

1587

1-01562



पश्चिम बंगाल WEST BENGAL

H 056261

Certify that the document is admitted to  
 registration. The signature sheets ~~and~~  
 the instrument sheets attached  
 with this document are the part of  
 this document.

Addl District Sub-Registrar  
 Bidhan Nagar (Salt Lake City)

11 FEB 2011

THIS INDENTURE OF CONVEYANCE made this the 7<sup>th</sup> DAY OF  
February TWO THOUSAND AND ELEVEN BETWEEN MOHAN LAL

Serial..... 3803  
Date..... 21/01/2011  
Name.....  
Address.....

BAFIDAN  
Advocate  
Alipore Police Court  
Kolkata-700027

A. K. Purkayastha (Stamp Vendor)  
Alipore Police Court, Kol-97

MAM BUKA



u.c  
1032

MOMAN BUKA  
[MOHAMMAD ALI CATH]



IDENTIFIED BY ME:-  
Jyesh Kumar Aggarwal  
S/O. SRI VIJAYAR MOH AGGARWAL  
22/4 MAHARSHI DEVENDRA ROAD  
KOLKATA - 7,  
BUSINESS.

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 FEB 2011

**LATH**, son of Krishna Prasad Lath, by faith - Hindu, by occupation Business, residing at C/o Krishna Textile Agency Cinema Road, Post Office - Bargarh, Orissa [**Income Tax PAN No. AAPPL8033K**], hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, heiresses, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **ONE PART**

**AND**

[1] **SAURAV DUGAR**, [**Income Tax PAN NO.ADUPD9515E**], son of Surendra Kumar Dugar, by faith - Hindu, by occupation - Business, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019

[2] **MANISHA AGARWAL**, [**Income Tax PAN No.ACSPA5053F**], wife of Pawan Agarwal, by faith - Hindu, by occupation - Housewife, residing at 135G, S. P. Mukherjee Road, Kolkata - 700 026, hereinafter called and referred to as the **PURCHASERS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, heiresses, legal representatives, executors, administrators, nominees, successors and/or assigns] of the **OTHER PART**

**WHEREAS:**

1. By and under an Indenture of Sale in Bengali dated the 28<sup>th</sup> day of June, 1985 made between Subol Mondal, son of Late Haran Chandra Mondal by faith - hindu, by occupation - farmer, residing at Village - Mohishbathan, Police Station Salt Lake, District : 24 Parganas (North), therein referred to as the Vendor of the One Part and Shyamapada Mondal, son of Jugai Mondal by faith - hindu, by occupation - farmer, residing at Village : Mohishbathan, Police Station Salt Lake, District : 24 Parganas (North), therein referred to as the Purchaser of the Other Part and registered in the Additional District Sub - Registration office, Bidhannagar, Salt Lake City, and recorded in Book No. I, **Being No. 4893** for the year 1985, the said Subol Mondal sold, transferred, granted, conveyed, assigned and assured to and unto and in favour of the said Shyamapada Mondal amongst others all that piece and parcel of revenue paying Sali land measuring **13.50 Decimals** more or less and comprised in **L. R. Dag No. 493**,



*[Handwritten signature]*

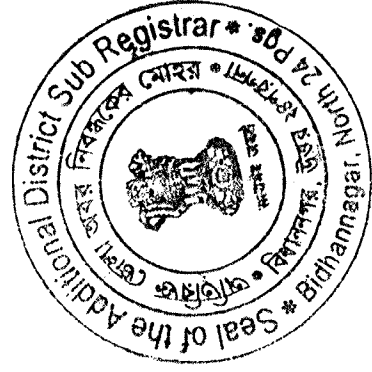
Addl District Sub-Registrar  
Bishnupur (Salt Lake City)

.7 FEB 2011

corresponding to **L. R. Khatian No. 408**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) (morefully and particularly described and mentioned in the Schedule thereunder written) absolutely and forever, free from all encumbrances, charges, liens, lispensenses, attachments, mortgages, acquisitions, requisitions, debottor or trust whatsoever at or for a consideration therein mentioned.

2. Thus in pursuance of the Deed of Sale recited herein before in part the said Shyamapada Mondal became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others all that piece and parcel of revenue paying Sali land measuring **13.50 Decimals** more or less and comprised in **L. R. Dag No. 493**, corresponding to **L. R. Khatian No. 334/1** (previous L.R. Khatian No. 408), lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) and recorded his name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL&LRO, Rajarhat, as also mutated his name in the records of the Bidhannagar Municipality upon payment of rates and taxes as applicable.

3. During the life time of one Siddheswar Mondal, son of Gadadhar Mondal, by faith hindu, by occupation farmer, residing at Mahishbathan, Post Office Krishnapur, Police Station Bidhannagar (East), District North 24 Parganas was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others all that piece and parcel of sali land measuring **11.72 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 492**, measuring 4.06 Decimals more or less and **L. R. Dag No. 547**, measuring 7.66 Decimals more or less corresponding to **L. R. Khatian No.372**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Police



*[Signature]*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 FEB 2011

Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) and recorded his name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated his name in the records of the Bidhannagar Municipality upon payment of proportionate rates and taxes as applicable therefor.

4. By and under an Indenture of Sale dated the 26<sup>th</sup> day of March, 2008 made between the said Siddheswar Mondal, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered at the Additional District Sub – Registration office, Bidhannagar, Salt Lake City, and recorded in Book No. I, **Being No. 4300** for the year 2008, the said Siddheswar Mondal sold, transferred, granted, conveyed, assigned and assured to and unto and in favour of the said Vendor herein, amongst others all that piece and parcel of revenue paying Sali land measuring **2.04 Decimals** in aggregate be the same a little more or less and comprised in **L. R. Dag No. 492**, measuring 1.24 Decimals out of 4.06 Decimals more or less and corresponding to **L. R. Khatian No. 372** and **L. R. Dag No. 547**, measuring 0.80 Decimals out of 7.66 Decimals more or less and corresponding to **L. R. Khatian No. 372**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) (morefully and particularly described and mentioned in the Schedule thereunder written) absolutely and forever, free from all encumbrances, charges, liens, lispenses, attachments, mortgages, acquisitions, requisitions, debottor or trust whatsoever at or for a consideration therein mentioned.

5. By and under another Indenture of Sale dated the 4<sup>th</sup> day of April, 2008 made between the said Shyamapada Mondal, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered at the Additional District Sub – Registration office,



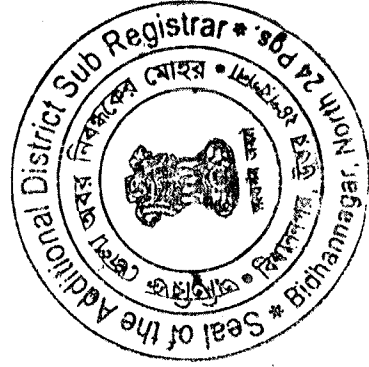
*[Signature]*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011



Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 5, Pages – 4840 to 4854 **Being No. 4898** for the year 2008, the said Shyamapada Mondal sold, transferred, granted, conveyed, assigned and assured to and unto and in favour of the Vendor herein, amongst others all that piece and parcel of revenue paying Sali land measuring **6.46 Decimals** out of 13.50 Decimals more or less and comprised in **L. R. Dag No. 493**, corresponding to **L. R. Khatian No. 95/2** (derived from L.R. Khatian No. 408 thereafter 334/1), lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) (morefully and particularly described and mentioned in the Schedule thereunder written) absolutely and forever, free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debottor or trust whatsoever at or for a consideration therein mentioned.

6. Pursuant to the two Deeds of Sale recited herein before in part the said the Vendor herein thus became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of revenue paying Sali land measuring **8.50 Decimals** in aggregate be the same a little more or less and comprised in **L. R. Dag No. 493** measuring 6.46 Decimals corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 408, 334/1 & 95/2) **AND L. R. Dag No. 492**, measuring 1.24 Decimals more or less and **L. R. Dag No. 547**, measuring 0.80 Decimals more or less both corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 372) lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) and recorded his name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL&LRO, Rajarhat, as also mutated his name in the records of the Bidhannagar



*[Handwritten signature]*  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

-7 FEB 2011

Municipality upon payment of rates and taxes as applicable (hereinafter for the sake of brevity referred to as the said "**LAND**").

7. The Vendor herein have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire all that piece and parcel of revenue paying Sali land measuring **8.50 Decimals** in aggregate be the same a little more or less and comprised in **L. R. Dag No. 493** measuring 6.46 Decimals corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 408, 334/1 & 95/2) **AND L. R. Dag No. 492**, measuring 1.24 Decimals more or less and **L. R. Dag No. 547**, measuring 0.80 Decimals more or less both corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 372) lying and situate at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) (which is morefully and particularly described and mentioned in the **SCHEDULE**, hereunder written) (herein after for the sake of brevity referred to as the **SAID LAND**), at and for a consideration of **Rs.25,71,250/- (Rupees Twenty five lakhs seventy one thousand two hundred and fifty only)** and subject to the terms and conditions hereinafter appearing.

8. At or before the execution of these presents the Vendors herein have assured, declared and represented to the Purchaser as follows (hereinafter referred to as

**The Representations).**

- a) That the said land is 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 Gram Panchayat in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.



✓  
Addl District Sub-Registrar  
Bidhanagar (Salt Lake City)

14 FEB 2011

- c) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said Purchaser herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor has 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, or any other law for the time being in force.
- e) The Vendor is legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendor has full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendor has agreed for sale of the Said Land, morefully and particularly described and mentioned in the **SCHEDULE** hereunder written, to the Purchaser.
- g) That the Vendor does not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- h) That the Vendor is and his predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.
- i) That there is no bargardar and/or bhagchasi into or upon the said land or any part or portion thereof.
- j) That the Vendor nor any of his predecessors-in-title nor any body claiming from or under him nor any of them have or has granted any right of way or easement or license or created any other rights to or in favour of any person or persons, company or corporation or in respect of the land or any part of portion thereof nor such right has become effective by prescription or



8  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011

otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land.

- k) That the Vendor has 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 any thing and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.
- l) That the said land nor any part thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendor of the land or part thereof, which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.
- m) That the Vendor is in possession power or control of the documents of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendor or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

**NOW THIS INDENTURE WITNESSETH** and it is hereby agreed by and between the parties hereto as follows.

- I) THAT in pursuance of the said agreement and in further consideration of a sum of **Rs.25,71,250/- (Rupees Twenty five lakhs seventy one thousand two hundred and fifty only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchaser and the



*[Signature]*  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011



said Land hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser ALL THAT piece and parcel of revenue paying Sali land measuring **8.50 Decimals** in aggregate be the same a little more or less and comprised in **L. R. Dag No. 493** measuring 6.46 Decimals corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 408, 334/1 & 95/2) **AND L. R. Dag No. 492**, measuring 1.24 Decimals more or less and **L. R. Dag No. 547**, measuring 0.80 Decimals more or less both corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 372) lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North), morefully and particularly mentioned and described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, sewers, drain, ways water, courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds paths muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or parcel, thereof which now are or hereinafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may



*[Handwritten signature]*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011

procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, easements and lispendenses whatsoever.

**II. AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same.
- b. THAT NOTWITHSTANDING** any act, deed or thing or committed by the Vendor or any of his ancestors or predecessors-in-title the Vendor has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said land and the rights properties appurtenances hereditaments and premises hereby sold transferred and conveyed unto the Purchaser in the manner aforesaid.
- c. THAT NOTWITHSTANDING** anything contained herein, the said land shall always be put to use for such purposes as the Purchaser deems fit and proper in accordance with law.
- d. AND THAT** the said land together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, lispendences, debottor or trust made or suffered by the Vendor or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendor in the said



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011

land together with structures appurtenant thereto hereby sold in the manner aforesaid.

- e. ALL THAT** the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or be the Vendor or any person or persons lawfully claiming through from under or in law or trust for the Vendor or any of his ancestors or predecessors-in-title.
- f. AND FURTHER THAT** the Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land together with structures appurtenant thereto hereditaments and premises or any part or portion thereof through under or in trust for the Vendor or any of his ancestors or predecessors-in-title shall and will at all times hereafter at the request and cost of the purchaser does and execute or cause to be done and executed all such acts, deeds or things and hereditaments and premises and every part or portion thereof unto the Purchaser as may be reasonably required.
- g. AND ALSO** the Vendor has not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said land together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- h. AND THAT** the Vendor shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.
- i. AND** the Vendor doth hereby further covenant and assure the purchaser that they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the purchaser is dispossessed and/or deprived of full enjoyment of



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 FEB 2011

the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the Vendor shall and will indemnify the Purchaser entirely for the losses and damages to be suffered by it in respect of the said land together with structures appurtenant thereto hereditament and premises hereby sold.

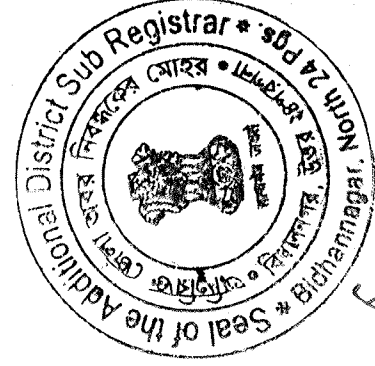
**j. AND THAT** the Purchaser herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispendenses, debottor, acquisition or requisitions or trust, claim and demands whatsoever created occasioned or made by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

**k. AND FURTHER THAT** the Vendor doth hereby declare and confirm that they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1975, both as amended up to date.

**l. AND FURTHER THAT** the Vendor shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendor or any of his ancestors or predecessors-in-title up to the date of these presents.

**m. AND** the Vendor has agreed to indemnify and keep the Purchaser its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

**n. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendor covenant and assured the purchaser that all title deeds, muniments, papers, documents and receipts in respect of the said land hereby conveyed to the purchaser hereto and morefully described in the Schedule hereunder written shall remain in custody, control and power of the Vendor herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein shall have the right and power to take inspection thereof or extracts therefrom at its own costs and expenses at all times upon 48 hours prior notice in writing to the Vendor herein, and shall produce the original of these Presents to all Courts of



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

- 7 FEB 2011



law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the Purchaser herein upon 48 hours prior notice in writing.

**o.** **AND THAT** the Vendor also declare and confirm that he is in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.

**p.** **AND THAT** the Vendor herein declares and confirms that the said land morefully and particularly described and mentioned in the Schedule hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

III) **AND THE VENDOR** doth hereby assure and covenant with the Purchaser that in the event of their being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the Vendor shall cause such defect to be removed, remedied and have agreed to keep the Purchaser saved, harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings arising out of such defect in title.

IV) The actual physical, vacant and peaceful possession of the Said Land has been handed over by the Vendor to the Purchaser simultaneously with the execution of this Deed of Conveyance.

V) **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition or the said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said land or any part thereof **AND THAT** not suit and/or proceeding is pending in any Court of law affecting the said land or any part of portion thereof nor the same has been



8  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 FEB 2011

lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser makes do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said LAND and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

VI) **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Purchaser as the Constituted Attorneys and/or Authorized Representatives of the Vendor is hereby authorized and shall be entitled to :

- i) To apply for mutation and/or conversion of his name.
- ii) To have the soil tested and/or the said lands surveyed
- iii) To sign and execute any Deed of Rectification and/or Modification as may be necessary and/or required.
- iv) To Apply for and obtain permission for conversion of the user of the said Lands
- v) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- vi) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vii) To sign and execute all plans, applications, declarations, affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 FEB 2011

concerned and also for the purpose of undertaking the development of the said Land.

viii) To do all acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the said Land.


ix) The Vendor doth hereby agree to ratify and confirm all and whatsoever acts deeds and things the Purchaser shall do by virtue of the power and authority conferred upon the Purchaser by the Vendor.

**THE SCHEDULE ABOVE REFERRED TO**  
**(SAID LAND)**

**ALL THAT** piece and parcel of revenue paying Sali land measuring **8.50 Decimals** in aggregate be the same a little more or less and comprised in **L. R. Dag No. 493** measuring 6.46 Decimals corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 408, 334/1 & 95/2) **AND L. R. Dag No. 492**, measuring 1.24 Decimals more or less and **L. R. Dag No. 547**, measuring 0.80 Decimals more or less both corresponding to **L. R. Khatian No. 1394** (previous L.R. Khatian No. 372) lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North), a detail whereof is set out herein after.

Sl. No.	L. R. Dag No.	R. S/L. R. Khatian No.	Nature of Land	Total area in Dag (Decimal)	Share in the Dag conveyed	Area Conveyed (in Decimals)
1	492	1394	Sali	52.00	0.0238	1.24
2	493	1394	Sali	27.00	0.2393	6.46
3.	547	1394	Sali	98.00	0.0082	0.80
<b>TOTAL AREA CONVEYED</b>						<b>8.50</b>



  
Addl District Sub-Registrar  
Bihannagar (Salt Lake City)  
- 7 FEB 2011

And upon payment of proportionate annual revenue and/or taxes is payable to the Government of West Bengal at the Office of the BL & LRO Rajarhat as also upon payment of proportionate taxes with the concerned Gram Panchayat.

**OR HOWSOEVER OTHERWISE** the said **R. S./L. R. Dag No. 492, 493 and 547** are morefully and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED**.

**OR HOWSOEVER OTHERWISE** the said **R. S./L. R. Dag No. 492, 493 and 547** are butted and bounded in the manner as set out hereinafter

**DAG NO. 492**

ON THE NORTH : By Dag No. 493  
ON THE EAST : By Dag No. 491  
ON THE SOUTH : By Dag No. 545 and 546  
ON THE WEST : By Dag No. 547

**DAG NO. 493**

ON THE NORTH : By Dag No. 494  
ON THE EAST : By Dag No. 491  
ON THE SOUTH : By Dag No. 547  
ON THE WEST : By Dag No. 495

**DAG NO. 547**

ON THE NORTH : By Dag Nos. 493 and 495  
ON THE EAST : By Dag No. 492  
ON THE SOUTH : By Dag No. 546  
ON THE WEST : By Dag No. 480



*[Handwritten signature]*  
Addl. District Sub-Registrar  
Bihannagar (Salt Lake City)

• 7 FEB 2011



**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribes their respective hands and seals the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** by the above named **VENDOR** in the presence of:

M. M. M. Ed. Ed. Ed.  
[ MOHAMMAD ALI CATH ]

1. Govt. Bhawan.  
G. C. S. S. S. S.  
KAROL

2. Jagabandhu Nandan  
vill - Chakpanchuria  
P. S. NORTH 24 PGS.  
North 24 PGS.  
Joseph JOURNAL Agent  
JAB/1 MAHARAJI DEVENDRA ROAD  
KOLKATA. 7.



*[Handwritten signature]*

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011

**RECEIVED** of and from the within-named PURCHASER the within-mentioned sums of **Rs.25,71,250/- (Rupees Twenty five lakhs seventy one thousand two hundred and fifty only)** being the consideration money payable under these presents as per memo below:

**Rs. 25,71,250.00**

**(Rupees Twenty five lakhs seventy one thousand two hundred and fifty only)**

**MEMO OF CONSIDERATION**

Sl No.	Date	Cheque /DD No.	Issued by [Purchaser]	Favouring	Bank	Amount
1	7/02/11	754636	Saurav Dugar	Mohan Lal Lath	Indian Bank	1285625.00
2	07/02/11	642711	Manisha Agarwal	Do	Punjab & Sind Bank	1285625.00
<b>TOTAL</b>						<b>25,71,250.00</b>

**Witnesses:**

1) *Rahul Bhunia*

2) *Jagadeeshwar Mondal*

Prepared in my office

*Pratibha Chakraborty*

Pratibha Chakraborty  
Advocate

Alipore Police Court  
Kolkata - 700 027

*Mohamed Ali*

**SIGNATURE OF THE VENDOR**



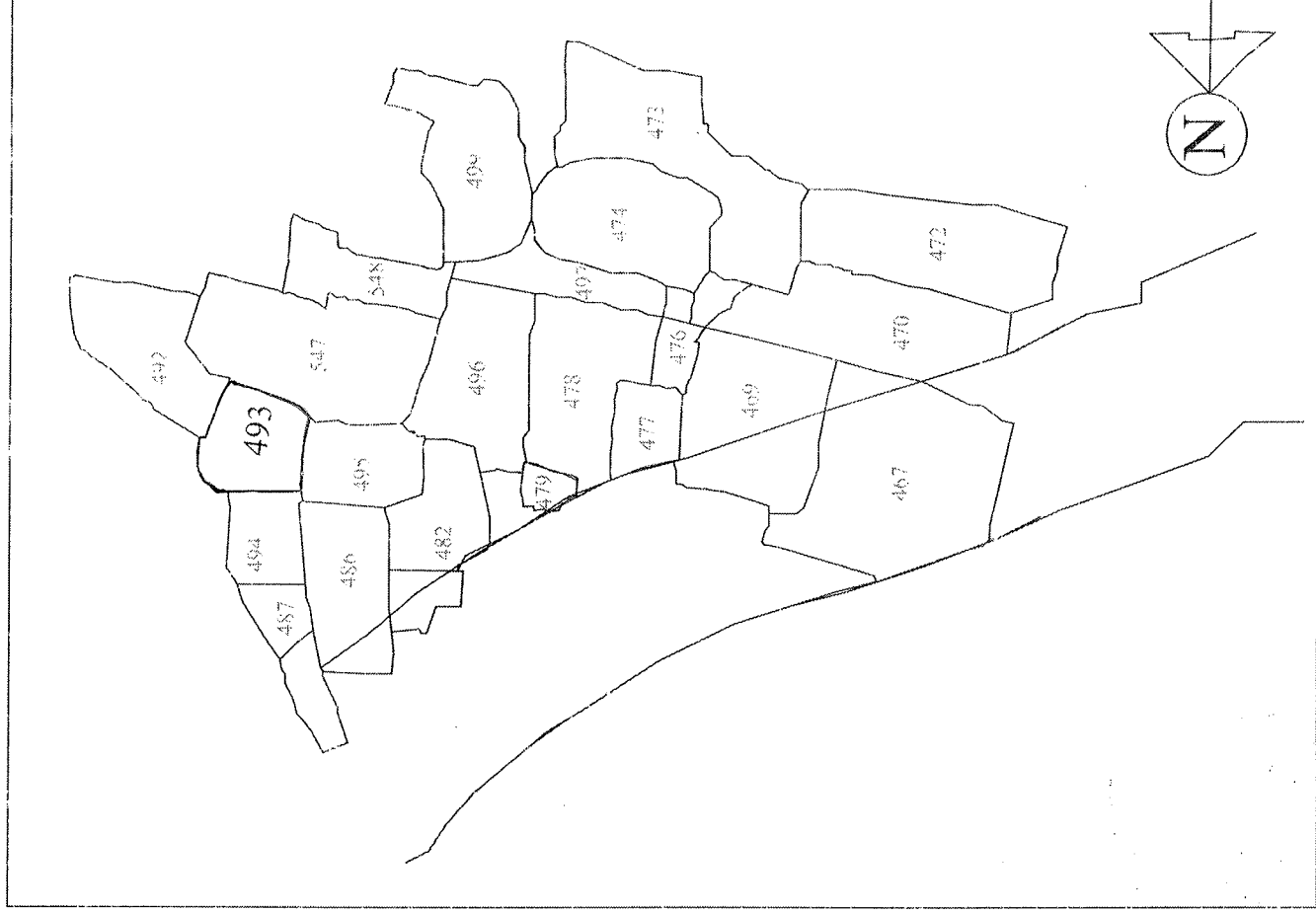
↙  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011

# Site Plan For L.R.Dag no. 493

Mouza Mahishbathan, J.L. No. 18, R.S/L.R.Khatian No.- 1394  
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 6.46 decimals



Moham Lal Lath  
Signature of Vendors  
1) Mohan Lal Lath



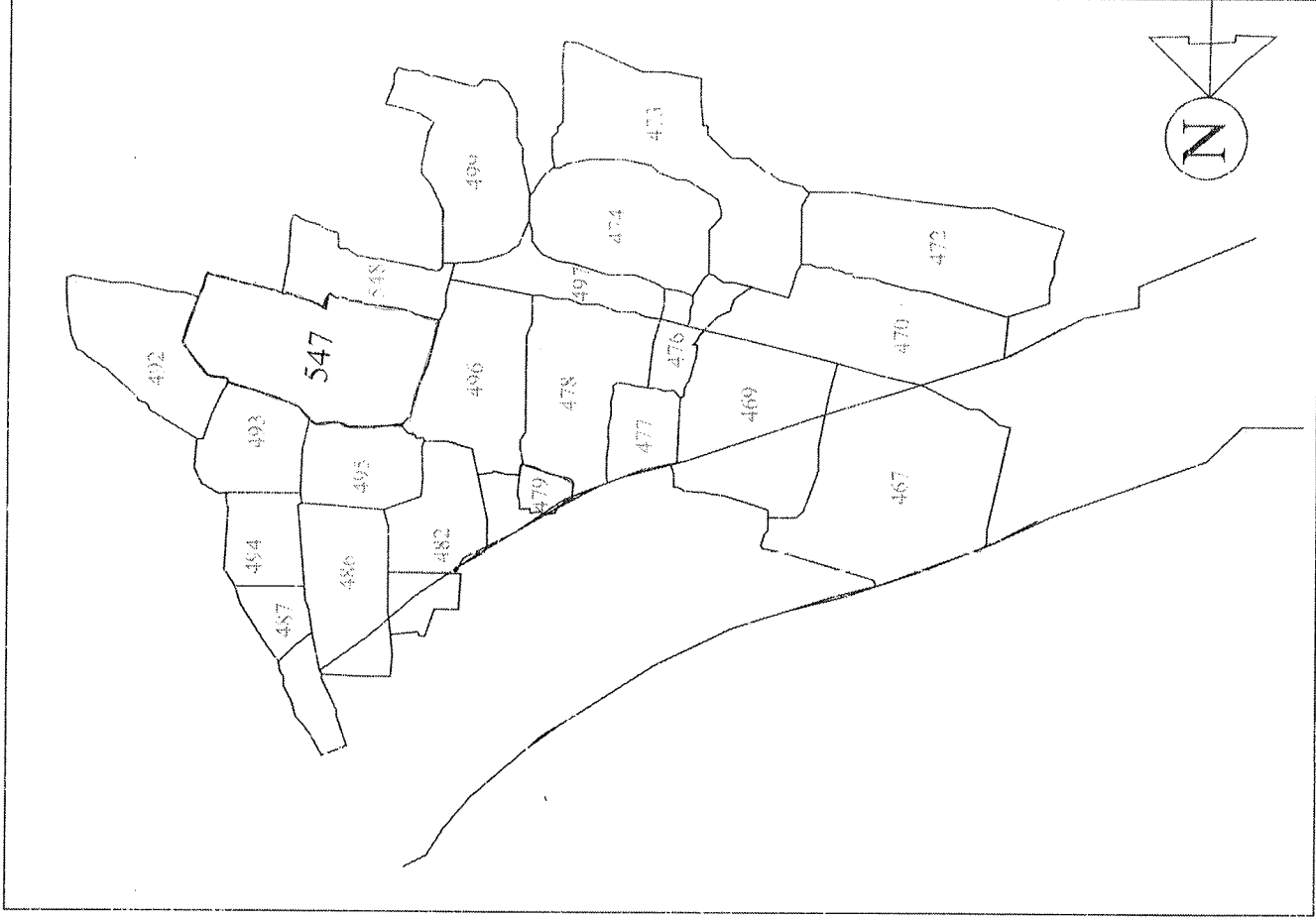
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 FEB 2011

# Site Plan For L.R.Dag no. 547

Mouza Mahishbathan, J.L. No. 18, R.S/L.R.Khatian No.- 1394  
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - .80 decimals



*Mohan Lal Lath*

Signature of Vendors

1) Mohan Lal Lath



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

• 7 FEB 2011



SPECIMEN FORM FOR TEN FINGER PRINTS

		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Name..... MOHAN LAL CHAH.....

Signature..... *Mohan Lal Chah*.....

		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Name.....

Signature..... *Sameer Dhillon*.....

		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

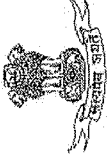
Name..... *Hansha Agarwal*.....

Signature..... *Hansha Agarwal*.....



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 FEB 2011



**Government Of West Bengal**  
**Office Of the A. D. S. R. BIDHAN NAGAR**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 01562 of 2011**  
**(Serial No. 01587 of 2011)**

**On**

**Payment of Fees:**

**On 07/02/2011**

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

Presented for registration at 19.30 hrs on :07/02/2011, at the Private residence by Mohan Lal Lath ,Executant.

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

Execution is admitted on 07/02/2011 by

1. Mohan Lal Lath, son of Krishna Prasad Lath , Krishna Textile Agency Cinema Rd., District:-Bargarh, ORISSA, India, P.O. :-Bargarh , By Caste Hindu, By Profession : Business  
Identified By Suresh Kr. Agarwal, son of Nagarmal Agarwal, 23/1, Maharshi Devendra Rd., District:-Kolkata, WEST BENGAL, India. P.O. :- Pin :-700007 , By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 09/02/2011**

**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.-2571250/-

Certified that the required stamp duty of this document is Rs.- 180008 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 11/02/2011**

**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. 28295/-, on 11/02/2011

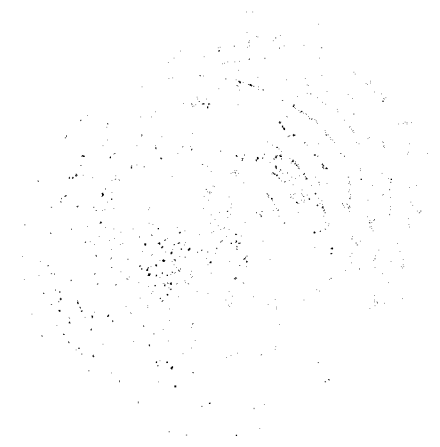
( Under Article : A(1) = 28281/-

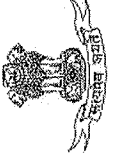
**Deficit stamp duty**



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
( Debasish Dhar )

100





Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 01562 of 2011  
(Serial No. 01587 of 2011)

Deficit stamp duty

1. Rs. 45002/- is paid24277710/02/2011State Bank of India, LOWER CIRCULAR ROAD, received on 11/02/2011
2. Rs. 90004/- is paid13463110/02/2011State Bank of India, GOKHALE ROAD, received on 11/02/2011
3. Rs. 45002/- is paid09647710/02/2011State Bank of India, BHOWANIPORE, received on 11/02/2011

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

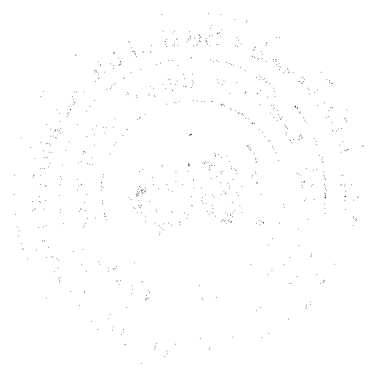


Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
( Debasish Dhar )

11 FEB 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

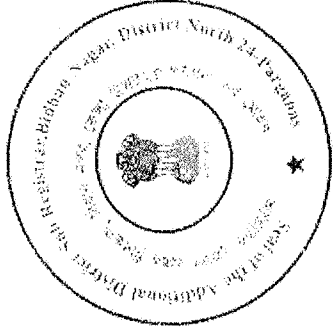
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100



101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 10107 to 10132  
being No 01562 for the year 2011.



(Debasish Dhar) 11-February-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

