

14309 (A6)

13401



पश्चिम बंगाल WEST BENGAL

K 430845

V.C. 04717/11  
9-26724/11

*[Signature]*  
 Adpr. District Sub-Registrar  
 Bhatnagar, (Small Lakes City)

29 NOV 2011

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets are the part of this document

CONVEYANCE

1. Date: 28/11/2011

2. Place: Kolkata

3. Parties:

225

Serial.....  
Dt.....  
Name.....  
Address.....

**BAPU DAS**  
ADVOCATE  
Alibore Police Court  
Kot-27

  
A. K. Pujakayashha (Stamp Vendor)  
Alibore Police Court, Kot-27

*Radhe Shyam Pancharia*

v. e. s. -  
9257



For P S Srisiti Pvt. Ltd.

*Radhe Shyam Pancharia*  
Authorized Signatory



(RADHE SHYAM PANCHARIA)

v. e. s. -  
9258



*Madhu Dugar*  
[MADHU DUGAR]  
IDENTIFIED BY ME:-

Adl. District Sub-Registrar  
Bichannagar, (Salt Lake City)

*Pankaj Jain*  
PANKAJ JAIN

S/O SHRI S.M. JAIN.  
29/1 LAKHI PALLY  
RISHRA, HOOGHY- 712250

SERVICE.

28 NOV 2011

3.1. **P. S. SRISTI PRIVATE LIMITED.** a Private Limited Company registered under the Companies Act, 1956, represented by its Authorized Signatory Radheshyam Pancharia, son of Bhanwarlal Pancharia, having its registered office at 12C, Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Kolkata - 700 020 (PAN - AAECPI763C)

(3.1 hereinafter called the **VENDOR** which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest / office and/or assigns)

And

3.2 **MRS. MADHU DUGAR**, wife of Surendra Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700019 (PAN- ADPPD5508G).

(3.2 hereinafter called the **PURCHASER** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, heiresses, legal representatives, executors, administrators, nominees, successors and/or assigns)

Vendor and Purchaser individually Party and collectively **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property:** Bastu land measuring about 8 Decimals having 0.1250 undivided share approximately, comprised in and forming part of L.R. Dag No.496, recorded in L. R. Khatian Nos. 1072, 1071 and 1086, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the **Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor herein in the said Property.

**5. Background, Representations, Warranties and Covenants**

5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:





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Bichannagar, (Salt Lake City)

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- 5.1.1 **Sale by Manas Kumar Sahoo and Ors. to P. S. Sristi Private Limited:-** By an Indenture of Conveyance dated 23<sup>rd</sup> March, 2010, recorded in Book No. I, Deed No. 02983 for the year 2010 the said (1) Manas Kumar Sahoo (2) Kishore Sharma and (3) Ajay Kumar Sahoo as Vendor therein sold, transferred and conveyed total area of 29.250 Decimals in R. S. Dag No. 496 appertaining to L. R. Khatian No. 1072, 1071 and 1086 together with three R.T. Shed measuring in aggregate 300 Sq. Ft. at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality unto and in favour of (1) P. S. Sristi Private Limited (2) P. S. Nirman Private Limited (3) Kamrup Marketing Private Limited and (4) Murlidhar Trading Private Limited.
- 5.1.2 **Mutation by P. S. Sristi Private Limited:-** That the said P. S. Sristi Pvt. Ltd. i.e. the Vendor herein by virtue of the said Conveyance became the absolute owner of the undivided 8 Decimals of land having 0.1250 undivided share in Dag No. 496 out of 58 Satak and mutated its name in the records of the L.R. Settlement and were assigned L. R. Khatian No. 1375 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.
- 5.1.3 **Ownership of the Vendor:** The Said Property measuring 8 decimals of land owned by the Vendor herein. Thus, the Vendor became and are the sole and absolute owners of the Said Property described in the Schedule below, and all representations of the Vendor with regard to his aforesaid chain of title are true and correct.
- 5.2 **Representations and Warranties of Vendor Regarding Encumbrances:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding encumbrances:
- 5.2.1 **No Acquisition/Requisition:** The Said Property has neither been acquisitioned or requisitioned under any law nor notified for any acquisition, requisition or scheme of the Municipal Authority, Government or any Statutory Body whatsoever and further the Vendor has not received any notice or intimation in this regard.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Act of Vendor:** The Vendor has not, at any time, done or executed or suffered or been party or privy to any act, deed, matter or thing whereby the Said



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Property can or may be impeached, encumbered or affected in title in any manner whatsoever.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property absolutely to the Purchaser.

5.2.5 **Certificate Case:** No Certificate Case is pending for realization of any Government revenue from the Vendor.

5.2.6 **No Right of Preemption:** No person or persons whosever has or has claimed to have any right of preemption over and/or in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge is presently subsisting in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is now free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis-pendens whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser in equal shares free from all encumbrances and liabilities of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and



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physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

6.2 **Transfer of Title:** The Vendor is now executing this Conveyance to complete the transfer of title of the Said Property in favour of the Purchaser.

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereir hereby sell, convey and transfer to the Purchaser the said Property described in **the Schedule** below, being Bastu land measuring about 8 Decimals having 0.1250 undivided share approximately, comprised in and forming part of L.R. Dag No.496, recorded in L. R. Khatian No. 1375, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar (East), Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the **Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the said Property.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.20,00,000/- (Rupees Twenty lacs only) (Consideration)** paid by the Purchaser to the Vendor herein the receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges and of and from the payment of the same forever discharges and acquits the Purchaser Said Property, morefully described in the Schedule hereinbelow (**said Property**).

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, **vesting**, alignment, easements, liabilities and lis pendens whatsoever or howsoever made or suffered by the Vendor or any



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person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

**8.1.4 Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use and enjoyment of the Said Property.

**8.2 Transfer of Property Act:** The transfer being effected by this Conveyance is subject to all obligations and duties of Vendor and vendee as provided in the Transfer of Property Act, 1882.

**8.3 Indemnification:** The transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

**8.4 No Objection to Mutation, Conversion and Plan Sanction:** The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser's names and convert the said Property in all public and statutory records and Sanction Plan from the concerned authority and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation, conversion and plan sanction of the Said Property in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser.

**8.5 No objection to other clearances:-** The Vendor declare that the Purchaser shall be entitled to obtain clearance from Urban Land Ceiling, Airport Authority, Fire, Microwave, Pollution and other statutory body for which Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the Constituted Attorneys of the Vendor and empowers and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in



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this regard and in this regard the Vendor undertakes to co-operate with the Purchaser as and when required by the Purchaser

- 8.6 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under it, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

- 8.8 **Delivery of Possession:** The Vendor hereby confirms that the khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.

- 8.9 **Holding Possession:** The Vendor hereby covenant that the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.10 **Title Documents:** The Vendor confirm that in consideration of the Purchaser having paid the entirety of the Consideration to the Vendor, the Vendor has simultaneously with the execution of this Conveyance, delivered to the Purchaser all original documents of title and other documents relating to the Said Property that were in the custody of the Vendor and the Purchaser shall be entitled to unfettered ownership and custody thereof at all times hereafter.

#### SCHEDULE ABOVE REFERRED TO

##### SAID PROPERTY

All that piece and parcel of Bastu land measuring about 8 Decimals with share 0.1250 approximately, comprised in and forming part of L.R. Dag No.496, recorded in L. R. Khatian No. 1375 (previously L. R. Khatian No. 1072, 1071 and 1055) together with R. T. Shed measuring 100 sq. ft. Mouza - Mahishbathan, J.L. No.18, Police Station





Additional District Sub-Registrar  
Bichannagar, (Sail Lake City)

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Bidhannagar (East), Sub-Registration District Eidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality and demarcated on the Plan annexed hereto and bordered in colour Red thereon together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature and is butted and bounded as follows:-

On the North : By Dag No. 430 and 482

On the East : By Dag No. 517

On the South : By Dag No. 497

On the West : By Dag No. 478

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor no 3.1 in the Said Property.

Mouza	L.R. Dag No.	L.R. Khatian No.	Nature of the Land	Total Area of Dag (in decimal)	Share conveyed	Total Area sold (in decimal)	Name of the Recorded Owner
Mahishbathan	496	1375	Bastu	58	0.1250	8	P. S. Sristi Private Limited
<b>Total area of land sold in decimal</b>						<b>8</b>	



Additional District Sub Registrar  
Bikanernagar, (Sai Lake City)

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## 9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

For P S Sristi Pvt. Ltd.

*Rajeev Srinivasan*  
Authorized Signatory

*Madhu Dugar*

P. S. SRISTI PVT. LTD.  
(VENDOR)

MADHU DUGAR  
(PURCHASER)

Witnesses:

1. *Pankaj Jain*  
*29/1 Lakshmi Pally*  
*Richra, Hooghly.*

2. *Malay Singupta*  
*Atipare Police Court*  
*Ka-27.*

*Drafted by*  
*Bhabendra Krishna Roy*  
*Advocate*  
*Hish Court, Calcutta.*



Regional District Sub-Registrar  
Addl. District Sub-Registrar  
Bishannagar, (Salt Lake City)

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**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.20,00,000/- (Rupees Twenty lacs only)** towards full and final payment of the Consideration for sale of the Said Property described in the Schedule above, in the following manner:

In favour of	Bank & Branch	Cheque No.	Date	Amount (Rs.)
P. S. Sristi Private Limited	Indian Bank, Sarat Bose Road	037657	05/11/2011	20,00,000.00
<b>TOTAL</b>				<b>20,00,000.00</b>

**For P S Sristi Pvt. Ltd,**

*Radhu Sanyal*  
 Authorised Signatory

**P. S. SRISTI PVT. LTD.**

**VENDOR**

**Witnesses:**

1. *Malay Sanyal*  
 Officer Police Const  
 161-27.

2. *Pankaj Jain*  
 25/1 Laxmi Pally  
 Rishra, Hooghly



Additional District Sub-Registrar  
Bangalore, (Salt Lake City)

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

Name ..... RADHE SHYAM PANCHARIA

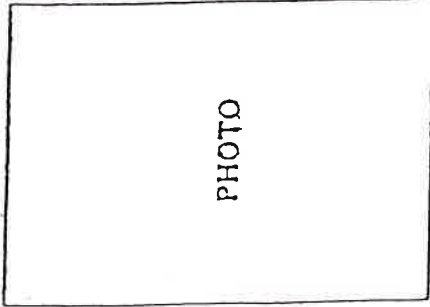
Signature ..... Radhe Shyam Pancharia



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left hand					
right hand					

Name ..... MADHU DUGAR

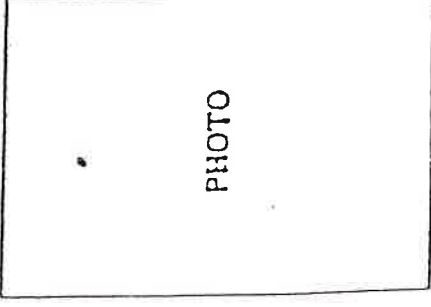
Signature ..... Madhu Dugar



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left hand					
right hand					

Name .....

Signature .....



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

Name .....

Signature .....



Addl. District Sub-Registrar  
Bichannagar, (Salt Lake City)

28 NOV 2011



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

**Endorsement For Deed Number : I - 13401 of 2011**  
**(Serial No. 14309 of 2011)**

**On**

**Payment of Fees:**

**On 28/11/2011**

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

Presented for registration at 16.40 hrs on :28/11/2011, at the Private residence by Radheshyam Pancharia ,Executant.

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

Execution is admitted on 28/11/2011 by

1. Radheshyam Pancharia  
Authorised Signatory, P. S. Sristi Pvt. Ltd., 12 C, Pundit Madan Mohan Malavya Sarani,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700020 .  
, By Profession : Others
2. Madhu Dugar, wife of Surendra Kr. Dugar , 52/4/1, Ballygunge Circular Rd., District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Others  
Identified By Pankaj Jain, son of S. M. Jain, 29/1, Lakhi Pally, Rishra, District:-Hooghly, WEST BENGAL, India, P.O. :- Pin :-712250 , By Caste: Hindu, By Profession: Service.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 29/11/2011**

**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.

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 29/11/2011

Amount by Draft

Rs. 51010/- is paid, by the draft number 245439, Draft Date 24/11/2011, Bank Name State Bank of India, LOWER CIRCULAR ROAD, received on 29/11/2011

( Under Article : A(1) = 50996/- ,E = 14/- on 29/11/2011 )

**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.-4636061/-



Dist. Sub-Registrar  
Addl. District Sub-Registrar  
Bichannagar, (Salt Lake City)

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR







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

**Endorsement For Deed Number : I - 13401 of 2011**

**(Serial No. 14309 of 2011)**

Certified that the required stamp duty of this document is Rs.- 324545 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 324545/- is paid, by the draft number 245438, Draft Date 24/11/2011, Bank  
Name State Bank of India, LOWER CIRCULAR ROAD, received on 29/11/2011

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



**Debasish Dhar**  
Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

**29 NOV 2011**

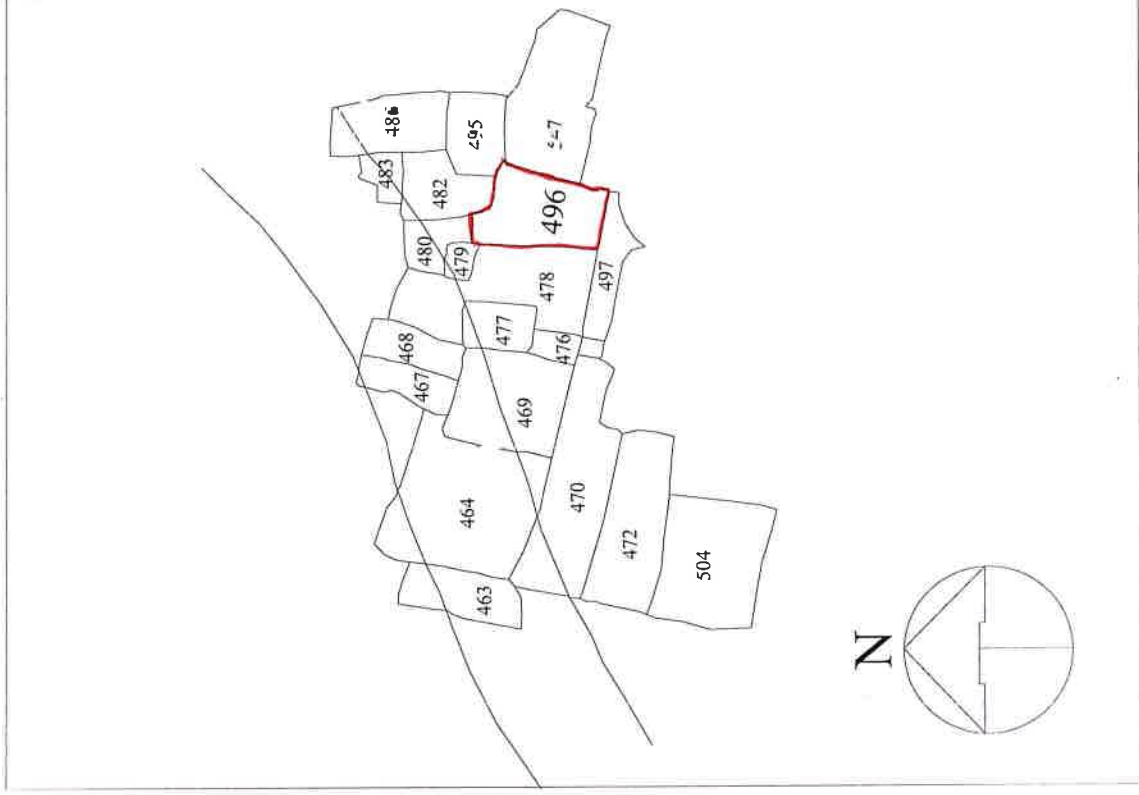
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**( Debasish Dhar )**



# Site Plan For L.R.Dag no. 496

Mouza Mahishbathan, J.L. No. 18, L.R.Khatian No.- 1071,1072,1086  
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 8.00 decimals



For P S Sristi Pvt. Ltd.

*Rachee Sanyam Sanchowic*

Authorised Signatory

.....  
Signature of Vendor

*Madhu Anjan*  
.....  
Signature of Purchaser



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

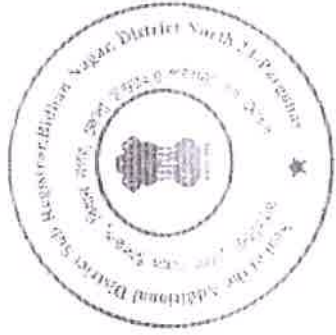
28 NOV 2011



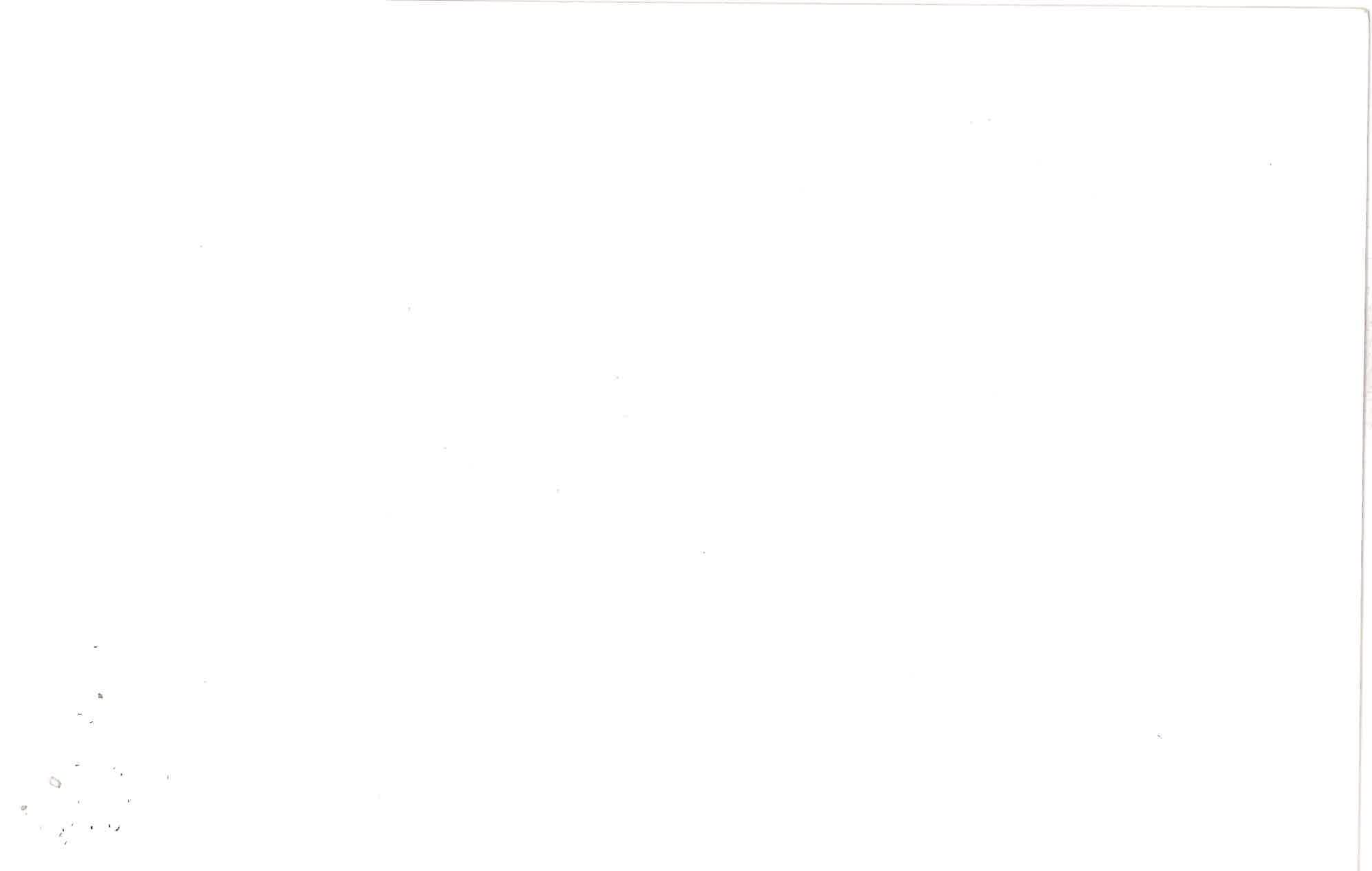


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 2748 to 2763  
being No 13401 for the year 2011.



(Debasish Dhar) 29-November-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal



DATED THIS    DAY OF    2011

BETWEEN

P. S. SRISTI PVT. LTD.  
VENDOR

AND

MADHU DUGAR  
PURCHASER

**DEED OF CONVEYANCE**