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

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Bidhanagar, (Salt Lake City)

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THIS INDENTURE OF CONVEYANCE made this the 18th day of January 2013 [TWO THOUSAND THIRTEEN] BETWEEN

[1] GAUTAM MONDAL (INCOME TAX PAN: AJIPM8744Q) [2] TAPAN MONDAL (INCOME TAX PAN:BGSPM1436M) [3] DIBAKAR MONDAL (INCOME TAX PAN: BYKPM1866K) AND [4] PRABHAKAR MONDAL (INCOME TAX PAN: APVPM1190B), all sons of Jitendranath Mondal, by faith – Hindu, by occupation – Landholders/Farmers all residing at Dakshin Para, Habisbathan, Post Office – Krishnagar, Police Station – Electronic Complex (previously Bidhannagar East), District – North 24 Parganas, 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 respective heirs, heiresses, successors, executors, administrators, legal representatives, nominees, successors and/or assigns) of the **ONE PART**

AND

[1] P. S. CONSTRUCTIONS (INCOME TAX PAN: AAEFP0079J) a Partnership Firm having its office at 12C, Chakrabortia Road (North), Kolkata – 700020 **AND [2] K. C. MANUFACTURERS (INDIA) PVT. LTD., (INCOME TAX PAN: AACCK2004R)**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Chakrabortia Road (North), Kolkata – 700020, represented by their Authorised Signatory **Mr. Ajay Tiwari**, son of Sri D. J. Tiwari, working for gain at 83, Topsia Road (S), Kolkata - 700046 **[3] SUVRIDHI NIKETAN (P) LTD. (INCOME TAX PAN: AARCS4071P)**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 85, Prince Anwar Shah Road, City High, Tower – 3, Flat No- 141, Kolkata – 700033, **[4] PANVU RESIDENCY (P) LTD. (INCOME TAX PAN NO. AAECT0078N)**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road, Kolkata – 700 020, represented by their Authorised Signatory **Mr. Prakash Kumar Bhimrajka**, son of Late Bajrang Lal Bhimrajka working for gain at 36/1A, Elgin Road, Kolkata – 700 020, hereinafter called and referred to as the **PURCHASERS** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-Interest/office and/or assigns) of the **OTHER PART**

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

1. By and under a Deed of Conveyance dated the 31st day of January 1989 made between Jitendranath Mondal, therein referred to as the vendor of One Part and Vendors 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.1,



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corresponding to **R.S. Khatian No. 109 and R.S. Dag No. 492** measuring **13.00 Decimals** more or less, corresponding to **R.S. Khatian No. 109** lying and situate at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) morefully and particularly described and mentioned in the Schedule there under written, absolutely and forever free from all encumbrances, charges, liens, dispendens, attachments, mortgages, bargadars, acquisition, requisition, debutter or trust whatsoever, at or for a consideration herein mentioned.

2. Thus in pursuance of the Deed of Sale as recited above the Vendors herein have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of revenue paying Sali land measuring **25.00 Decimals** more or less in aggregate and comprised in **R.S./L.R. Dag No. 478** measuring **9.00 Decimals** more or less, **R.S./L.R. Dag No. 479** measuring **3.00 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **13.00 Decimals** more or less all corresponding to **L. R. Khatian Nos. 795, 796, 797 & 798, 27/4, 38/2, 45/3 and 61/1**, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) and recorded their names in the record of rights of the Government of West Bengal upon payment of proportionate land revenue or taxes at the office of the R. & L.R. Rajarhat and also mutated their names in the records of the Bidhannagar Municipality upon payment of proportionate rates or taxes (which is morefully described and mentioned in the **PART - I** of the **FIRST SCHEDULE** hereunder) (herein after referred to as the said **LOT-A LAND**).
3. The Vendors herein have further represented that they have acquired right, title and interest by way of intestate succession and as such became absolutely seized and possessed and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of revenue paying Sali Land measuring **4.00 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **R.S./L. R. Dag No. 482**, corresponding to **L. R. Khatian Nos. 795, 796, 797 & 798, 27/4, 38/2, 45/3 and 61/1**, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Dakshin Para, Thakdari Road, within the territorial limits of Electronic Complex (previously Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar, Salt Lake City and within the local limits ward no. 1 of the Bidhannagar Municipality and in the District of North 24 Parganas and recorded their names in the record of rights of the Government of West Bengal upon payment of



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proportionate land revenue or taxes at the office of the B.L. & LRO Rajarhat and also mutated their names in the records of the Bidhannagar Municipality upon payment of proportionate rates or taxes (herein after referred to as the said **LOT-B LANDS**) (which is morefully described and mentioned in the **PART – II** of the **FIRST SCHEDULE** hereunder).

4. Thus the **Vendors** herein have acquired right, title and interest by way of purchase and through intestate succession and as such have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** pieces and parcels of revenue paying Sali land measuring **39.00 Decimals** more or less in aggregate and comprised in **R.S./L.R. Dag No. 478** measuring **9.00 Decimals** more or less, **R.S./L.R. Dag No. 479** measuring **3.00 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **13.00 Decimals** more or less, **AND R.S./L. R. Dag No. 482** measuring **4.00 Decimals** more or less, all corresponding to **L. R. Khatian Nos. 795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) and recorded their names in the record of rights of the Government of West Bengal upon payment of proportionate land revenue or taxes at the office of the B.L. & LRO Rajarhat and also mutated their names in the records of the Bidhannagar Municipality upon payment of proportionate rates or taxes (which is morefully described and mentioned in the **SECOND SCHEDULE** hereunder) (herein after referred to as the said **LAND**).
5. The Vendors herein undertake to keep the Purchasers indemnified, saved and harmless against any loss or damage (present, remote or consequential) arising out of any defect in title of the said Land, which the Vendors herein agreed to sell, transfer and convey free from all encumbrances, charges, liens, dispendense, attachments, mortgages, bargadar, acquisitions, requisitions, defect or trust whatsoever.
6. Subsequent to a Land Acquisition proceedings initiated by the authorities concerned, Sali Land aggregating to **4.00 Decimals** more or less, comprised in **R.S./L.R. Dag No. 478, 479 and 482** and corresponding to **L.R. Khatian Nos. 795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and in the District of 24 Parganas (North) were acquired under LA Case No. 4/30 of 1999 - 2000. As such it is being recorded that the land conveyed under these presents are exclusive of the land acquired in pursuance of the said LA Case No. 4/30



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of 1999 - 2000. The Parties herein undertake and bound themselves to record such corrections or changes in the records of right, in the event such errors are still featuring in the records of right the Parties undertake not to claim or create any interest thereon (hereinafter referred to as the said **Land Acquired**).

7. The **VENDORS** herein being the absolute owners of the said Undivided Half Share have agreed to sell and the Purchasers have agreed to purchase of **ALL THAT** pieces and parcels of revenue paying Salt farm measuring **24.8351 Decimals** more or less in aggregate and comprised in **R.S./L.R. Dag No. 478** measuring **6.4491 Decimals** more or less, **R.S./L.R. Dag No. 479** measuring **2.25 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **13.00 Decimals** more or less, **AND R.S./L. R. Dag No. 482** measuring **3.1360 Decimals** more or less, all corresponding to **L. R. Khatian Nos. 795, 796, 797, 798, 37/4, 38/2, 45/3 and 61/1**, TOGETHER WITH **2000 sq. ft. RT Shed hut**, lying and situate at Molza – Manishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of North Parganas (North) (hereinafter for the sake of brevity referred to as the 'said **LAND**') (which is more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) at or for a consideration of **Rs.2,25,37,500/- [Rupees Two Crore Twenty Five Lacs Thirty Seven Thousand Five Hundred Only]** and on such terms and conditions hereinafter mentioned.
8. At or before execution of these presents the **Vendors** herein have assured, declared and represented to the Purchasers as follows (hereinafter collectively referred to as **The Representations**);
 - I. THAT 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, debutter or any type of encumbrance whatsoever or howsoever;
 - II. THAT the **Vendors** holds free and marketable title in respect of the said **LAND**;
 - III. THAT save and except the **Vendors** nobody have any right, title and interest of any nature whatsoever and howsoever in the said **LAND**;
 - IV. THAT the **Vendors** [or **Vendors'** predecessor-in-interest] exercised their option to retain the said **LAND** by submission of Form 'B' under the West Bengal



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Estates Acquisition Act, 1957 OR the said **LAND** described in the **Second Schedule** hereunder written stands retained by the then riyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;

- V. THAT the said **LAND** described in the **Second Schedule** hereunder written has been recorded in the finally established in the knanda-khatian of the **Vendors** [or **Vendors'** predecessor-in-interest] as the case may be;
- VI. THAT the said **LAND** described in the **Second Schedule** hereunder written stands retained by the **Vendors** through operation of family ceiling as envisaged in Chapter II-B of West Bengal Land Reforms Act;
- VII. THAT the **Vendors** have not entered into any Agreement for Sale or lease or transfer in any other manner whatsoever in respect of the said **LAND** with any other person or persons save and except the **Purchasers** herein;
- VIII. THAT the **Vendors** are and their predecessors-in-title were in uninterrupted and/or undisputed Knas possession of the said land without any right or any claim whatsoever of any third party.
- IX. THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including the concerned municipality 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 **Vendors** 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;
- X. THAT the said **LAND** or any part or portion thereof is not subject to any notice of acquisition or requisition neither 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;
- XI. THAT there is no Bargadar and/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said **LAND** or any part or portion thereof;
- XII. THAT the **Vendors** [or **Vendors'** predecessor-in-interest] nor any body claiming from or under them nor any 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 or in respect of the land or any part or portion thereof nor such right has become



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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 **LAND** for passing and re-passing between any points within the **LAND** or for water line, drainage line, or for any other purpose whatsoever;

XIII. THAT no part or portion of 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;

XIV. THAT the said **LAND** or 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 the **Vendors** or the said **LAND** or part or portion thereof, which has the effect of prevailing or restraining the **Vendors** in dealing with and/or disposing of the said **Land** which can prejudicially affect the title to the same;

XV. THAT the **Vendors** are in possession, power or control of the documents of title and further confirm that no document of title has been delivered, deposited or handed over by the **Vendors** or any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

XVI. THAT the **Vendors** 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 the **Vendors** of any nature whatsoever and properties of the **Vendors** shall be liable and responsible for discharge of the indemnity.

XVII. THAT the **Vendors** are lawfully seized and possessed of or otherwise well and sufficiently to the said **LAND** described in the **Second Schedule** hereunder written;

XVIII. THAT the **Vendors** are fully entitled and legally capable to sell and transfer the said **LAND** described in the **Second Schedule** hereunder written in favour of the **Purchasers**;

IX. THAT there is no legal bar or impediment under the provisions of any law or rule framed there-under and for the time being in force, in the **Vendors** effecting sale and transfer of the said **Land** in favour of the **Purchasers**;

9. Having decided to sell and dispose of the said **LAND** the **Vendors** approached the **Purchasers** and made the aforesaid **Representations** to the **Purchasers** and offered to sell and transfer the said **LAND** in favour of the **Purchasers** at or for a **TOTAL**



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CONSIDERATION of Rs.2,25,37,500/- [Rupees Two Crore Twenty Five Lacs Thirty Seven Thousand Five Hundred Only];

10. Relying upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof the **Purchasers** have accepted the offer of the **Vendors** and agreed to purchase and acquire the said **LAND** from the **Vendors** at or for a **TOTAL CONSIDERATION** as aforesaid on the terms and conditions hereinafter recorded;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchasers** and the **Purchasers**, having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** and in further **TOTAL CONSIDERATION** of a sum of **Rs.2,25,37,500/- [Rupees Two Crore Twenty Five Lacs Thirty Seven Thousand Five Hundred 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** do and each of them 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 **LAND** hereby intended to be sold transferred and conveyed) the **Vendors** do and each of them doth hereby irrevocably grant, sell, transfer, convey, assign and assure unto and to the **Purchasers** the said **LAND** being **ALL THAT** pieces and parcels of revenue paying Sali land measuring **24.8351 Decimals** more or less in aggregate and comprised in **R.S./L.R. Dag No. 478** measuring **6.4491 Decimals** more or less, **R.S./L.R. Dag No. 479** measuring **2.25 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **13.00 Decimals** more or less, **AND R.S./L.R. Dag No. 482** measuring **3.1360 Decimals** more or less, all corresponding to **L. No. Khatian Nos. 795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1**, TOGETHER WITH **2000 sq. ft. RT Shed hut**, lying and situate at Mouza – Mahishbathan, J.L. No. 18 Fouzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and In the District of 24 Parganas (North), hereinafter called and referred to as the said **LAND** and more fully and particularly mentioned and described in the **SECOND 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 in the map or plan annexed hereto and thereon bordered **RED TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, cross sewers, drain, ways, water courses, ditches,



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fences, paths and all manner of tenor and other rights liberties easements privileges walls fences advantages appurtenances and appurtenances whatsoever or 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 reversions 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 patta's monuments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody or in 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 **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred and 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, lispendence, disabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, assignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchit, adverse possession, debutter or any type of encumbrance whatsoever or howsoever.

AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:-

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** 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 indivisible estate or inheritance without any manner or conditions use trust encumbrances to be made void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of his/her/their ancestors or predecessors-in-title the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchasers** in the manner aforesaid;



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- c. **THAT NOTWITHSTANDING** anything contained herein, the said **LAND** shall always be put to use for such purposes as the **Purchasers** 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 or so to be is now free from all encumbrances including but **NOT** limited to charges, liens, dispendens, liabilities, claims, demands, objections, mortgages, attachments, provisions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadani (Shareholders), 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 land together with structures appurtenant thereto hereby sold in the manner aforesaid.
- e. **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 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.
- f. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of 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** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming 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;
- g. **AND ALSO** the **Vendors** have not at any time done or executed or knowingly suffered or been part to any act deed or thing whereby and whereunder the said **LAND** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be of any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.



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- h. 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 Purchasers' name in the records of Block Land & Land Revenue Officer and/or concerned Municipality and/or also with such other statutory body or bodies.
- i. 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 do 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 **LAND** together with structures appurtenant thereto hereditament and premises hereinaforesaid.
- j. 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, 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, detour 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.
- k. AND FURTHER THAT the Vendors** shall and will pay all outstanding Municipal District Board and/or Panchayat rates and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of his/hers/their ancestors or predecessors-in-title up to the date of these presents.
- l. AND the Vendors** have agreed to indemnify and keep the **Purchasers**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- m. 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 **LAND** hereby conveyed to the **Purchasers** hereto has long been destroyed and/or lost from the possession power and control of the predecessor-in-title of the Vendors herein and as such the Vendor herein represents and undertakes to keep the **Purchasers** indemnified



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saved and harmless against any actions, proceedings, suits, loss, damages, impositions, claims arising out of any issues relating to defect in title of the said land.

- n. **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 have any right or interest therein or on any part or portion thereof as occupant or otherwise.
- o. **AND THAT** the **Vendors** herein declares and confirms that the said **LAND** more fully and particularly mentioned and described in the **Second Schedule** hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.
- p. **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 records in respect of the said **LAND** hereby conveyed to the **Purchasers** hereto and more fully and particularly mentioned and described in the **Second Schedule** hereunder written shall remain in custody, control and power of the **Vendors** herein fully secure, 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 therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the **Vendors** herein and the **Vendors** shall produce the original of these presents to all courts of law, tribunals, arbitration proceeding and other places at all times upon request and call of the **Purchasers** herein upon forty eight hours prior notice in writing.
- q. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** have put the **Purchasers** into actual, physical, vacant and peaceful possession of the said **LAND** in implementation of these presents and the covenants as recorded herein.

AND THE VENDORS do and each of them do 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 for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment 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 **AND** if for any reason whatsoever the **Vendors** fail to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventualities the **Vendors** herein authorize



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and/or empower the Purchasers and/or their nominee to represent the **Vendors** as their constituted attorney and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;

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 of the said **LAND** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or rules and/or rules made or framed thereunder and the **Vendors** have no knowledge of date 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 or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting 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 **LAND** or any part or portion thereof from through holder or in trust for the **Vendors** shall and will from time to time and at all times hereafter at the request and cost 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 **LAND** and every part or portion thereof unto and to the use the **Purchasers** as shall or may be reasonably required.

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;

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 **LAND**;

AND IT IS HERBY FURTHER AGREED AND DECLARED by and between the parties hereto that the **Purchasers** and/or their nominee as the Constituted Attorneys and/or Authorized Representatives of the Vendor is hereby authorized and shall be entitled;

1. To commence prosecute or defend or to appear or to take part or abandon or withdraw or compromise in any suit, action or legal matter or other legal proceedings in any Courts, either Civil or Criminal or before Income Tax Officer and Wealth Tax officer or before the Tribunal or the Board of Revenue or BL & LRO or before the Municipal Commissioner or the Assessor Collector of the concerned municipality that may be necessary for the management of our affairs arising out of the said Land and for that



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- purpose to engage and employ Advocates or Solicitors or such other Law officers and Agents and sign Vakalatnamas, petitions and sign and verify such plaints, written statements, petitions, affidavits, verifications, tabular statements and other necessary cause papers in any suit, matter, motion, appeal or proceeding and to present any documents, pleadings and other instruments in writing in our names and on our behalf and to appear and make statements on oath or otherwise and to give evidence on our behalf in relation to our affairs arising out of the said Land and also to obtain legal advice in any matter as our said attorneys shall think fit and proper;
2. To cause the sanction of structural plans or building plans or to be revalidate/modify/alter and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of such structural plan or 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 **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 **LAND** and also for sanction by the Competent Authority and/or any other Authority or Authority having jurisdiction in this regard.
 5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Police Department, Block Land & Land Reforms Officer or its superior authorities, District Magistrate / Collector in connection with the mutation and conversion of the said **LAND** and/or change in use and character of the said **LAND** in the Land Records of the Govt. of West Bengal;
 6. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said **LAND** or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **LAND** or any part thereof).
 7. To appear and represent and sign on behalf of the **Vendors** before all authorities including those under the Municipal, for fixation and/or finalisation of the annual valuation of the said **LAND** and for this 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.
 8. To obtain mutation of the said **LAND** in the records of the BL & LRO 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



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- may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
9. To obtain change in use and character of the **LAND** contained in the said Land from the Office of the BL& LRO 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;
 10. 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 **Vendor** could do in person.

THE PART – I OF THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID LOT-A LAND)

ALL THAT pieces and parcels of revenue paying Sali land measuring **25.00 Decimals** more or less in aggregate and comprised in **R.S./L.R. Dag No. 478** measuring **9.00 Decimals** more or less, **R.S./L.R. Dag No. 479** measuring **3.00 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **13.00 Decimals** more or less all corresponding to **L. R. Khatian Nos. 795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North), a detail where of is set out hereinafter;

SL No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Total Area as per ROR	Area conveyed (Decimal)
1	478	478	795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1	Sali	0.0777	117.00	9.00	6.4491
2	479	479	795, 796, 797, 798,	Sali	0.2500	10.00	3.00	2.2500

Said Lot-A Land

			27/4, 38/2, 45/3 and 61/1					
3	492	492	795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1	Sali	11.2500	52.00	13.00	13.0000
			TOTAL AREA			25.00		21.6991

AND recorded its name in the records of records of the Government of West Bengal upon payment of proportionate revenue at the office of the B.L. & LRO at Rajarhat and also mutate its name in the records of the Bidhannagar Municipality upon payment of proportionate rates and taxes as applicable

OR HOWSOEVER OTHERWISE for the purpose of this presents the total area conveyed in Lot-A Land is 21.6991 Decimals out of 25.00 Decimals.

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, bulled and bounded called known numbered described or distinguished and more fully shown and delineated in the map or plan annexed hereto and thereon bordered **RED**.

THE PART – II OF THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID LOT-B LAND)

ALL THAT pieces and parcels of revenue paying Sali and measuring **4.00 Decimals** more or less in aggregate and comprised in **R.S./L. R. Bag No. 482** corresponding to **L. R. Khatian Nos. 795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1**, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 206, within the territorial jurisdiction of Rajarhat Police Station (Presently Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Panchanas (North), a detail where of is set out hereinafter;



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SL No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area as per ROR	Area conveyed (Decimal)
1	482	482	795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1	Sali	0.0751	42.00	4.00	3.1360
TOTAL AREA							4.00	3.1360

AND recorded its name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the RL & LRO at Rajarhat and also mutate its name in the records of the Bidhannagar Municipality upon payment of proportionate rates and taxes as applicable

OR HOWSOEVER OTHERWISE for the purpose of these presents the total area conveyed in Lot-B Land is 3.1360 Decimals out of 4.00 Decimals

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, built 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**.

THE SECOND SCHEDULE ABOVE REFERRED TO

(SATE LAND)

ALL THAT pieces and parcels of revenue paying Sali land measuring **24.8351 Decimals** more or less in aggregate and comprised in **R.S./L.R. Dag No. 478** measuring **6.4491 Decimals** more or less, **R.S./L.R. Dag No. 479** measuring **2.25 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **13.00 Decimals** more or less, **AND R.S./L. R. Dag No. 482** measuring **3.1360 Decimals** more or less, all corresponding to **L. R. Khatian Nos. 795, 796, 797, 798, 27/4, 38/2, 45/3 and 61/1**, TOGETHER WITH **2000 sq. ft. RT Shed hut**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Mouzi No. 145, R.S. No. 203, within the territorial jurisdiction of Rajarhat Police Station (Present: Electronics Complex), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North), a detail where of is set out hereinafter.



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Sl. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Total Area as per ROR	Area conveyed (Decimal)
1	478	478	795, 796, 797, 798 27/4, 38/2, 45/3 & 61/1	Sali	0.0777	117.00	9.00	6.4491
2	479	479	795, 796, 797, 798 27/4, 38/2, 45/3 & 61/1	Sali	0.2500	10.00	3.00	2.2500
3	482	482	795, 796, 797, 798 27/4, 38/2, 45/3 & 61/1	Sali	0.2500	52.00	13.00	13.0000
4	482	482	795, 796, 797, 798 27/4, 38/2, 45/3 & 61/1	Sali	0.0784	42.00	4.00	3.1360
TOTAL AREA							29.00	24.8351

AND recorded its name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the B. R. LRC at Rajarhat and also mutate its name in the records of the Bidhnanagar Municipality upon payment of proportionate rates and taxes as applicable

OR HOWSOEVER OTHERWISE for the purpose of this report presents the total area conveyed in the said Land is 24.8351 Decimals out of 29.00 Decimals.



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Bidhannagar, (Salt Lake City)

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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 **REB** which is butted and bounded in the manner following:-

DAG NO. 478

ON THE NORTH : By Dag No. 474
ON THE EAST : By Dag No. 496
ON THE SOUTH : By Dag No. 497
ON THE WEST : By Dag No. 476 and 477

DAG NO. 479

ON THE NORTH : By Dag No. 480
ON THE EAST : By Dag No. 496
ON THE SOUTH : By Dag No. 478
ON THE WEST : By Dag No. 478

DAG NO. 482

ON THE NORTH : By Dag No. 482
ON THE EAST : By Dag No. 486 and 495
ON THE SOUTH : By Dag No. 496
ON THE WEST : By Dag No. 479 and 480

DAG NO. 492

ON THE NORTH : By Dag No. 489
ON THE EAST : By various daga
ON THE SOUTH : By Dag No. 548
ON THE WEST : By Dag No. 547



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18 JAN 2013

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:

1. শ্রীযুক্ত সত্যেন্দ্র
শেখর সারথী সত্যেন্দ্র
সহ জার্নেল

2. শ্রীযুক্ত সত্যেন্দ্র
সহ জার্নেল

শ্রীযুক্ত সত্যেন্দ্র
সহ জার্নেল
Dibekanta Mondal
Prabakaran Mondal .

Read over and explained
by me in Bengali
Proforma

Drafted & prepared
in my office :

Prant Chakrabarty

Advocate

Alipore Police Court.

Vol-27

(Signature of **VENDORS**)



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18 JAN 2013

RECEIVED of and from the within-mentioned **PURCHASERS** the within-mentioned sum of **Rs.2,25,37,500/- [Rupees Two Crore Twenty Five Lacs Thirty Seven Thousand Five Hundred Only]** being the **TOTAL CONSIDERATION** money payable under these presents as per memo below:

Rs.2,25,37,500.00

[Rupees Two Crore Twenty Five Lacs Thirty Seven Thousand Five Hundred Only]

MEMO OF CONSIDERATION

SL No.	In Favour of	Bank Name	Draft No. & Date	Amount (in Rs)
1	Gautam Mondal	Indian Bank	773345, 17/12/2012	1408594.00
2	Gautam Mondal	Indian Bank	773348, 17/12/2012	1408594.00
3	Tapan Mondal	Indian Bank	773349, 17/12/2012	1408593.00
4	Tapan Mondal	Indian Bank	773346, 17/12/2012	1408594.00
5	Dibakar Mondal	Indian Bank	773350, 17/12/2012	1408594.00
6	Dibakar Mondal	Indian Bank	773344, 17/12/2012	1408594.00
7	Prabhakar Mondal	Indian Bank	773351, 17/12/2012	1408594.00
8	Prabhakar Mondal	Indian Bank	773343, 17/12/2012	1408593.00
9	Gautam Mondal	Punjab & Sind Bank	431761, 17/12/2012	1408593.00
10	Gautam Mondal	Punjab & Sind Bank	431757, 17/12/2012	1408594.00
11	Tapan Mondal	Punjab & Sind Bank	431762, 17/12/2012	1408594.00
12	Tapan Mondal	Punjab & Sind Bank	431758, 17/12/2012	1408594.00



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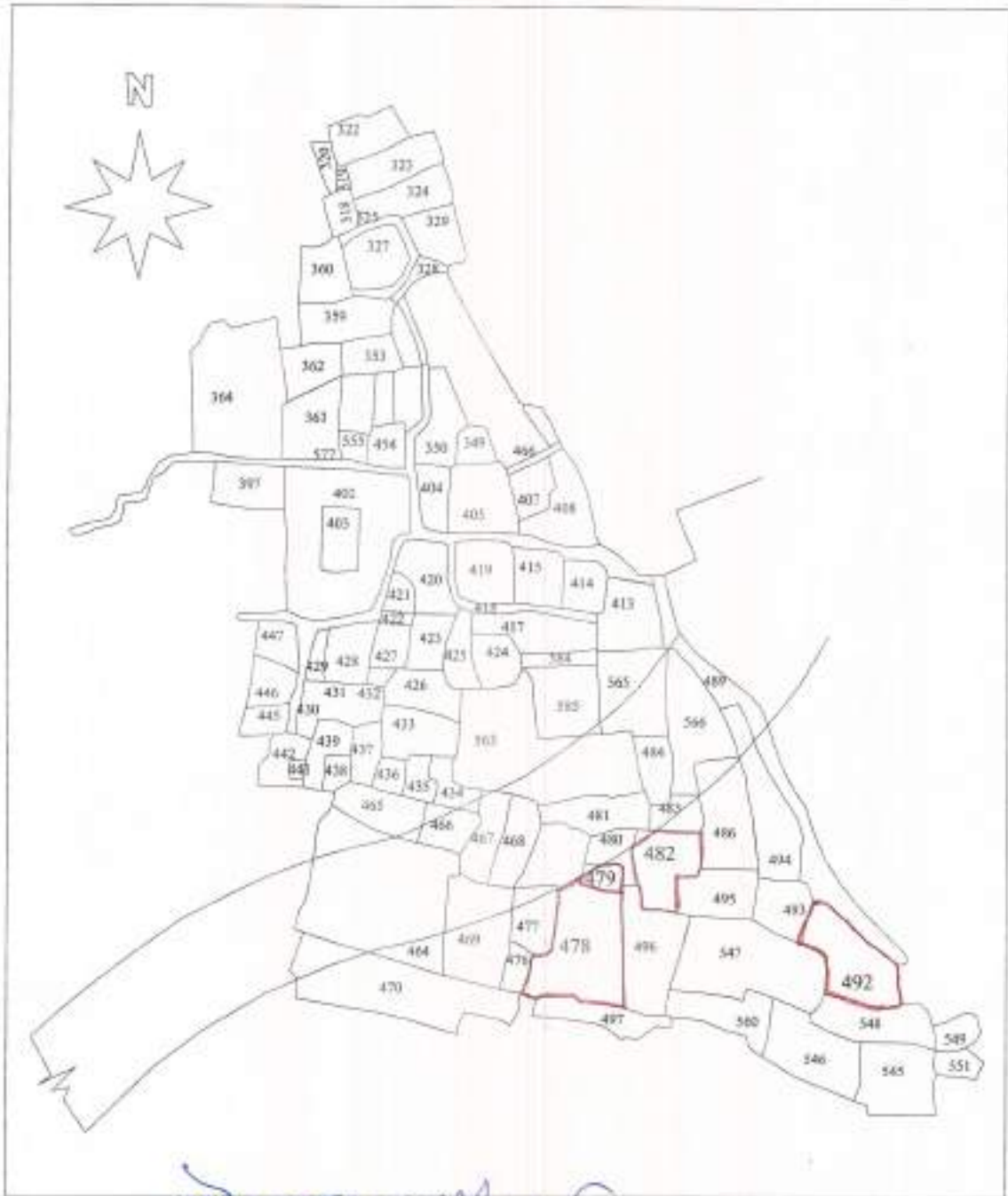


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Site Plan For L.R.Dag nos. 478,479,482 &492
Mouza-Mahishbathan,J.L.No.18, L.R.Khatian Nos.-795,796,
797,798 ,27/4,38/2,45/3 & 61/1
Police Station - Electronic Complex,
District North 24 Parganas

Area Sold - 24.8351 decimals



শ্রী ৩৪ ৪৫৬৭৮
Prabhatkar Mondal.
Diba Kar Mondal
৩৪ ৫ ৫৫ ৬ ৪৫


Signature of Vendors














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

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SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name..... Prakash Kumar Bhimrao
 Signature..... Prakash Bhimrao

					
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	(Left Hand)				
					
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(Right Hand)					

Name..... AJAY TIWARI
 Signature..... Ajay Tiwari

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

Name.....
 Signature.....



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

18 JAN 2013



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

Name
 Signature *Prabhakar Mondal* PRABHAKAR MONDAL



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

Name
 Signature *Gautam Mondal* GAUTAM MONDAL



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

Name
 Signature *Tapan Mondal* TAPAN MONDAL



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

Name
 Signature *Dibakar Mondal* DIBAKAR MONDAL



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

18 JAN 2013



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

Endorsement For Deed Number : I - 00198 of 2013
(Serial No. 00179 of 2013)

On 18/01/2013

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

Presented for registration at 19.00 hrs on :18/01/2013, at the Private residence by Prabhakar Mondal, one of the Executants.

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

Execution is admitted on 18/01/2013 by

1. Gautam Mondal, son of Jitendranath Mondal, Dakshinpara Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Tapan Mondal, son of Jitendranath Mondal, Dakshinpara Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Dibakar Mondal, son of Jitendranath Mondal, Dakshinpara Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
4. Prabhakar Mondal, son of Jitendranath Mondal, Dakshinpara Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others

Identified By Khitish Mondal, son of Lt Sadhan Mondal, Mahisbathan Dakshinpara, P.O. :-, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/01/2013

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/-

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

Registration Fees Rs. 2,54,961/- paid online on 17/01/2013 5:41PM with Govt. Ref. No. 192012130000989931 on 17/01/2013 5:40PM; Bank: Indian Bank, Bank Ref. No. IB17012013000913 on 17/01/2013 5:41PM, Head of Account: 0030-03-104-001-16, Query No:1504L000000032/2013

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.-2,31,77,364/-

21 JAN 2013
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/01/2013 12:58:00

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 - 00198 of 2013
(Serial No. 00179 of 2013)

Certified that the required stamp duty of this document is Rs.- 1622436 /- and the Stamp duty paid as:
Impresive Rs.- 500/-

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

Stamp duty Rs. 16,22,436/- paid online on 17/01/2013 5:41PM with Govt. Ref. No.
192012130000989931 on 17/01/2013 5:40PM, Bank: Indian Bank, Bank Ref. No. IB17012013000913
on 17/01/2013 5:41PM, Head of Account: 0030-02-103-003-02, Query No:1504L000000032/2013

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

21 JAN 2013
21/01/2013 12:58:00

DATED THIS 18th DAY OF January 2013

BETWEEN

GAUTAM MONDAL & ORS.

..... VENDORS

- AND -

P. S. CONSTRUCTIONS & ORS.

..... PURCHASERS

DEED OF CONVEYANCE


PRITHVIRAJ BASU
ADVOCATE
10, Old Post Office Street,
Room No.112A & 112B
Top Floor
Kolkata - 700 001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4643 to 4671
being No 00198 for the year 2013.




(Saikat Patra) 21 January-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal