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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 148613

DEED OF CONVEYANCE DATED APRIL 18, 2011

LAND AREA – Undivided 75% share of 1 Decimal i.e. 0.75 Decimal

MOUZA – MAHISHBATHAN

POLICE STATION – BIDHANNAGAR (EAST)

DISTRICT – 24 PARGANAS (NORTH)

DEED VALUE - Rs.1,36,125/-

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

Addl District Sub-Registrar
Bidhan Nagar Salt Lake City

21 APR 2011

Serial..... 3331
Dt..... 24-03-2011
Name.....
Address.....

BAFIDAS
Advocate
Alipore Police Court
Kolkata-700027

A. K. Purkayastha (Stamp Vendor)
Alipore Police Court, Kol-27

Subrata Majumdar



3231

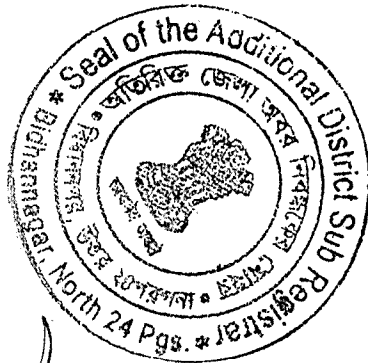
Subrata Majumdar

As constituted Attorney
of Santoli @ Rattesje



3232

Kusum Mundhra



3233

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

Anand Kumar Approval

19 APR 2011

Poojanti Devi
S/O - Memai ch fa-
mill + P.O - fanchh
P.S - fanchh
Distt - Howrah
Service

THIS INDENTURE OF CONVEYANCE made this the 18th day of April, 2011 [**TWO THOUSAND ELEVEN**]

B-E-T-W-E-E-N

[1] **KUSUM MUNDHRA** wife of Shyam Sundar Mundhra, Indian Citizen, by faith - Hindu, residing at CF-300, Salt Lake City, Kolkata - 700 064, [2] **ANAND AGARWAL**, son of Kunjalal Agarwal, Indian Citizen, by faith - Hindu, residing at 4E, Block - I, Bhavani Complex, Ghosh Para, Kestopur, North 24 Parganas, [3] **SANTANU CHATTERJEE**, son of Sri Durga Das Chatterjee, Indian Citizen, by faith - Hindu, residing at B/14/1, Rajarhat Road, Joramandir, P.S.: Rajarhat, Kolkata - 700 059 Santanu Chatterjee is represented by Subrata Majumdar son of Bimal Chandra Majumdar, residing at 36/1/1, Tangra Road, Kolkata - 700 046, hereinafter called and referred to as the **VENDORS** [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, successors, executors, administrators, legal representatives, nominees, and/or assigns] of the **ONE PART**;

AND

[1] **MADHU DUGAR**, wife of Surendra Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019 and [2] **KIRAN AGARWAL**, daughter of Radhe Shyam Agarwal, 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 successor or successors-in-interest / office and/or assigns] of the **OTHER PART**;

W - H - E - R - E - A - S :

- A. In this Deed the said **KUSUM MUNDHRA** is referred to as the Vendor No.1, the said **ANAND AGARWAL** is referred to as the Vendor No.2, and the said **SANTANU CHATTERJEE** is referred to as the Vendor No.3, and the Vendor Nos. 1 to 3 are collectively referred to as the **VENDORS**;
- B. The Vendors are presently the joint and absolute owners of **ALL THAT** 75% of undivided impartible share in the piece or parcel of Sali Land measuring i.e. 0.75 Decimals out of **1 Decimal (out of total 42 Decimals in R. S./L. R. Dag No.482)** be the same a little more or

less, having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 482** appertaining to L. R. **Khatian No. 1088, 1089, 1090 and 1091 TOGETHER WITH** One RT Shed measuring 100 Square Feet in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the **said share in the said Land** (more fully and particularly mentioned and described the **FIRST SCHEDULE** hereunder written);

- C. The Vendors have agreed to sell and transfer the entirety of their respective right title interest into or upon the respective plots belonging to each one of them and forming part of the said Land and the Purchasers have agreed to purchase and acquire the said share in the said Land and/or the entirety of the respective right title interest of each of the Vendors into or upon the said share in the said Land free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing with the intent and object that the Purchasers shall be entitled to undertake integrated development of the said share in the said Land together with contiguous property either by themselves or in conjunction with the owners of the other adjacent plots of land;
- D. The abstract on title whereby the Vendors have acquired their title of the said share in the said land will appear from the **SECOND SCHEDULE** hereunder written;
- E. At or before execution of these presents the **Vendors** and each one of them have assured and covenanted with the Purchasers as follows:
- E.1 THAT the Vendors have purchased and acquired the said share in the said Land in the manner as would appear from the abstract on title (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written);

- E.2 THAT the said share in the said LAND is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;
- E.3 THAT the **Vendors** hold free and marketable title in respect of the said share in the said LAND;
- E.4 THAT save and except the **Vendors** nobody has any right, title and interest of any nature whatsoever and howsoever in the said share in the said LAND;
- E.5 THAT the **Vendors** [or **Vendors'** predecessor-in-interest] exercised their respective options to retain the said share in the said LAND by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 **OR** the said share in the said LAND described in the **1st Schedule** hereunder written stands retained by the then raiyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;
- E.6 THAT the said share in the said LAND described in the **FIRST SCHEDULE** hereunder written has been recorded in the finally published khanda-khatian of the each of the Vendors respectively [or **Vendors'** predecessor-in-interest] as the case may be;
- E.7 THAT the said share in the said LAND retained by the each of the **Vendors** through operation of family ceiling as envisaged in Chapter II-B of West Bengal Land Reforms Act;

- E.8 THAT none of the **Vendors** are members of Scheduled Tribe and hence none of them are required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said share in the said LAND;
- E.9 THAT none of the **Vendors** have entered into any Agreement for Sale or lease or transfer and/or arrangement nor have created any interest of any third party/stranger in respect of the said share in the said LAND;
- E.10 THAT the **Vendors** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said share in the said Land owned by each one of them without any right or any claim whatsoever of any third party;
- E.11 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat/Municipality in respect of the said share in the said LAND has been duly paid till date by each of the Vendors in respect of their respective plots and no amount is due and payable and in the event of there being any outstanding it shall be the obligation and responsibility of the concerned Vendor to make payment of such outstanding amount in respect of its plot of land forthwith on demand without any demur. The **Vendors** also agree to pay all such outgoings which may be levied with retrospective effect in future by the authorities in respect of their said share in the said LAND;
- E.12 THAT the said share in the said LAND or any part or portion thereof is not subject to any notice of acquisition or requisition none of the **Vendors** have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand

Recovery Act, Income Tax, or any other law for the time being in force;

- E.13 THAT there is no Bargadar and/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said share in the said LAND or any part or portion thereof;
- E.14 THAT none of the **Vendors** (or their respective predecessor-in-interest] nor any body claiming from or under any one of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation in respect of their respective plots or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said share in the said LAND for passing and re-passing between any points within the said share in the said LAND or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the said share in the said **LAND**;
- E.15 THAT no part or portion of the said share in the said LAND can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;
- E.16 THAT the said share in the said LAND nor any part or portion 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 any of the **Vendors** or the said share in the said LAND or part or portion thereof, which has the effect of prevailing or restraining any of the **Vendors** in dealing with and/or disposing of its plot which can prejudicially affect the title to the same;

- E.17 THAT the **Vendors** are in possession, power or control of the documents of title pertaining to their said share in the said land and further confirm that no document of title has been delivered, deposited or handed over by the any of the Vendors or any of their respective predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;
- E.18 THAT the **Vendors** and each one of them have agreed to indemnify and keep indemnified the **Purchasers** 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 any of the **Vendors** of any nature whatsoever and each of the **Vendors** shall be liable and responsible for discharge of the indemnity in respect of the said share in the said LAND;
- E.19 THAT each of the **Vendors** are now lawfully seized and possessed of or otherwise well and sufficiently entitled to their said share in the said LAND (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written);
- E.20 THAT each of the **Vendors** is fully competent to sell and transfer their said share in the said Land unto and in favour of the **Purchasers**;
- E.21 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force restraining any of the Vendors in effecting sale and transfer of their said share in the said Land in favour of **the Purchasers**;
- F. The Purchasers have agreed to purchase and acquire the said LAND and/or the respective right title interest of each of the Vendors into or upon the said share in the said LAND relying on the aforesaid

representations and believing the same to be true, at and for a consideration of **Rs.1,36,125/- (Rupees One Lac thirty six Thousand One Hundred Twenty Five only)** (hereinafter referred to as the **CONSIDERATION AMOUNT**) and subject to the terms and conditions hereinafter appearing;

G. The parties are desirous of recording the same in writing;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH as follows:

I. THAT in consideration of the said Agreement and in further consideration of a sum of **Rs.1,36,125/- (Rupees One Lac thirty six Thousand One Hundred Twenty Five only)** of the lawful money of the Union of India well and truly paid by the **Purchasers** to the **Vendors** at or before the execution of these presents (the receipt whereof the **Vendors** 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 **Purchasers** and the said share in the said LAND more fully described in the First Schedule hereunder written and hereby intended to be sold transferred and conveyed) the **Vendors** doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchasers ALL THAT 75% of undivided impartible share in the piece or parcel of Sali Land measuring i.e. 0.75 Decimals out of 1 Decimal (out of total 42 Decimals in R. S./L. R. Dag No.482)** be the same a little more or less, having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 482** appertaining to **L. R. Khatian No. 1088, 1089, 1090 and 1091 TOGETHER WITH** One RT Shed measuring 100 Square Feet in **Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East]**, within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereinafter referred to as the **said share in the said LAND**) 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, trees, bushes, crops, 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 share in 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 each of the Vendors into or upon and in respect of the said share in the said LAND or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said share in the said LAND or any part or portion 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 procure the same without any action or suit at law or in equity;

- II. **TO HAVE AND TO HOLD** the said share in 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 **Purchasers** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

III. **AND THE VENDORS DO EACH OF THEM DO HEREBY COVENANT WITH THE PURCHASERS AND EACH ONE OF THEM DECLARE** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary each of the **Vendors** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled their respective plots forming part of the said share in 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** the Vendors have by this Deed of Indenture sold transferred and conveyed all or any or whatever right title and interest the Vendors have or had any time hereinbefore in the said Dag Nos. 478, 479, 482, 492 and 547 in Mouza - Mahishbathan and subsequent to the sale and transfer made hereunder the Vendors do not hold any kind of right title and interest in the same;
- c. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of their/his/her ancestors or predecessors-in-title the **Vendors** and each one of them have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said share in the said LAND and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchasers** in the manner aforesaid;
- d. **THAT NOTWITHSTANDING** anything contained herein, the said share in the said share in the said LAND shall always be put to use for such purposes as the **Purchasers** deems fit and proper in accordance with law;

- e. **AND THAT** the said share in the said LAND together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said share in the said LAND together with structures appurtenant thereto hereby sold in the manner aforesaid.
- f. **AND THAT** the **Purchasers** 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 by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title.
- g. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said share in the said share in the said LAND together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchasers** makes, does, executes and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said share in the said LAND unto and to the use and benefit of the said **Purchasers** forever in the manner as aforesaid, as the said **Purchasers** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors**

shall at all times hereafter indemnify and keep indemnified the **Purchasers** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendors** or any breach of the covenants hereunder contained;

- h. AND ALSO** the **Vendors** had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said share in 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.
- i. AND THAT** the **Vendors** 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.
- j. AND** the **Vendors** doth hereby further covenant and assure the **Purchasers** that he/she/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 **Purchasers** are dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendors** shall and will indemnify the **Purchasers** entirely for the losses and damages to be suffered by it in respect of the said share in the said LAND together with structures appurtenant thereto hereditament and premises hereby sold.
- k. AND THAT** the **Purchasers** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages,

attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendors** or any person or persons lawfully or equitably claiming as aforesaid.

- I. AND FURTHER THAT** the **Vendors** doth hereby declare and confirm that he/she/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 1976, both as amended up to date.
- m. AND FURTHER THAT** the **Vendors** 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 Vendors or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.
- n. AND** the **Vendors** have agreed to indemnify and keep the **Purchasers**, their respective successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- o. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchasers** that all title deeds, muniments, papers, documents and receipts in respect of the said share in the said share in the said LAND hereby conveyed to the **Purchasers** hereto and more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written shall remain in custody, control and power of the **Vendors** herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchasers** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs

and expenses at all times upon 48 hours prior notice in writing to the **Vendors** herein, and the **Vendors** shall produce the original of these Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the **Purchasers** herein upon 48 hours prior notice in writing:

- p. **AND THAT** the **Vendors** also declare and confirm that he/she/they are 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.
- q. **AND THAT** the **Vendors** herein declare and confirm that the said share in the said share in the said LAND (more fully and particularly mentioned and described in the **First Schedule** hereunder written) has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.
- IV. **AND THE VENDORS** doth hereby assure and covenant with the **Purchasers** that in the event of there 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 **Vendors** shall cause such defect to be removed, remedied and have agreed to keep the **Purchasers** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation in respect of the said share in the said **LAND**;
- V. **AND THAT** the **Vendors** never held and do 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 **Vendors** for the acquisition or the said share in the said LAND or any part or portion thereof under the Land Acquisition Act, 1894 or

under any other law or Acts and/or rules made or framed thereunder and the **Vendors** have 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 share in the said share in the said LAND or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said share in the said LAND or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **Vendors** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said share in the said LAND or any part or portion thereof from through under or in trust for the **Vendors** shall and will from time to time and at all times hereafter at the request and costs of the **Purchasers** make 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 share in the said LAND and every part or portion thereof unto and to the use the **Purchasers** as shall or may be reasonably required.

VI. **AND THIS DEED FURTHER WITNESSETH** that the Purchasers shall be entitled to amalgamate and/or cause to be amalgamated the said Plots of Land and it is hereby further agreed and declared that the Purchasers have agreed to acquire the said share in the said share in the said LAND with the intent and object of undertaking integrated development thereof either by themselves or in conjunction with the other persons and/or persons owning the other contiguous plots of land on such terms and conditions as may be agreed upon between the Purchasers and the owners of the adjacent and/or contiguous plots of land.

VII. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

VIII Simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchasers** the actual, physical, vacant and peaceful possession of the said share in the said LAND;

IX. **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Purchasers** [represented by their common Director as the Constituted Attorneys and/or Authorized Representatives of the **Vendors** are hereby authorized and shall be entitled:

1. To defend, manage and maintain the said share in the said LAND and to pursue the plan to be sanctioned by the Competent Authority;
2. To cause the Building Plans to be revalidated/modified/alterd and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of the Building Plans to be sanctioned by the Competent Authority.
3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said share in the said LAND as necessary and for that purpose to make all necessary correspondences with the authorities concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said share in the said LAND and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.
5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Metropolitan Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.], Rajarhat or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said LAND, the sanction of the said plan of the said share in the said

LAND and/or change in use and character of the said share in the said LAND in the Land Records of the Govt. of West Bengal;

6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities.
7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.
8. To utilize or shift or connect the existing utilities in the said Premises in such manner as the Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Premises or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said share in the said LAND or any part thereof).
10. To appear and represent and sign on behalf of the **Vendors** before all Authorities including those under the Municipality for fixation and/or finalization of the annual valuation of the said share in the said share in the said LAND and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said Premises and obtaining sanction plan.
12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, K.M.D.A., Metro Railway or any other

statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the Bidhannagar Municipality in respect of the said share in the said Land and to do all other things ancillary thereto.

14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, K.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said share in the said LAND.
16. To obtain mutation of the said Premises in the records of the Bidhannagar Municipality and the office of the B.L. & L.R.O., Rajarhat or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders in respect of the said share in the said Land;
17. To obtain change in use and character of the land contained in the said Premises from the Office of the B.L.& L.R.O., Rajarhat and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders in respect of the said share in the said Land;
18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.

19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID SHARE IN THE SAID LAND)

ALL THAT 75% of undivided impartible share in the piece or parcel of Sali Land measuring i.e. 0.75 Decimals out of **1 Decimal (out of total 42 Decimals in R. S./L. R. Dag No.482)** be the same a little more or less, having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 482** appertaining to L. R. **Khatian No. 1088, 1089, 1090 and 1091 TOGETHER WITH** One RT Shed measuring 100 Square Feet in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), **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 and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered RED which is butted and bounded in the manner following :-

DAG NO. 482

ON THE NORTH	:	By Road
ON THE EAST	:	By Dag No. 486
ON THE SOUTH	:	By Dag No. 496
ON THE WEST	:	By Dag No. 479

THE SECOND SCHEDULE ABOVE REFERRED TO
(ABSTRACT ON TITLE)

The **Vendors** have acquired the title in respect of the said share in the said LAND in the manner following:-

1. The Vendors are the recorded owners having Ryati rights therein and were the recorded owners having been recorded as Rayat in the Record of

Rights published by the B. L. & L. R. O., Rajarhat, and were fully seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** 75% of undivided impartible share in the piece or parcel of Sali Land measuring i.e. 0.75 Decimals out of **1 Decimal (out of total 42 Decimals in R. S./L. R. Dag No.482)** be the same a little more or less, having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 482** appertaining to L. R. **Khatian No. 1088, 1089, 1090 and 1091 TOGETHER WITH** One RT Shed measuring 100 Square Feet in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the said share in the said LAND (more fully and particularly mentioned and described the **FIRST SCHEDULE** hereunder written);

2. Thus the said Vendor Nos. 1 to 3 herein acquired the title in respect of the said share in the said Land and are fully seized and possessed of the same and well and sufficiently entitled to the same;

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

SIGNED, SEALED AND DELIVERED

by the above named **VENDORS** in the presence of:

Kusum Mundhra.

1. Prasenjit Sami

2. Aditya

Subrata Majumdar
constituted Attorney of
Santwana Chatterjee

Anand Kumar Aggarwal

RECEIVED of and from the within named Purchasers the within named sum of **Rs.1,36,125/- (Rupees One Lac thirty six Thousand One Hundred Twenty Five only)** towards the Total Consideration for sale and transfer made hereunder in the manner following:

MEMO OF CONSIDERATION

Sl.	Date	Cheque No.	In favour of	Paid by:	Bank/Cash	Amount [Rs.]
1	18-4-11	046038	Kusum Mundhra	MADHU DUGAR AGARWAL	Indian Bank	22,687/-
2	18-4-11	473046	Kusum Mundhra	Kiran Agarwal	Punjab or Sindh Bank	22,688/-
3	18-4-11	046039	Anand Agarwal	MADHU DUGAR AGARWAL	Indian Bank	22,687/-
4	18-4-11	473047	Anand Agarwal	Kiran Agarwal	Punjab or Sindh Bank	22,688/-
5	—	—	Subrata Majumdar	—	Cash	22,688/-
6	—	—	Subrata Majumdar	—	Cash	22,687/-
TOTAL						1,36,125/-

(Rupees One Lac thirty six Thousand One Hundred Twenty Five only)

Kusum mundhra

Vendor No. 1

Anand Kumar Agarwal
Vendor No. 2

Subrata majumdar
constituted Attorney
of Subrata Majumdar

Vendor No. 3

Witnesses:

1. Prasanta Panigrahi
Banchik, Howrah.

2. Aditya
CF-300 Salt Lake
KOL-64

Prepared in my Office

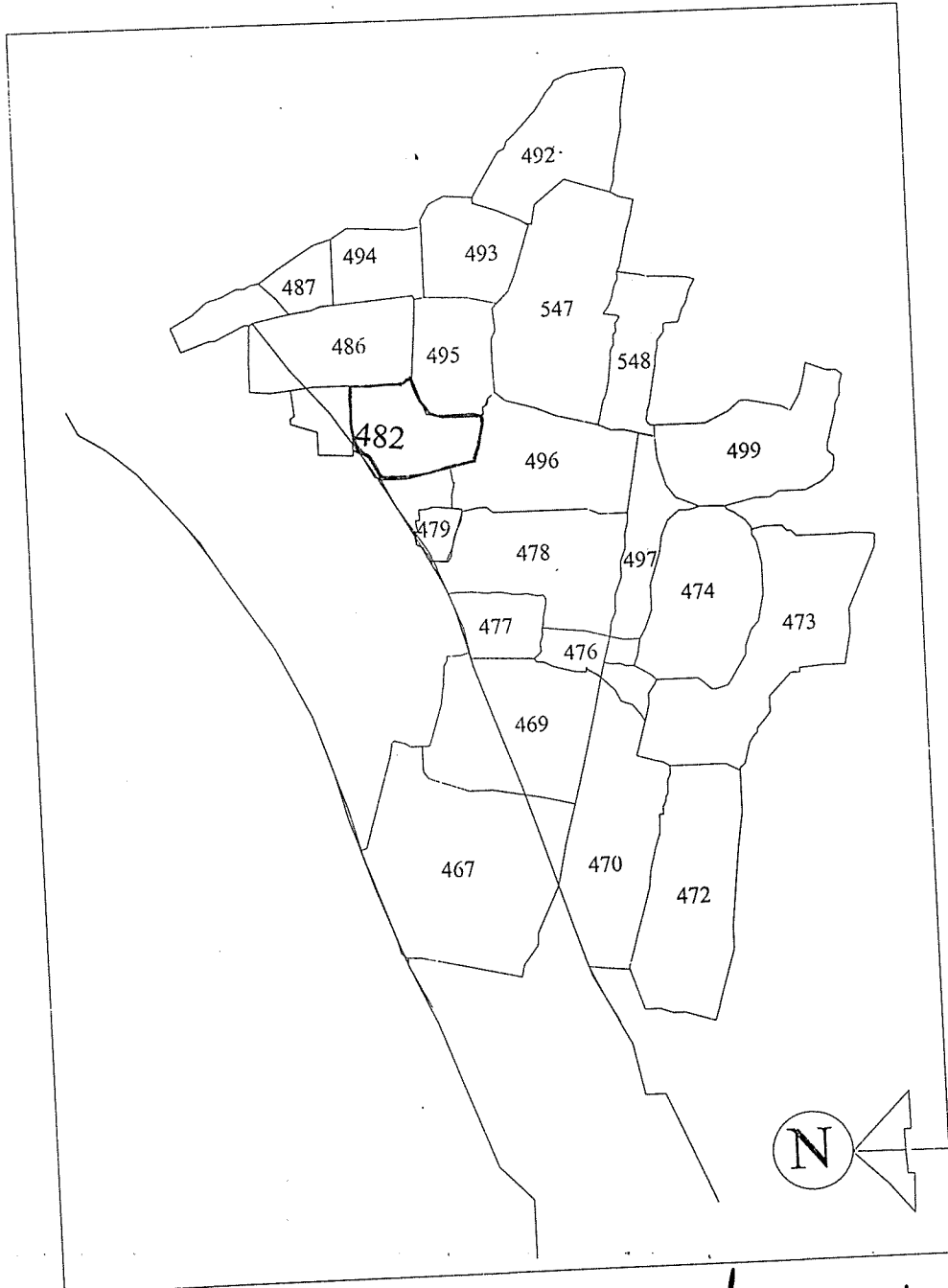
Pratit Chakraboty

Pratit Chakraboty
Advocate
Alipore Police Court
Kolkata - 700 027

Site Plan For L.R.Dag no. 482

Mouza -Mahishbathan, J.L.No. 18,
R.S/L.R. Khatian No.-1088,1089 & 1091
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 75% of 1.00 decimal i.e. 0.75 Decimal



1. Kusum Murdhra.


































2. Anand Kumar Agarwal












3. Subrata Majumdar
constituted ATTORNEY
to Santanu Chatterjee

.....
Signature of Vendors

SPECIMEN FOR TEN FINGERPRINTS


Sl. No. Signature of the Executans.

 <i>Kalyan Mondal</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Subrata Majumdar</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Anand Kumar</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S

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

Name MADHU DUGAR

Signature Madhu Dugar

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

Name

Signature

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

Name












Signature

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

Name

Signature

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name.....

Signature...*Kirana Agarwal*.....

<p align="center">PHOTO</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature.....

<p align="center">PHOTO</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature.....



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

Endorsement For Deed Number : I - 04578 of 2011
(Serial No. 04885 of 2011)

On

Payment of Fees:

On 19/04/2011

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

Presented for registration at 15.58 hrs on :19/04/2011, at the Private residence by Subrata Majumdar, one of the Executants.

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

Execution is admitted on 19/04/2011 by

1. Kusum Mundhra, wife of Shyam Sundar Mundhra , C F 300 Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste Hindu, By Profession : Others
 2. Anand Agarwal, son of Kunjalal Agarwal , 4 E Bl I Kestopur, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
- Identified By Prasanta Parui, son of N Ch Parui, Thana:-Panchla, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Subrata Majumdar, son of Bimal Ch Majumdar , 36/1/1 Tangra Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046 By Caste Hindu By Profession: Others,as the constituted attorney of Santanu Chatterjee is admitted by him.

Identified By Prasanta Parui, son of N Ch Parui, Thana:-Panchla, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/04/2011

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.-257272/-

Certified that the required stamp duty of this document is Rs.- 15456 /- and the Stamp duty paid as: Impresive Rs.- 500/-



On 21/04/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

21 APR 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

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

21/04/2011 11:31:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04578 of 2011
(Serial No. 04885 of 2011)

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 21/04/2011

Amount by Draft

1. Rs. 1420/- is paid, by the draft number 243514, Draft Date 20/04/2011, Bank Name State Bank of India, LOWER CIRCULAR ROAD, received on 21/04/2011
2. Rs. 1421/- is paid, by the draft number 670564, Draft Date 20/04/2011, Bank Name State Bank of India, GOKHALE ROAD, received on 21/04/2011

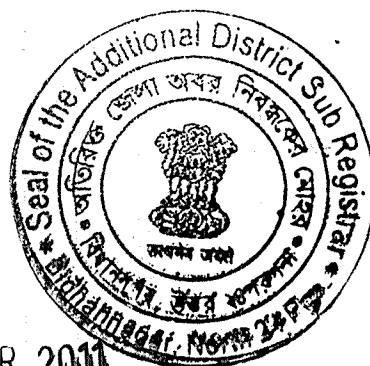
(Under Article : A(1) = 2827/- ,E = 14/- on 21/04/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 7503/- is paid 24351320/04/2011 State Bank of India, LOWER CIRCULAR ROAD, received on 21/04/2011
2. Rs. 7503/- is paid 67055420/04/2011 State Bank of India, GOKHALE ROAD, received on 21/04/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



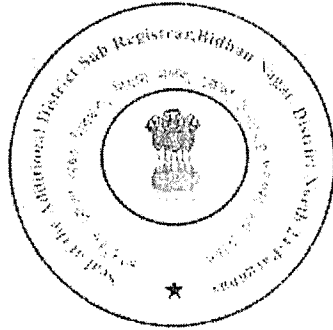
21 APR 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 4758 to 4787
being No 04578 for the year 2011.



(Debasish Dhar) 25-April-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal