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ve-291/15

1-01490/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 928723

18/2/15  
4/2/15  
29/1/15

Certified that the document is admitted to registration, the signature sheets and the endorsement deeds attached with the document are correct copies of the document.

District Registrar-III  
Alipore, South 24-parganas

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 18<sup>th</sup> day of February, Two Thousand Fifteen (2015) B E T W E E N (1) CHANDAN CHAKRABORTY, son of Late Pabitr Lal Chakraborty, by occupation - business, having PAN ATPPC4061P and (2) JEET CHAKRABORTY, son of Sri Chandan Chakraborty, by occupation - student, having PAN AYAPC6588P, both are residing at Premises No. 86, P. Majumder Road, P.S. - Garfa, P.O. Haltu, Kolkata - 700 078, hereinafter jointly and collectively called and 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, legal representatives, executors, administrators and/or assigns) of the ONE PART.

1 10 2015  
7865  
Sl. No. 7865 Lt. Rupees  
Mr. Sri Smt. S. K. Datta  
Address. Alipore Police Court  
P. S.  
Vendor. S. K. Datta

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 27

Nitin Mishra



NETI-617

RISHI MULTIPROJECTS PVT.LTD.

Nitin Mishra  
Director



NETI-618

Chanda Chakraborty



NETI-619



District Sub-Registrar-III  
Alipore, South 24 Parganas

18 FEB 2015 18 FEB 2015

Jeet Chakraborty

Sandeep Roy  
S/o. Lt. Parimal Roy  
18, Moore Avenue.  
Wd-40.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 4103 to 4124  
being No 01490 for the year 2015.



(Rajendra Prasad Upadhyay) 03 March-2016  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal

District Sub-Registrar-III  
Alipore, South 24 Parganas



**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 01490 of 2015**  
**(Serial No. 01363 of 2015 and Query No. 1603L000002456 of 2015)**

**On 18/02/2015**

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

Presented for registration at 16.20 hrs on :18/02/2015, at the Private residence by Mr. Nitin Bhimani ,Claimant.

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

Execution is admitted on 18/02/2015 by

1. Chandan Chakraborty, son of Late Pabitalal Chakraborty , 86, P. Majumder Road, Kolkata, Thana:-Kasba, P.O. :-Haltu, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Business
2. Jeet Chakraborty, son of Sri Chandan Chakraborty , 86, P. Majumder Road, Kolkata, Thana:-Kasba, P.O. :-Haltu, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Student
3. Mr. Nitin Bhimani  
Director, Rishi Multiprojects Pvt. Ltd., Front Block, 82, Sarat Bose Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.  
, By Profession : Business

Identified By Pradeep Roy, son of Late Parimal Roy, 18, Moore Avenue, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste: Hindu, By Profession: Others.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 19/02/2015**

**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.-1,18,82,300/-

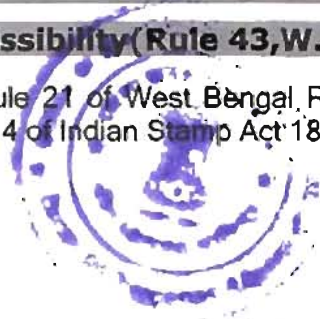
Certified that the required stamp duty of this document is Rs.- 831781 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 25/02/2015**

**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, 4 of Indian Stamp Act 1899.



District Sub-Registrar-III  
Alipore, South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 01490 of 2015**  
**(Serial No. 01363 of 2015 and Query No. 1603L000002456 of 2015)**

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 1,30,748/- paid online on 18/02/2015 3:58AM with Govt. Ref. No. 192014150018558041 on 18/02/2015 3:40AM, Bank: Bank of Boroda, Bank Ref. No. 29874653 on 18/02/2015 3:58AM, Head of Account: 0030-03-104-001-16, Query No:1603L000002456/2015

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance  
Department, Govt. of WB**

Stamp duty Rs. 8,31,781/- paid online on 18/02/2015 3:58AM with Govt. Ref. No. 192014150018558041 on 18/02/2015 3:40AM, Bank: Bank of Boroda, Bank Ref. No. 29874653 on 18/02/2015 3:58AM, Head of Account: 0030-02-103-003-02, Query No:1603L000002456/2015

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



*(Signature)*  
District Sub-Registrar-III  
Alipore, South 24-Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201415-001855804-1      Payment Mode      Online Payment  
GRN Date: 18/02/2015 17:10:21      Bank :      Bank of Boroda  
BRN : 29874653      BRN Date: 18/02/2015 17:28:00

**DEPOSITOR'S DETAILS**

Id No. : 1603L000002456/1/2015


[Query No /Query Year]

Name : RISHI MULTIPROJECTS PRIVATE LIMITED  
Contact No. : 24767001      Mobile No : +91 9330586275  
E-mail : builcon1956@gmail.com  
Address : 82 SARAT BOSE ROAD, FRONT BLOCK, KOLKATA-700026  
Applicant Name : Subir Kr Dutta  
Office Name : D.S.R. - III SOUTH 24-PARGANAS, South 24-Parganas  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	1603L000002456/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	831781
2	1603L000002456/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	130748
<b>Total</b>				<b>962529</b>
In Words :	Rupees Nine Lakh Sixty Two Thousand Five Hundred Twenty Nine only			



  
District Sub-Registrar-III  
Alipore, South 24 Parganas

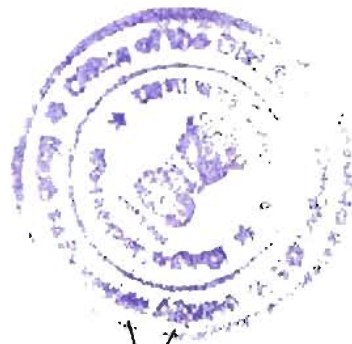
## AND

RISHI MULTIPROJECTS PRIVATE LIMITED (PAN - AABCR2448B ) an existing company incorporated under the Companies Act having its registered office situated at No. 82, Sarat Bose Road, Front Block, Kolkata – 700 026, represented by its Director Mr. Nitin Bhimani son of Late Vadilal Kanji Bhimani (PAN - AGRPB2618J) both by nationality Indian, by faith- Hindu, both by occupation – Business , both working for gain at Premises No. 82, Sarat Bose Road, Front Block Police Station – Ballygunge, Kolkata 700 026 , authorized vide Board Resolution, dated 18 02 15 hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest and/or assigns) of the OTHER PART:

## WHEREAS

- A) By a registered Deed of Conveyance dated 15.02 1954 made between Bharat Chandra Kallya therein referred to as the Vendor of the One Part and one Narendra Nath Chakraborty therein referred to as the Purchaser of the Other Part and registered at Alipore Sadar Sub Registry office the said Narendra Nath Chakraborty purchased all that piece and parcel of Sali Land measuring 86 decimals equivalent to local measurement comes to 2 Bighas 12 Cottahs in C.S. Dag No. 4079 under C.S. Khatian No. 1082 , situate and lying at Mouza – Kasba, J.L. No 13, Touji No 145 . R.S. No. 233 , under Police Station – Tollygunge then Jadavpur now Police Station – Kasba, District 24 Parganas
- B) The said Narendra Nath Chakraborty subsequently purchased by two registered Deeds of Conveyance dated 16.06.1954 and 22.08 1955 respectively and registered at Alipore Sadar Sub Registry office (i) vide Book No. I , Volume No. 67 , Pages 288 to 293 , Being No 4140, for the year 1954, and (ii) vide Book No. I, Volume No. 91, Pages 229 to 231, Being No. 6414 for the Year 1955, all that piece or parcel of Sali land altogether 21 decimals equivalent to 12 Cottahs 11 Chittack and 21 Sq ft. situate and lying at Mouza – Kasba , J.L. No. 13, C.S.





District Sub-Registrar-III  
Alipore, South 24 Parganas

Khatian No. 112 , Dag No. 4078 out of 70 decimals of land from the said Bharat Chandra Kallya

- C) The said Narendra Nath Chakraborty further purchased by a registered Deed of Conveyance dated 22.08.1955 registered at Alipore Sadar Sub Registry Office vide Book No. I , Volume No. 115 , Pages 1 to 5 , Being No. 6415 for the Year 1955, all that piece or parcel of land measuring  $3\frac{1}{3}$  decimals equivalent to 19 Cottahs more or less situate and lying at Mouza – Kasba , J. L. No. 13 , C. S. Khatian No. 112 , Dag No. 4078 out of 70 decimals of land from the then owner Subodh Chandra Guha.

Thus by virtue of aforesaid four several Deeds of Conveyance the said Narendra Nath Chakraborty became the absolute owner and occupier of all that the Sali land containing an area of 5 Bighas situate and lying at Mouza – Kasba , P. S. Kasba , J. L. No. 13 , Touji No. 145 , R. S. No. 233 , in C. S. Dag No. 4079 under C. S. Khatian No. 1082 , C. S. Dag No. 4078 under C. S. Khatian No. 112.

- D) The said land comprised in C. S. Dag No. 4079 under C. S. Khatian No. 1082 has been recorded in Revisional Settlement Record in R. S. Dag No 4079 under R. S. Khatian No. 1082 and the property in C. S. Dag No 4078 under C. S. Khatian No. 112 has been recorded in the Revisional Settlement Record in R. S. Dag No. 4078 under R. S. Khatian No. 2233 of Mouza – Kasba, P. S. Tollygunge, J. L. No. 13 and P. S. Kasba, under the Kolkata Municipal Corporation being Ward No. 106.

- E) The said Narendra Nath Chakraborty died intestate on 11<sup>th</sup> day of Baisakh , 1379 B.S. leaving behind him surviving his widow Smt Hiran Bala Chakraborty , one son Rajendra Nath Chakraborty , one daughter Smt. Madhabi Chakraborty as his sole legal heir and heiresses who have inherited the said property and each of them being entitled to undivided one third share in the said property.

- F) The said legal heirs of Narendra Nath Chakraborty, deceased sold, conveyed and transferred all that the piece and parcel of Sali land measuring 86 Decimals equivalent to 2 Bighas 12 Cottahs of Sali land comprised in C. S. & R. S. Dag No. 4079 under C. S. & R. S. Khatian No. 1082 of Mouza – Kasba and the land



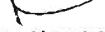
District ~~Sub-Registrar-III~~  
Alinore, South 24 Parganas

18 FEB 2015

measuring 52-1/3 decimals equivalent to 1 Bigha 14 Cottas of sali land in C. S. and R. S. Dag No. 4078 under C. S. Khatian No. 112, R. S. Khatian No. 2233 of Mouza – Kasba and all that the Sali land measuring 5 Bighas in favour of Smt. Krishna Chakraborty wife of Pabitalal Chakraborty, by a Deed of Conveyance registered on 10.3.1975 at Alipore District Sub Registry office and recorded in Book No I , Volume No. 40 , Pages from 123 to 141 , Being No. 1805 for the year 1975.

- G) Thus Krishna Chakraborty was seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 105½ Sataks be the same a little more or less situate lying at and being premises No. 86, P Majumdar Road, Kolkata (hereinafter referred to as the said entire land).
- H) The said Krishna Chakraborty entered into a Development Agreement dated 21st May 1998 with the Purchaser for development of the said entire land.
- I) By an Indenture of Gift dated the 30th day of March 1999 made between the said Krishna Chakraborty therein referred to as the Donor of the One Part and Prabitalal Chakraborty, Tapas Chakraborty, Chandan Chakraborty, Kalyan Kanti Chakraborty, Arka Chakraborty and Vaishali Chakraborty therein jointly referred to as the Donees of the Other Part and registered with the District Sub-Registrar-III, Alipore in Book No. I, Volume No 51, Pages 169 to 184 Being No. 1911 for the year 1999, the said Krishna Chakraborty in consideration of love and affection towards the said Prabitalal Chakraborty, Tapas Chakraborty, Chandan Chakraborty, Kalyan Kanti Chakraborty, Arka Chakraborty and Vaishali Chakraborty made a free absolute gift in respect of All That the piece and parcel of land containing an area of 2 Bighas 4 Cottas 14 Chittacks 23 Square Feet be the same a little more or less out of the said premises No. 86, P. Majumdar Road, Kolkata more fully and particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as the said land).
- J) The PABITRALAL CHAKRABORTY, TAPASH CHAKRABORTY, CHANDAN CHAKRABORTY, SRI KALYAN KANTI CHAKRABORTY, ARKYA CHAKRABORTY and (6) MS. VAISHALI CHAKRABORTY jointly



  
District Sub-Registrar-III  
Karaikal, South Nicobar Islands

18 FEB 2015

mutated their names in respect of the said land admeasuring 44 cottahs 14 chittacks 23 sq. ft. in the records of the K.M.C , vide Mutation Certificate dated 06/07/2000 and the said property was newly numbered as Municipal Premises No. 86/1, P Mazumder Road, Kolkata – 700 078 and is also known as postal premises No. 45A, P. Mazumdar Road, Kolkata – 700 078.

- K) The said Prabitalal Chakraborty died on 10th day of January 2001 after making and publishing his last Will and Testament dated 15th September, 2000 whereby and where under he gave bequeathed and devised his undivided 1/6th part or share in the said land unto and in favour of his grandson, Jeet Chakraborty absolutely and forever.
- L) The said Will was duly probated before the Learned District Delegate Alipore in Case No 303 of 2003 and probate in respect of the said Will granted in favour of Chandan Chakraborty.
- M) After the said Deed of Gift was executed and registered and after the death of the said Prabitalal Chakraborty, his heirs and the owners of the said land had confirmed to abide by the said Development Agreement dated 21st May 1998.
- N) The said land was separated and renumbered as premises no. 86/1, P. Majumder Road, Kolkata (postal address 45, P. Majumder Road) by the Kolkata Municipal Corporation.
- O) The Purchaser has prepared a plan and applied for sanction thereof by the Kolkata Municipal Corporation in the names of the owners of the said land which has since been approved.
- P) Subsequently the said Chandan Chakraborty, Kalyan Kanti Chakraborty, Vaishali Chakraborty and Jeet Chakraborty had entered into another Development Agreement dated 27th April 2009 with the Purchaser
- Q) By an Indenture dated 28/12/2012 registered before the District Sub Registrar – III at Alipore and recorded in Book No I, C D Volume No 23, Pages 8378 to 8391 . Being No. 11688 for the Year 2012 the said Tapash Chakraborty and



District Sub-Registrar-III  
Alinora, South 24 Parganas  
18 FEB 2015

Arkya Chakraborty, therein jointly referred to as Vendors of the One Part and the Purchaser herein therein referred to as the Purchaser of the Other Part the said Tapash Chakraborty and Arkya Chakraborty for the consideration therein mentioned granted transferred and conveyed ALL THAT the undivided one third part or share in the said land in favour of the Purchaser herein absolutely and forever

- R) By an Agreement for Construction and Development on 21/12/2012 registered with the District Sub Registrar - III at Alipore and recorded in Book No. 1, C. D. Volume No. 23, Pages 6708 to 6732, Being No. 11596 for the Year 2012 made between the said Chandan Chakraborty, Kalyan Kanti Chakraborty, Vaishali Chakraborty and Jeet Chakraborty of the One Part and RISHI MULTI PROJECTS PRIVATE LIMITED of the Other Part the said Chandan Chakraborty, Kalyan Kanti Chakraborty, Vaishali Chakraborty and Jeet Chakraborty had in supersession of the earlier Agreements entered into a development agreement with the Purchaser in respect of their undivided two third share in the said land and structure comprised in Municipal Premises No. 86-I, P. Majumder Road, (postal Premises No. 45A, P. Majumder Road) under present Police Station Garfa (previously P.S. Kasba), Kolkata - 700 078 with the right to construct a Multi storied building as per the building plan as to be sanctioned and or any subsequent modification, revision affected thereto as to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions and stipulation as contained therein
- S) In terms of the said Agreement for Construction and Development, the said four owners have executed a Power of Attorney dated 21/12/2012 registered with the District Sub Registrar - III at Alipore and recorded in Book No. 1, C. D. Volume No. 23, Pages 6748 to 6763, Being No. 11597 for the Year 2012 in favour of NITIN BHIMANI and VIPIN BHIMANI being the Directors of Rishi Multi Projects Private Limited empowering their Constituted Attorneys to have the plan sanctioned and/or modified for the building to be constructed on the property written in the First Schedule hereunder and to carry out the development of the said premises and enter into agreement for sale with the prospective





District Sub-Registrar-III  
Alipore, North 24 Parganas

18 FEB 2015

Flat/Unit Purchasers as the nominees of the Developer for and on behalf of the said four owners .

- T) Under the said Development Agreement, the Vendors herein have been allotted ALL THAT the total Flat area of 3470 Sq. Ft. Super Built up on the Third Floor of the new proposed building along with Two covered Car parking spaces in the Ground Floor of the said new proposed building as would be constructed as per building sanction plan as to be sanctioned by the Kolkata Municipal Corporation together with undivided one third share of total demarcated 44 Cottahs 14 Chittacks and 23 square feet of land as attributable to such constructed areas together with the common right over the common parts and portions of the said Premises and in the said new proposed building as to be constructed, lying, situate being Premises No. 86/1, P. Mazumdar Road ( having Postal address 45A, P. Mazumdar Road) , P.O. – Haltu , Kolkata – 700 078 and within the District South 24 Parganas, ADSR Sealdah, under P. S – Kasba, within the limit of Ward No. 106 of The Kolkata Municipal Corporation more fully and particularly described in the Second Schedule hereunder written (hereinafter referred to as the Said Allocation).
- U) Pursuant to the rights reserved in the said Development Agreement, the Vendors have exercised their right to sell their allocation in favour of the Purchaser therein and to assign all their benefits and obligations under the said development agreement in favour of the Purchaser herein.
- V) The Vendors have represented to the Purchaser as follows.
- a) The Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Allocation.
  - b) The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Allocation and declares that the Said Allocation is not affected by any scheme of the Government or any Statutory Body



District Sub-Registrar-III  
Alipore, South 24 Parganas

19 FEB 2015

- c) The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955
- d) The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Allocation or any part thereof can or may be impeached, encumbered or affected in title.
- e) The Vendors have good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Allocation to the Purchaser.
- f) No revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors
- g) No person or persons whatsoever have/had/has ever claimed any right of preemption over and in respect of the Said Allocation or the Said Property or any part thereof.
- h) No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Allocation or the Said Property or any part thereof.
- i) The Said Allocation and the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever and the title of the Vendors to the Said Allocation is free, clear and marketable.
- j) The Said Allocation or the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation



District Sub-Registrar-III  
Alipura, South 24 Parganas

18 FEB 2015

k) There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Allocation.

l) No person other than the Vendors have any right, title and interest of any nature whatsoever in the Said Allocation.

m) in the background of the facts hereinbefore recited, the Vendors have agreed to sell and the Purchaser, relying upon the aforesaid representation of the Vendors, has agreed to purchase the Said Allocation at or for a total consideration of Rs. 90,00,000.00 (Rupees Ninety Lacs only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

n) In these presents, unless there be something contrary or repugnant to the subject or context:

(i) "SAID PROPERTY" SHALL MEAN and include ALL THAT piece and parcel of total demarcated 44 Cottahs 14 Chittacks and 23 square feet of land as more fully delineated in the Map annexed hereto as Annexure – I and bordered in color RED thereon, lying, situate and being Premises No 86/1 , P. Mazumdar Road (having Postal address 45A , P. Mazumdar Road) , P.O – Haltu , Kolkata – 700 078, within the District South 24 Parganas, ADSR Sealdah , under P S. – Kasba, within the limit of Ward No. 106 of The Kolkata Municipal Corporation more fully described in the FIRST SCHEDULE below (Said Premises ) TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, the benefit of the sanction building plan and tangible and intangible rights of whatsoever or howsoever nature of the Said Property and Appurtenances and inheritances for access and user thereof.

(ii) "Said Share In Said Property" SHALL MEAN and include ALL THAT the undivided impartible one third part or share in the said property attributable to the total Flat area of 3470 Sq. Ft. Super Built up on the Third Floor of the new proposed building along with Two covered Car parking spaces in the Ground Floor of the said new proposed building as would be constructed as per building



District Sub-Registrar-III  
Alipore, South 24 Parganas

18 FEB 2015

sanction plan to be sanctioned by the Kolkata Municipal Corporation more fully described in the SECOND SCHEDULE below (Said Flats)

NOW THESE INDENTURE WITNESSETH and it is hereby recorded and declared that –

1. In pursuance of the same and in consideration of a sum of Rs. 90,00,000 00 (Rupees Ninety Lacs only) paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do acquit release and forever discharge the purchaser and the Said Allocation hereby conveyed and transferred unto and to the Purchaser) the Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Allocation being ALL THAT the total Flat area of 3470 Sq. Ft Super Built up on the Third Floor of the new proposed building along with Two covered Car parking spaces in the Ground Floor of the said new proposed building as would be constructed as per building sanction plan as to be sanctioned by the Kolkata Municipal Corporation together with undivided one third share of total demarcated 44 Cottahs 14 Chittacks and 23 square feet of land as attributable to such constructed areas together with the common right over the common parts and portions of the said Premises and in the said new proposed building as to be constructed, lying, situate being Premises No. 86/1, P. Mazumder Road ( having Postal address 45A, P. Mazumdar Road) , P.O. – Haltu , Kolkata – 700 078 and within the District South 24 Parganas, ADSR Sealdah, under P. S. – Kasba, within the limit of Ward No. 106 of The Kolkata Municipal Corporation more fully described in the Second Schedule below (collectively Said Allocation) AND TOGETHER WITH all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Allocation AND TOGETHER WITH all appurtenances thereto or HOWSOEVER OTHERWISE the Said Allocation now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished AND TOGETHER WITH THE benefit of the building plan as would be sanctioned by the Kolkata Municipal





District ~~Collector~~-III  
Alipore, South 24 Parganas

18 FEB 2015

Corporation ALONG WITH the absolute right to construct such new proposed building in and upon the said Premises as per the said building Plan TOGETHER WITH the reversions and remainders and the rents, issues, profits thereof AND all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the Said Allocation AND TOGETHER WITH all their interest, rights and benefits under the said development agreement recited herein above AND TOGETHER WITH absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the Said Allocation hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or Appurtenant Thereto TO HAVE AND TO HOLD the Said Allocation hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever and howsoever AND SUBJECT TO AND/OR TOGETHER WITH the covenants by the Vendors hereafter contained.

2. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows.
  - a) The Vendors are now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the Said Allocation and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
  - b) The Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Allocation under their respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.



District Office, Alipore, South 24 Parganas  
Alipore, South 24 Parganas

18 FEB 2015

- c) The Said Allocation and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances lispensens, attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in and over the Said Allocation from, under or in trust for the Vendors.
- d) The Purchaser shall hold and have the Said Allocation freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendors and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendors or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.
- e) The Vendors shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the Said Allocation unto the Purchaser in the manner aforesaid.

#### FISRT SCHEDULE

#### [SAID PROPERTY]

ALL THAT piece and parcel of Bastu (homestead) land containing an area of 2 Bighas 4 Cottahs 14 Chittaks and 23 Sq. Ft. more or less together with structures (RT Shed) erected thereon or on the part thereof, in Touzi No. 145, R.S No. 233, J.L. No: 13, within the Kolkata Municipal Corporation Ward No. 106 (Jadavpur Unit), comprised in Mouza Kasba, in the R.S. Dag No. 4079 under R.S. Khatian No: 1082 and also comprised in R.S Dag No. 4078 under R.S. Khatian No: 2233 in T.S. Khatian No. 112 formed from C.S. Khatian No. 112 being Municipal Premises No 86/1, P. Majumder Road, (postal Premises No: 45A, P Majumder



*[Signature]*  
Alipore, South 24 Parganas

18 FEB 2015

Road) under present Police Station Garfa (previously P.S. Kasba), Kolkata-700078, butted and bounded in the following manner:-

- ON THE NORTH : By 24' ft. wide private passage and balance land under Municipal Premises No. 86 P. Majumder Road.
- ON THE SOUTH : By Premises No: 22, 20, 18. Unique Park.
- ON THE EAST : By Premises No: 47/8, 47 6.406, Unique Park.
- ON THE WEST : By Premises No: 43, 41, 49, Nivedita Road.

TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

#### SECOND SCHEDULE

(Said Share In Said Property)

*[Subject Matter of Sale]*

ALL THAT piece and parcel of total Flat area of 3470 Sq Ft Super Built up area be a little more or less and is to be allotted in the Third Floor of the new proposed building along with Two covered Car parking spaces measuring 120 Sq.ft. Built Up area each be a little more or less in the Ground Floor of the said new proposed building as would be constructed as per building sanction plan as to be sanctioned by the Kolkata Municipal Corporation together with undivided proportionate share of total land comprised in the First Schedule Property as attributable to such constructed areas together with the common right over the common parts and portions of the said Premises and in the said new proposed building as to be constructed, lying and situates within the District South 24 Parganas, ADSR Sealdah, under P. S. – Kasba, being Premises No. 86/1, P. Mazumder Road ( having Postal address 45A, P. Mazumdar Road), P.O. – Haltu, Kolkata – 700 078, within the limit of Ward No. 106 of The Kolkata Municipal Corporation

AND TOGETHER WITH THE benefit of the building plan as would be sanctioned by the Kolkata Municipal Corporation ALONG WITH the absolute unfettered right to construct such new proposed building in and upon the said Premises as per the said building Plan at the Said Property described in the First Schedule above.



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Alipore, South 24 Parganas

18 FEB 2015

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year first above written.

*Chandi Chakraborty*

*Jeet Chakraborty*

[VENDORS]

KISHI MULTIPROJECTS PVT.LTD.

*Nitin Kumar*

**Director**

[PURCHASER]

Witnesses.

Signature

*Soodeep Roy*

Name

*TRADEEP ROY.*

Father's Name

*A. Parimal Roy*

Address

*18, Moore Avenue  
Kolkata-40.*

Signature

*Bidyut Roy .*

Name

*BIDYUT ROY*

Father's Name

*U. Prasad Roy*

Address

*82, Basal-Base Road  
Kolkata-26.*





*[Signature]*  
Alipore, South 24 Parganas

18 FEB 2015

## RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs. 90,00,000 00 (Rupees Ninety Lacs only) towards full and final payment of the total consideration for sale of the Said Share In Said Property described in the Second Schedule above in the following manner:

Mode CHEQUE NO.	Date	Bank	Amount	Favouring
000236	18.02.15	B.O.B. Lansdowne Mkt.	(Rs.) 44,55,000/-	CHANDAN (HAKRABORTY.
000237	18.02.15	B.O.B. Lansdowne Mkt.	(Rs. 44,55,000/-	JEET (HAKRABORTY.
T.D.S.	18.02.15		45,000/-	CHANDAN (HAKRABORTY
T.D.S.	18.02.15		45,000/-	JEET (HAKRABORTY.

Total: 90,00,000/-

*Chand Chakraborty*

*Jeet Chakraborty*

[VENDORS]

Witnesses.

Signature *Pradeep Roy*  
Name PRADEEP ROY.

Signature *Bidyut Roy*  
Name BIDYUT ROY

Prepared By  
*Subir Kumar Dutta*  
Subir Kumar Dutta  
Advocate  
Alipore Civil And Criminal Court  
Kolkata - 700 027



Distt. Supt. Registrar-III  
Alipore, South 24 Parganas

18 FEB 2015

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints

*Chandan*

Right Hand  
Finger Prints

Name :- CHANDAN CHAKRABORTY   Signature :- *Chandan Chakraborty*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints

*Jeet Chakraborty*

Right Hand  
Finger Prints

Name :- JEET CHAKRABORTY   Signature :- *Jeet Chakraborty*



সদর দফতর, আলিপুর-III  
Alipore, South 24 Parganas  
18 FEB 2015

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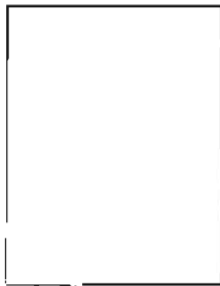
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Finger Prints

Name : - *NITIN BHIMANI*

Signature : - *Nitin Bhimani*

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Finger Prints

Right Hand |                    |                    |                    |  
Finger Prints

Name : -

Signature : -



District Sub-Registrar-III  
Alipore, South 24 Parganas

18 FEB 2015