	1242	201	2858	4113	59 Deci	01244	07.340 Deci	
iv)	1233/ 1519	1251	2839	4113	90 Deci	01444	12.996 Deci	
v)	1233/ 1520	699	2850	4113	31 Deci	03333	<u>10.332 Deci</u>	
								83.340 Deci
i)	1241	325	2857	4114	80 Deci	02959	23.672 Deci	
ii)	1242	201	2858	4114	59 Deci	01244	07.340 Deci	
iii)	1233/ 1519	1251	2839	4114	90 Deci	04655	41.895 Deci	
iv)	1233/ 1520	699	2850	4114	31 Deci	03333	<u>10.332 Deci</u>	
								83.239 Deci
								<u>203.799 Deci</u>

Out of the aforesaid 203.799 (two hundred three point seven nine nine) Decimals shown in the annexed site plan verged in border RED, and the said site plan shall be treated as part and parcel of these presents and the sold property is dealt in under **Second Schedule** here underappearing :-

..... **The Second**



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06 St 20.



The Second Schedule above referred to :-

(Description of the **Sold Property** in details)

All that **undivided $\frac{1}{15}$ th share** in all that pieces and parcels of land of "Sali" and "Danga" in nature hereditaments admeasuring an area of 179.821 (one hundred and seventy nine point eight two one) Decimals which is equivalent to 108.98 (one hundred and eight point nine eight) Cuttaha i.e. **undivided 11.988 (eleven point nine eight eight) Decimals** which is equivalent to undivided 7.27 (seven point two seven) Cuttaha be the same a little more or less comprised in Mouza Udayrajpur, J.L. No. 43, Re. Su. No. 6, Police Station - Barasat, within the jurisdiction of Additional District Sub Registrar Barasat, and within the local limits of Madhyamgram Municipality, Ward No. 10, District North 24 Parganas, under the following Dag and Khatian Nos. :-

<u>Sl. No.</u>	<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Total Land</u>	<u>Share</u>	<u>Area</u>	<u>Total Area</u>
i)	1241	325	2857	5547	80 Deci	00138	1.100 Deci	
ii)	1242	201	2858	5547	59 Deci	00043	0.250 Deci	
iii)	1233/ 1520	699	2850	5547	31 Deci	00204	0.630 Deci	
								1.980 Deci
i)	1241	325	2857	4113	80 Deci	00167	1.334 Deci	
ii)	1240	837	2849	4113	29 Deci	00663	1.922 Deci	
iii)	1242	201	2858	4113	59 Deci	00043	0.250 Deci	
iv)	1233/ 1519	1251	2839	4113	90 Deci	00097	0.866 Deci	
v)	1233/ 1520	699	2850	4113	31 Deci	00204	0.630 Deci	
								5.002 Deci
i)	1241	325	2857	4114	80 Deci	00167	1.334 Deci	
ii)	1242	201	2858	4114	59 Deci	00043	0.249 Deci	
iii)	1233/ 1519	1251	2839	4114	90 Deci	00311	2.793 Deci	
iv)	1233/ 1520	699	2850	4114	31 Deci	00204	0.630 Deci	
								5.006 Deci
								11.988 Deci

..... In witness



District Sub-Registrar-II
North 24 Parg. Barasat

06.06.20

In witness whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered
by the above named **Owners/Vendors**
at Kolkata in the presence of :

1. *Subir Kumar Seal*
Advocate
High Court Calcutta,
2. *Suvendu Dasgupta*
Udayrajpur (Cant)
Machyaurgram
21825 (M)

Subir Kumar Seal

Suvendu Dasgupta

Suvendu Dasgupta

Signature of Owners/Vendors

Signed Sealed and Delivered
by the above named **Purchaser**
at Kolkata in the presence of :

1. *[Signature]*
2. *[Signature]*

[Signature]

Signature of Purchaser

This **Deed of Conveyance** is *and read over and explained in Bengali*
drafted and prepared at our office :

Subir Kumar Seal

For Subir Kumar Seal & Associates.

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block - C, Ground Floor
Police Station Lake Town, Kolkata - 700 055,

Phone : 033-2574-1768

033-2574-3790

Mobile : 91-98312-76735

91-98304-76735

E-mail : seal_associates@yahoo.co.in

web : sksandassociates.com



District Sub-Registrar-II
North 24 Pgs. Barasat

06 SE 2011



Received on and from the withinnamed **Purchaser** by the withinnamed **Owners/Vendors** the withinmentioned sum of **Rs.14,52,000/- (Rupees fourteen lac fifty two thousand) only** in full and final satisfaction as per Memorandum of consideration below :-

Memo of Consideration

<u>Sl. No.</u>	<u>Date</u>	<u>DD/Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>	<u>Paid to</u>
1.	05.09.2011	720320 (Part)	Federal Bank	Kolkata	6,05,812.18	Sri. Biplab Raychowdhury
2.	05.09.2011	720321 (Part)	Federal Bank	Kolkata	6,06,288.59	Sri. Amit Raychowdhury
3.	05.09.2011	720322 (Part)	Federal Bank	Kolkata	2,39,899.23	Smt. Lakshmi Raychowdhury

Total : 14,52,000.00

(Rupees fourteen lac fifty two thousand) only.

Witnesses :

1. *Sudhakar Kumar Das*
Advocate
High Court Kolkata
2. *Suvendu Das Gupta*
Vedvyagyan (Adv.)
Mahaganagam
24 P.C.O.

Signature of the Owners/Vendors



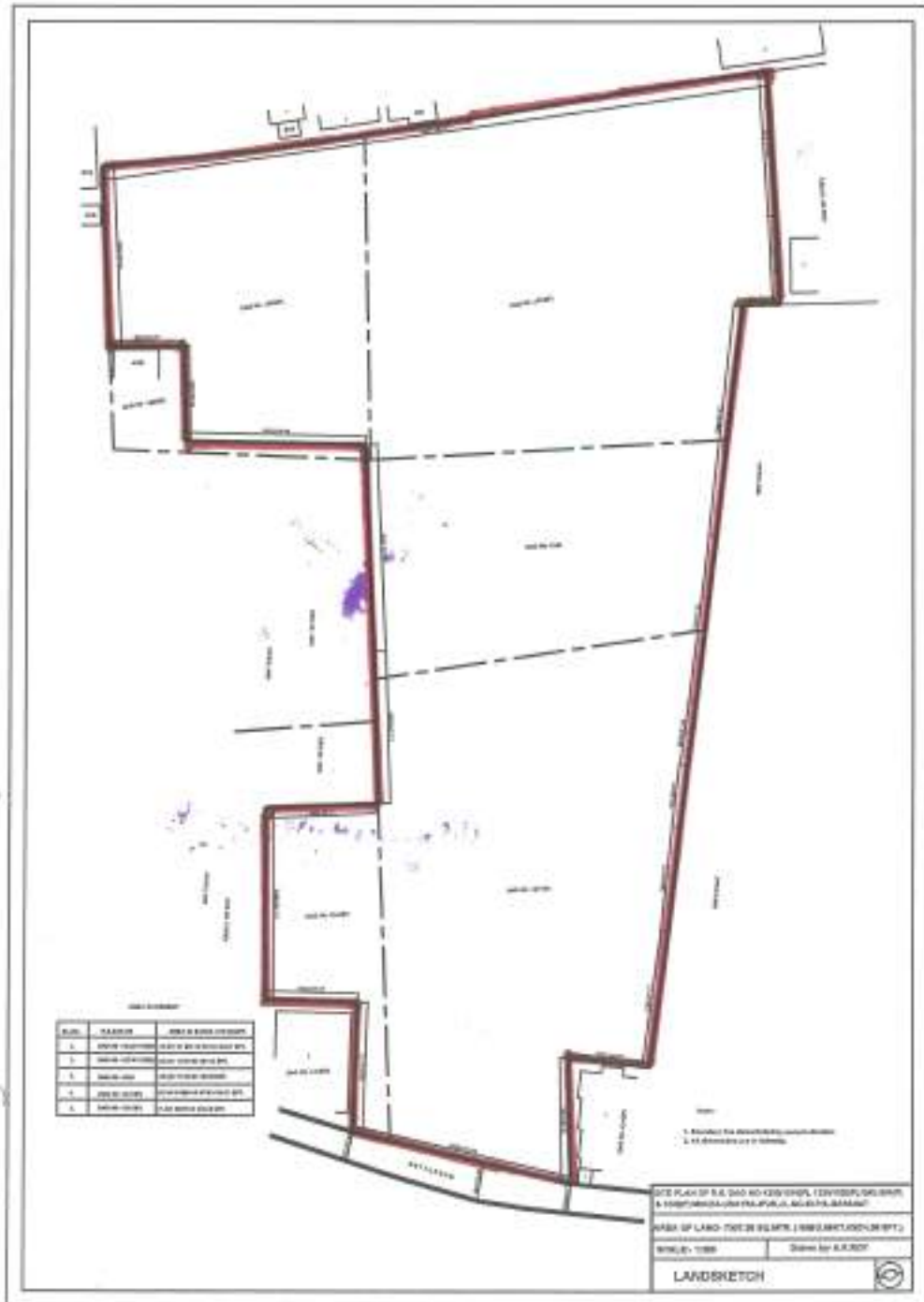
District Sub-Registrar-II,
North 24 Pgs. Barasat

06 SE: 2011



Site Plan of Land at Mouza - Udayrajpur, J. L. No. 43, Re. Su. No. 6, in R. S. Dag Nos. 1240, 1241, 1242, 1233/1519 and 1233/1520 corresponding to L. R. Dag Nos. 2849, 2857, 2858, 2839 & 2850 under R. S. Khatian No. 325, 201, 699, 837, 1251 corresponding to L. R. Khatian Nos. 5547, 4113 & 4114, Police Station - Barasat under District - 24 Parganas (North).

Area of Land undivided 1/15th Share of 179.821 Decimals



Handwritten note: 1/15th share

Handwritten signatures and notes at the bottom of the page.



District Sub-Registrar-II
North 24 Pps. West Bengal

06 SEP 2011



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



District Sub-Registrar-II
North 24 Pgs. Barasat

06 SEP 2011



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

FOR NILACHAL DEVELOPERS PRIVATE LIMITED

Rajendra Kumar Gupta

SIGNATURE OF THE EXECUTIVE DIRECTOR



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE EXECUTANT/S



District Sub-Registrar-II
North 24 Parganas

06 SEP 2011



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 11926 of 2011
(Serial No. 09780 of 2011)

On

Payment of Fees:

On 06/09/2011

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

Presented for registration at 14.56 hrs on :06/09/2011, at the Private residence by Amit Kumar Roychowdhury Alias Amit Roychowdhury, one of the Executants.

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

Execution is admitted on 06/09/2011 by

1. Laxmi Raychowdhury Alias Lakshmi Raychowdhury, wife of Lt Sachindra Kumar Raychowdhury , Udayrajpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Amit Kumar Roychowdhury Alias Amit Roychowdhury, son of Lt Sachindra Kumar Raychowdhury , Udayrajpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
3. Biplab Raychowdhury, son of Lt Sachindra Kumar Raychowdhury , Udayrajpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, india, P.O. :- , By Caste Hindu, By Profession : Business
Identified By Basudeb Patra, son of , 106, Bangur Avenue, C, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

On 07/09/2011

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 : 23,4 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 Cash

Rs. 17441/-, on 07/09/2011

(Under Article : A(1) = 17402/- , E = 7/- , H = 28/- , M(b) = 4/- on 07/09/2011)

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.-1582416/-

Certified that the required stamp duty of this document is Rs.- 94955 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II




District Sub-Registrar-II
North 24 Parganas, West Bengal
07 SEP 2011



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Paraganas

Endorsement For Deed Number : I - 11926 of 2011
(Serial No. 09780 of 2011)

Deficit stamp duty

Deficit stamp duty Rs. 89965/- is paid, by the draft number 503545, Draft Date 06/09/2011, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 07/09/2011

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



District Sub-Registrar-II
North 24 Parganas
07 SEP 2011

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2



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District Sub-Registrar-II
North 24 Pgs. Barasat
07 SEP 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 2967 to 2989
being No 11926 for the year 2011.



(Handwritten signature)

(Dinabandhu Roy) 08-September-2011
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

Dated the6TH..... day ofSEPTEMBER..... 2011

Between

Name of the Owners/Vendors :SMT. LAXMI RAYCHOWDHURY ALIAS.....

.....LAKSHMI RAY CHOWDHURY & TWO OTHERS.....

And

Name of the Purchaser :M/S. NILACHAL DEVELOPERS PRIVATE LIMITED.....

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone No. : 033-2574-1768.

033-2574-3790.

Mobile : 91-98312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in

Web - www.sksandassociates.com