

(which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest)of the **ONE PART**

AD

2) **TIRUPATI CARRIER LIMITED**, a company incorporated under the provisions of The Companies Act, 1956, having its registered office at 23A, N. S. Road, 8th Floor, Room No.4, PO. G. P. O.,P.S. Hare Street Kolkata - 700001 and represented by its Director, **Mrs. Pushpa Bhutoria** (PANNO-AABCC2791A), wife of Mr. Arun Bhutoria, residing at 4 no Pituria Street, Flat No. 2A ,2nd Floor, P.O. Little Rasal Street, P.S. Sexpear Sharani, Kolkata -700071, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **OTHER PART**.

WHEREAS by a registered Deed of Conveyance dated 20th November' 2007, registered in the office of Additional Registrar of Assurance – I, Kolkata, in Book No. I, CD Volume No. 8, Pages 2914 to 2935, Being No. 03024 for the year 2010 made between Parul Bala Mondal & Others therein referred to as the Vendors of the One Part and Baywatch Real Estates Pvt. Ltd., therein referred to as the Purchaser of the Other Part, the said Parul Bala Mondal & Others sold transferred conveyed assigned and assured unto and in favour of the said Baywatch Real Estates Pvt. Ltd., All That piece and parcel of Sali (agricultural) land admeasuring 249.50 Decimals be the same a little more or less out of which 127.50 Decimals comprised in R.S. Dag No. 375,

corresponding to L.R. Dag No.431 under L.R.Khatian No.23 and 122 Decimals comprised in R.S. Dag No. 377, corresponding to L.R. Dag No.433 under L.R. Khatian No. 116, Touji No.1313, J.L. No. 19, R.S. No. 157, situate lying at Mouza Nowabad, under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South), free from all encumbrances and charges, lien, lispens, trusts, barga, requisition and acquisition, claims and demands whatsoever and the name of the said Baywatch Real Estates Pvt. Ltd. has been recorded in the L.R. record of Block Land and Land Reforms Office as absolute owner in L.R.Khatian No.1022 thereof;

AND WHEREAS by virtue of the aforesaid Deed the said Baywatch Real Estates Pvt. Ltd. being the Vendor herein are absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of Sali (agricultural) land admeasuring 249.50 Decimals be the same a little more or less out of which 127.50 Decimals comprised in R.S. Dag No. 375, corresponding to L.R. Dag No.431 and 122 Decimals comprised in R.S. Dag No. 377, corresponding to L.R. Dag No.433 both under L.R. Khatian No. 1022, Touji No.1313, J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South) morefully described in the Schedule stated hereunder hereinafter referred to as the "said land" free from all encumbrances and charges, lien, lispens, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS the Purchaser has approached the Vendor herein for purchase of All That piece and parcel of Sali (agricultural) land admeasuring 52 Decimals be the

same a little more or less out of which 25 Decimals comprised in R.S. Dag No. 375, corresponding to L.R. Dag No.431 and 27 Decimals comprised in R.S. Dag No. 377, corresponding to L.R. Dag No.433 both under L.R. Khatian No. 1022, Touji No.1313, J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South) free from all encumbrances and charges, lien, lispensens, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS the Vendor has declared and represented to the Purchaser that the Vendor has not agreed to sell and transfer the said land to any one except to the Purchaser as stated herein;

AND WHEREAS the Vendor has declared and represented that the Vendor has not granted Power of Attorney to any one to negotiate and/or transfer the said land nor there is any court proceeding pending in any court of law relating to the said land and the said land is free from all encumbrances whatsoever;

AND WHEREAS the Vendor has declared and represented to the Purchaser that no part of the aforesaid land is vested with the Government or semi-government and the Vendor has not received any notice of such vesting;

AND WHEREAS the Vendor has also declared and represented that there is no bargadar in respect of any part of the said land save and except the Vendor as stated hereinabove none else has any right title and interest therein;

AND WHEREAS by virtue of aforesaid the purchaser is satisfied with the right, title, interest and possession of the vendor and the Vendor has agreed to transfer

by way of sale of All That piece and parcel of Sali (agricultural) land admeasuring 52 Decimals be the same a little more or less out of which 25 Decimals comprised in R.S. Dag No. 375, corresponding to L.R. Dag No.431 and 27 Decimals comprised in R.S. Dag No. 377, corresponding to L.R. Dag No.433 both under L.R. Khatian No. 1022, Touji No.1313, J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South) morefully described in the Schedule stated hereunder hereinafter referred to as the "said land" at a total consideration of Rs.15,76,000/- (Rupees Fifteen Lacs Seventy Six Thousand) only free from all encumbrances mortgage, charges, liens, lispens, trust, requisition and acquisition, barga, claims and demands whatsoever and howsoever as stated hereunder :

AND WHEREAS by virtue of the aforesaid the Purchaser has requested the Vendor to execute and register the Deed of Conveyance in respect of the said land which the Vendor has agreed to do on the terms and conditions stated hereunder;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.15,76,000/- (Rupees Fifteen Lacs Seventy Six Thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit release and discharge the said land and every part thereof as also the Purchaser) the Vendor doth hereby sell grant convey transfer by way of sale assign and assure unto and in favour

of the Purchaser All That piece and parcel of Sali (agricultural) land admeasuring 52 Decimals be the same a little more or less out of which 25 Decimals comprised in R.S. Dag No. 375, corresponding to L.R. Dag No.431 and 27 Decimals comprised in R.S. Dag No. 377, corresponding to L.R. Dag No.433 both under L.R. Khatian No. 1022, Touji No.1313, J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South) the details whereof are morefully described in "Part A" and "Part B" of the Schedule stated hereunder hereinafter called the said land TOGETHER WITH all homestead, trees, hedges, ditches ways, fences, lights, water courses, sewers, rights thereon and all liberties privileges, easements, advantages and appurtenances whatsoever thereunto belonging or held used or enjoyed or reputed as part or member thereof or appurtenant thereto AND ALL estate right title interest use possession benefit claim and demand whatsoever of the Vendor into upon or in respect of the said land messuages tenements, hereditaments and every part thereof and All deeds pattahs writings muniments evidences of title relating thereto or any part thereof which now are or may hereafter in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser absolutely and forever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) THAT NOTWITHSTANDING any act deed or thing done hereto before executed or knowingly suffered to the contrary the Vendor is now lawfully seised and possessed of the said land free from any encumbrances attachments or defect in title whatsoever and the Vendor has good right full power and absolute authority to sell grant convey transfer assign and assure the said land unto and to use of the Purchaser in the manner aforesaid;
- b) THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land in khas possession and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person, or persons having or lawfully claiming from under or in trust for the Vendor or its predecessors-in-title;
- c) THAT the Purchaser shall hold the said land free and clear and freely and *clearly and absolutely exonerated and forever released and discharged otherwise* by the Vendor and well and sufficiently saved and defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever and made executed occasioned and suffered by the Vendor or its predecessors-in-title or any person or persons having or lawfully claiming as aforesaid;
- d) THAT the Vendor and all persons having or lawfully claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor or from or under any of its predecessors-in-title shall and will at all times hereafter at

the request and cost of the Purchaser to execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land or every part thereof unto and to the use of the Purchaser as may be reasonably required;

- e) **THAT** the Vendor doth hereby further covenant and assure the Purchaser that no part of the said land being conveyed under these presents is vested with the Government or any Semi-Government Authority in any way and there is no bargadar in respect of the said land or any part thereof;
- f) **THAT** the Vendor doth hereby declare that there are no encumbrances, lien, trust, attachment, claim, charges, agreement of sale whatsoever now subsisting on the said land and that the said land is not the subject matter of any litigation or proceeding and is not charged in favour of any court, public revenue or other authorities and the Vendor hereby agree to keep the Purchaser saved and harmless against any loss or damage that may be incurred by the Purchaser in defending any suit, action or proceeding by any person or persons at any time;
- g) **THAT** the Vendor doth hereby undertake to pay on demand all outstanding municipal district board or panchayat rates and taxes Government revenue and all other impositions whatsoever due and payable by the Vendor or any of its predecessors-in-title in respect of the said land up to the date of execution of these presents;
- h) **THAT** the Vendor shall and will at all times hereafter at the request and cost of the Purchaser produce to the Purchaser or as the Purchaser shall direct the deeds and writings for evidencing the title in respect of the said land and also furnish to the Purchaser copies of or extracts from the said Deeds and writings and shall and will in

the meanwhile keep the same safe unobliterated, damage by fire or other accident excepted;

i) **THAT** the Vendor shall and will sign all papers, affidavit declaration, or prescribed forms for the purpose of mutation of the name of the Purchaser in respect of the said land in appropriate records of the Government;

j) **THAT** the Vendor hereby declare that the Vendor has been in absolute possession of the said land and none else has any right title and interest therein;

k) **THAT** the Vendor hereby confirm ~~jo~~ has delivered peaceful and vacant possession of the said land to the Purchaser before the execution of these presents and accordingly the Purchaser is in possession of the said land;

l) **THAT** the Vendor doth hereby irrevocably nominate constitute and appoint and ordain in their place and stead and depute the Purchaser as its true and lawful Attorney for and on behalf and in the name of the Vendor but at the expense of the Purchaser to appear before the appropriate authorities for the purpose of mutation of its name in respect of the said land and for that purpose to sign and execute all documents applications papers in respect thereof and the Vendor doth hereby ratify and confirm the same;

THE SCHEDULE ABOVE REFERRED TO:

(Part-A)

All That piece and parcel of Sali (agricultural) land admeasuring 25 Decimals be the same a little more or less comprised in R.S. Dag No. 375, corresponding to L.R. Dag No. 431, under L.R. Khatian No. 1022, Touji No. 1313, J.L. No. 19, R.S. No. 157, situate lying at Mouza Nowabad, under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South);

THE SCHEDULE ABOVE REFERRED TO:

(Part-B)

All That piece and parcel of Sali (agricultural) land admeasuring 27 Decimals be the same a little more or less comprised in R.S. Dag No. 377, corresponding to L.R. Dag No. 433, under L.R. Khatian No. 1022, Touji No. 1313, J.L. No. 19, R.S. No. 157, situate lying at Mouza Nowabad, under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24 Parganas (South);

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of :-

BAYWATCH REAL ESTATES PVT. LTD

Satish Kumar Kalita
Director

1. সুবিনয় আক্তা
জিলা - উত্তর আক্তা
স্বাক্ষর :- রাভাউনস

2. Sudipta Manna.
Kangasbenia.

RECEIVED by the Vendor of and from within named Purchaser the within mentioned sum of Rs.15,76,000/- (Rupees Fifteen Lacs Seventy Six Thousand) only being the full consideration money as per memo below:-

MEMO OF CONSIDERATION

<u>CHAQUE NO.</u>	<u>DATE</u>	<u>BANK & BRANCH</u>	<u>AMOUNT</u>
596073	30/9/2015	AXIS BANK LTD. DALHOUSIE, KOLKATA (W.B), KOLKATA- 700001,	15,76,000.00

Total Rs.15,76,000.00

(Rupees Fifteen Lacs Seventy Six Thousand only)

WITNESSES:

1. সুব্রজিৎ সান্ডেল
ডায়াল - লক্ষ্মী সান্ডেল
সহ-স্বামী - রাধিকা সান্ডেল
2. Sudipta Kanna -
Kanganbenia.

BAYWATCH REAL ESTATES PVT. LTD.
Sanku Kumar Keshaly
Director

SIGNATURE OF THE VENDORS

Prepared by me,

[Signature]

Advocate. *at for*
4/10 537/64

Computer typed by,

Abhishek Adak
Bishnupur,



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16131000283828/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Satish Kr Kalbala FMC FORTUNA 3rd Floor, Room No A4,234/3A, AJC Bose Road, P.O:- Not Mention, P.S:- Kakilan, District:-Kolkata, West Bengal, India, PIN - 700020	Represent ative of Seller [BAYWATCH CH REAL ESTATES PVT. LTD.]			BAYWATCH REAL ESTATES PVT. LTD S. G. Das, Kolkata, Kolkata 07/11/15
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Suresh Samanta, Son of Shri Ajay Samanta, Rancher (Manager), P.O - Rancher (Manager), P.S - Bishnupur, District-South 24 Parganas, West Bengal, India, PIN - 743603.	Smt PUSHPA BRUTORIA, Mr Satish Kr Kalbala		Suresh Samanta 07/11/15	

(Abu Hena Mobassir)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR
South 24-Parganas, West
Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS



Name: **TIRUPATI CARRIER LTD**
 Signature: *P. Sri Po. Bhadravathi*
Director.

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



Name: **BAYWATCH REAL ESTATES PVT LTD**
 Signature: *Sahar Kumar Kapale*
Director

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



Name: _____
 Signature: _____

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

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Satish Kr Kalbalia FMC FORTUNA, 3rd Floor, Room No A4, 234/3A, AJC Bose Road, P.O:- Not Mention, P.S:- Maidan, District:-Kolkata, West Bengal, India, PIN - 700020

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	BAYWATCH REAL ESTATES PVT. LTD. FMC FORTUNA, 3RD FLOOR, ROOM NO A 4, 234/3A, AJC BOS, P.O:- NOT MENTION, P.S:- Maidan, District:-Kolkata, West Bengal, India, PIN - 700020 PAN No. AADCB2527P.; Status : Organization; Represented by representative as given below:-
1(1)	Mr Satish Kr Kalbalia FMC FORTUNA, 3rd Floor, Room No A4, 234/3A, AJC Bose Road, P.O:- Not Mention, P.S:- Maidan, District:-Kolkata, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 07/11/2015; Date of Admission : 07/11/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	TIRUPATI CARREAR LIMITED 23 A, N. S. Road, 8th Floor, Room No 4, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AABCT9173B,; Status : Organization; Represented by not executed as given below:-		
1(1)	Smt PUSHPA BHUTORIA 4 No Pituria Street, Flat No 2 A, 2nd Floor, P.O:- Little Rasel Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Surajit Samanta Son of Shri Ajay Samanta Ramchandranagar, P.O:- Ramchandranagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Smt PUSHPA BHUTORIA, Mr Satish Kr Kalbalia	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad	RS Plot No:- 375, RS Khatian No:- 0	25 Dec	7,76,000/-	7,76,000/-	Proposed Use: Organisation, ROR: Shali
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad	RS Plot No:- 377, RS Khatian No:- 0	27 Dec	8,00,000/-	8,00,000/-	Proposed Use: Organisation, ROR: Shali

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	BAYWATCH REAL ESTATES PVT. LTD.	TIRUPATI CARREAR LIMITED	25	100
L2	BAYWATCH REAL ESTATES PVT. LTD.	TIRUPATI CARREAR LIMITED	27	100

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Yeakub Sk
Address	Amtala, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Others

Office of the A.D.S.R. BISHNUPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161305775 / 2015

Query No/Year	16131000283828/2015	Serial no/Year	1613005510 / 2015
Deed No/Year	I - 161305775 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Satish Kr Kaibalia	Presented At	Private Residence
Date of Execution	07-11-2015	Date of Presentation	07-11-2015

Remarks

On 01/10/2015

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 15,76,000/-

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 07/11/2015

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

Presented for registration at 16:34 hrs on : 07/11/2015, at the Private residence by Mr Satish Kr Kaibalia ,

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

Execution is admitted on 07/11/2015 by

Mr Satish Kr Kaibalia director, BAYWATCH REAL ESTATES PVT. LTD., FMC FORTUNA, 3RD FLOOR, ROOM NO A 4,234/3A,AJC BOS, P.O:- NOT MENTION, P.S:- Maidan, District:-Kolkata, West Bengal, India, PIN - 700020

Indelified by Shri Surajit Samanta, Son of Shri Ajay Samanta, Ramchandranagar, P.O: Ramchandranagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, By caste Hindu, By Profession Business

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 19/11/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,339/- (A(1) = Rs 17,325/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 17,339/-

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 78,820/- and Stamp Duty paid by Draft Rs 78,320/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 275, Purchased on 28/10/2015, Vendor named N N Kayal.

Description of Draft

1. Rs 78,320/- is paid, by the Draft(8554) No: 000427225715, Date: 17/11/2015, Bank: STATE BANK OF INDIA (SBI), BAKHRAHAT.



(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

Registered in Book - I.

Volume number 1613-2015, Page from 56928 to 56947
being No 161305775 for the year 2015.



Digitally signed by ABU HENA
MOBASSIR
Date: 2015.11.20 15:47:09 +05:30
Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 20-Nov-15 3:47:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)