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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 148203

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

[Signature]
Adal District Sub-Registrar
Biddannagar, (Bak Loko City)
= 8 MAY 2013

THIS INDENTURE OF CONVEYANCE made this the 4th DAY OF January TWO THOUSAND AND THIRTEEN BETWEEN

[Handwritten notes and signatures in green ink]

562 24.06.2011

Value of N J Stamp Rs. 500
Name of Purchaser ~~JAYRAM KUNSHI DEBOPATRA H. RAJIB~~
Address ~~94, Beldanga Road~~

H. MUKHERJEE
Stamp Vendor S. D. S. Station Road

SAPI DAS
Advocate
Kolkata Police Court
Kolkata-700027

স্বাক্ষরিত সাক্ষর



V. E. T. 9.
0021

স্বাক্ষরিত সাক্ষর



V. E. T. 9.
0022

স্বাক্ষরিত সাক্ষর @ স্বাক্ষরিত সাক্ষর



V. E. T. 9.
0023

স্বাক্ষরিত সাক্ষর



Adl District Sub-Registrar
Richhannagar, (Bak Loko City)

4 JAN 2013

P. T. O.

[1] RENUBALA SARDAR alias **RENUKA SARDAR**, wife of Late Harendra Sardar **[2] PARSURAM SARDAR [3] KHUDIRAM SARDAR**, both sons of Late Harendra Sardar **AND [4] KAMALA SARDAR**, daughter of Late Harendra Sardar, all residing at Village - Mahishbathan, Post Office - Krishnapur, Police Station - Bidhanagar East, District : 24 Parganas (North) Kolkata 700102, hereinafter 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, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **ONE PART**

AND

[1] P. S. ENCLAVE PVT. LTD., [INCOME TAX PAN: AADCP5062H], a private Limited Company incorporated under the provision of the Companies Act, 1956 having its registered office at 12C, Pandit Madan Mohan Malaviya Sarani [formerly 12C, Chakraberia Road North], Kolkata - 700 020, represented by its Authorised Signatory **Mr. Surajit Das**, son of Naresh Chandra Das, residing at 35/D, C. M. Roy Road, Kolkata - 700 039

AND

[2] NORTH EAST RETAILERS PVT. LTD., [INCOME TAX PAN: AABCN9125D], a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 30/4B, Lala Lajpat Rai Sarani, Kolkata - 700 020, represented by its Authorised Signatory **Mr. Prakash Kumar Bhimrajka**, son of Late Bajrang Lal Bhimrajka working for gain at 36/1A, Elgin Road, Kolkata - 700 020, hereinafter 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**

WHEREAS:-

1. During their life time the Vendors herein were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others **ALL THAT** piece and parcel of Sol. land measuring **5.00 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 480**, measuring **1 Decimal**, corresponding to **L. R. Khatian Nos. 182, 310, 377 and 428**, **L. R. Dag No. 483**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 182, 310, 377 and 428** and **L. R. Dag No. 548**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 377 and 428**, all lying and situate at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, 8 ft. wide common passage, **TOGETHER WITH 500 sq.**

v. c. T. 9

0024

T
S OF KHUDIRAM SARDAR
By THE PEN OF
(मिनाल सार्दार) Minnal Sardar

IDENTIFIED (By ME) -
(मिनाल सार्दार)
Minnal Sardar
(MRINAL SARDAR)

S/O HARI CHARAN SARDAR -
Vill. MAHIS CROTE.
PO- KRISHNA AER.
P.S. RAJAR HAT
DIS- 24 P.O.S (N)
PIN- 700102



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ft. RT Shed hut, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) are recorded their names in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated her name in the records of the concerned Municipality upon payment of proportionate rates and taxes as applicable therefor (hereinafter for the sake of brevity referred to as the said "**LAND**").

2. The Vendors herein have represented that the right, title and interest in the said Sali Land has been acquired by the operation of the laws of inheritance from their predecessor in title/interest and that neither the Vendors herein nor their predecessor in title were ever dispossessed or removed from the possession of the said Sali Land in any manner whatsoever nor have the title of the Vendors herein has ever been challenged and neither any suit or litigation is pending before any court of law inter alia challenging the title of the Vendors or their predecessor in title/interest. The Vendors herein further represent that the Vendors have been in uninterrupted possession of the said Sali Land for more than last 31 (thirty one) years.
3. The Vendors herein undertake to keep the Purchaser indemnified, saved and harmless against any loss or damage (present, future or consequential) arising out of any defect in title of the said Land, which the Vendors herein agree to sell, transfer and convey free from all encumbrances, charges, liens, dispendences, attachments, mortgages, acquisitions, requisitions, bargadar, debt or or trust whatsoever.
4. The Vendors herein further declare and assure the purchaser that the Vendors are not in the possession, power or control over any documents of title whatsoever save and except the records of right (Parcha) (F-R documents) and the Khajna receipts further confirm that all such document of title relating to the said land has been misplaced and/or destroyed and as such no documents of title are in existence and thus the same are not in the possession of the Vendors herein, the Vendors herein further represent to have taken steps in accordance with law and as such the Vendors undertake to keep the Purchaser indemnified, saved and harmless to such extent.
5. Thus upon acquiring right, title and interest by intestate succession the Vendors herein thus became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring **5.00 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised



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in **L. R. Dag No. 480**, measuring **1 Decimal**, corresponding to **L. R. Khatian Nos.182, 310, 377 and 428**, **L. R. Dag No. 483**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 182, 310, 377 and 428** and **L. R. Dag No. 548**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 377 and 428**, all lying and situate at Mouza – Mahishbathan, S.L. No. 18, Touzi No. 145, R.S. No. 109, 8 ft. wide common passage, **TOGETHER WITH 500 sq. ft. RT Shed hut**, within the territorial jurisdiction of Bidhannagar (East) Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North), and recorded their names in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated their names in the records of the concerned Municipality upon payment of proportionate rates and taxes as applicable therefor (hereinafter for the sake of brevity referred to as the said "**LAND**"),

6. The Vendors herein have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** piece and parcel of Sali land measuring **5.00 Decimals** in aggregate be the same or little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 480**, measuring **1 Decimal**, corresponding to **L. R. Khatian Nos.182, 310, 377 and 428**; **L. R. Dag No. 483**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 182, 310, 377 and 428** and **L. R. Dag No. 548**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 377 and 428**, all lying and situate at Mouza – Mahishbathan, S.L. No. 18, Touzi No. 145, R.S. No. 109, 8 ft. wide common passage, **TOGETHER WITH 500 sq. ft. RT Shed hut**, within the territorial jurisdiction of Bidhannagar (East) Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North) (which is morefully and particularly described and mentioned in the **SCHEDULE**, hereunder written) (hereinafter for the sake of brevity referred to as the said '**LAND**'), at and for a consideration of **Rs.1,00,000/- (Rupees One lac only)** and subject to the terms and conditions hereinafter appearing.
7. At or before the execution of these presents the Vendors herein have assured, declared and represented to the Purchaser as follows (hereinafter referred to as **The Representations**).



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- a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, requisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demurr.
- c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said Purchaser herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the 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) The Vendors are legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendors have agreed for sale of the Said Land, morefully and particularly described and mentioned in the, **SCHEDULE** hereunder written, to the Purchaser.
- g) That the Vendors do not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- h) That the Vendors are and their respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.



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Rishabh Nagar, (Bak Lake Ctr)

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- i) That there is no dargadar and/or chagchiz into or upon the said land or any part or portion thereof.
- j) That the Vendors nor any of their respective predecessors-in-title 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 rights to or in favour of any person or persons, company or corporation in respect of the land 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 land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land.
- k) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- l) That the said land nor any part thereof is subject to any proceedings under any law for the time being in force, there is no decree, attachment or any other order of any court or authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said land which can legally affect the title to the same.
- m) That the Vendors are in possession, power or control of the documents of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

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

- 1) **THAT** in pursuance of the said agreement and in further consideration of a sum of **Rs.1,00,000/- (Rupees One lac only)** or the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of



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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 Purchaser and the said Land hereby intended to be sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** piece and parcel of Soil and measuring **5.00 Decimals** in aggregate be the same a little more or less having Raitab rights therein and comprised in **L. R. Dag No. 480**, measuring **1 Decimal**, corresponding to **L. R. Khatian Nos.182, 310, 377 and 428**, **L. R. Dag No. 483**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 182, 310, 377 and 428** and **L. R. Dag No. 546**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos, 377 and 428**, all lying and situate at Mouza - Mahishbathal, C.L. No. 18, Touzi No. 145, R.S. No. 109, 8 ft. wide common passage, **TOGETHER WITH 500 sq. ft. RT Shed hut**, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North), more fully and particularly mentioned and described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, sewers, drain, ways water, courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title Interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors into or upon or in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds paths muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or parcel, thereof which now are or hereinafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD**



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the said **LAND** hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, easements and dispendences whatsoever.

II. AND THE VENDORS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER 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 are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same.
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the Vendors or any of their ancestors or predecessors-in-law 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, hereditaments and premises hereby sold, transferred and conveyed unto the Purchaser in the manner aforesaid.
- c. **THAT NOTWITHSTANDING** anything contained herein, the said land shall always be put to use for such purposes as the Purchaser deems fit and proper in accordance with law.
- d. **AND THAT** the said land together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, dispendences, debtor or trust 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. **ALL THAT** the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the same and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from



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or be the Vendors or any person or persons lawfully claiming through from under or in law or trust for the Vendors or any of their ancestors or predecessors-in-title.

- f. **AND FURTHER THAT** the Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land together with structures appurtenant thereto hereditaments and premises or any part or portion thereof through under or in trust for the Vendors or any of their ancestors or predecessors-in-title shall and will at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts, deeds or things and hereditaments and premises and every part or portion thereof unto the Purchaser as may be reasonably required.
- g. **AND ALSO** the Vendors have not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said land together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- h. **AND THAT** the 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.
- i. **AND** the Vendors doth hereby further covenant and assure the purchaser that they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the purchaser is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the Vendors shall and will indemnify the Purchaser entirely for the losses and damages to be suffered by it in respect of the said land together with structures appurtenant thereto hereditament and premises hereby sold.
- j. **AND THAT** the Purchaser herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, dispendences, debottor, acquisition or requisitions or trust, claim and demands whatsoever created occasioned or made by the Vendors or any person or persons lawfully or equitably claiming or aforesaid.



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- k. AND FURTHER THAT** the Vendors doth hereby declare and confirm that they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l. 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 their ancestors or predecessors-in-title up to the date of these presents.
- m. AND** the Vendors have agreed to indemnify and keep the Purchaser its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendors covenant and assured the purchaser that all title deeds, muniments, papers, documents and receipts in respect of the said land hereby conveyed to the purchaser hereto and morefully described in the Schedule hereunder written shall remain in custody, control and power of the Vendors herein fully secured, saved harmless, un-obiterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein shall have the right and power to take inspection thereof or extracts therefrom at its own costs and expenses at all times upon 48 hours prior notice in writing to the Vendors herein, and shall produce the original of these Presents to all Courts of law, tribunals, arbitration proceeding and other places at all times upon request and cost of the Purchaser herein upon 48 hours prior notice in writing.
- o. AND THAT** the Vendors also declare and confirm that 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 any part or portion thereof as occupant or otherwise.
- p. AND THAT** the Vendors herein declare and confirm that the said land morefully and particularly described and mentioned in the Schedule hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.
- III) **AND THE VENDORS** doth hereby assent and covenant with the Purchaser that in the event of their being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the Vendors shall cause such defect to be removed, remedied and have agreed to keep the Purchaser saved, harmless and



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fully indemnified from all costs, charges, claims, actions, suits and proceedings arising out of such defect in title.

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

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 of the said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the 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 land or any part 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 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 Purchaser 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 thereof unto and to the use the Purchaser as shall or may be reasonably required.

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

- i) To apply for mutation and/or conversion of its name.
- ii) To have the soil tested and/or the said lands surveyed
- iii) To sign and execute any deed of Rectification and/or Modification as may be necessary and/or required.
- iv) To Apply for and obtain permission for conversion of the user of the said Lands



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- v) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- vi) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vii) To sign and execute all plans, applications, declarations, affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the said Land.
- viii) To do all acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the said Land.
- ix) The Vendors do hereby agree to ratify and confirm all and whatsoever acts deeds and things the Purchaser shall do by virtue of the power and authority conferred upon the Purchaser by the Vendors.

THE SCHEDULE ABOVE REFERRED TO

(SAID LAND)

ALL THAT piece and parcel of Sali land measuring **5.00 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in ^{RS} **L. R. Dag No. 480**, measuring **1 Decimal**, corresponding to **L. R. Khatian Nos. 182, 310, 377 and 428**, ^{RS} **L. R. Dag No. 483**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 182, 310, 377 and 428** and ^{RS} **L. R. Dag No. 548**, measuring **2 Decimals**, corresponding to **L. R. Khatian Nos. 377 and 428**, all lying and situate at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 109, 8 ft. wide common passage, **TOGETHER WITH 500 sq. ft. RT Shed hut**, within the territorial jurisdiction of Bidhannagar [East] Police Station (Previously Rajarhat), within the local limits of Bidhannagar Municipality and within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and in the District of 24 Parganas (North)

Sl. No.	L. R. Dag No.	L. L. R. Khatian No.	Nature of Land	Total area in Dag (Decimal)	Share in the Dag conveyed	Area Conveyed (Decimals)
1	480	182, 310, 377 and 428	Sali	16	185	0.00
2	480	Do	Sali	Do	185	0.00
3	480	Do	Sali	Do	186	0.00
4	480	Do	Sali	Do	243	1.00
5	483	Do	Sali	15	185	0.00



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6	483	Do	Sali	Do	185	1.00
7	483	Do	Sali	Do	186	0.00
8	483	Do	Sali	Do	222	1.00
9	548	377 and 428	Sali	41	186	1.00
10	548	377 and 428	Sali	Do	110	1.00
TOTAL AREA CONVEYED						5.00

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

OR HOWSOEVER OTHERWISE the said L. R. **Dag Nos. 480, 483 and 548** are more fully and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED**.

OR HOWSOEVER OTHERWISE the said L. R. **Dag Nos. 480, 483 and 548** are butted and bounded in the manner as set out hereinafter:

DAG NO. 480

ON THE NORTH : By Road & L.R. Dag No. 83
 ON THE EAST : By L.R. Dag No. 2
 ON THE SOUTH : By L.R. Dag No. 75 & 496 (P)
 ON THE WEST : By L. R. Dag No. 78

DAG NO. 483

ON THE NORTH : By L.R. Dag No. 4
 ON THE EAST : By L.R. Dag No. 5
 ON THE SOUTH : By L.R. Dag No. 12
 ON THE WEST : By L.R. Dag No. 30 (P) & 481(P)

DAG NO. 548

ON THE NORTH : By L. R. Dag No. 92
 ON THE EAST : By L. R. Dag No. 49
 ON THE SOUTH : By L. R. Dag No. 15
 ON THE WEST : By L. R. Dag No. 17



Additional District Sub-Registrar
Bidhanagar, (North 24 Pgs)

4 JAN 2013

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

SIGNED, SEALED AND DELIVERED

By the above named VENDORS in

The presence of:

1.

મોરિન સર્દાર
Morin Sardar

Mohis gote. Po. Krishna Pur
Rd. Radan hat Dis. 24 P. G. S. (W)
K.M. 700102

2.

Dibyendu Mondal
Mohis Basthan
Cal. 102

મોરિન સર્દાર

મોરિન સર્દાર

[PAN No 3 CVYPS 0500G]

L
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S



OF
KHUDIRAM SARDAR
BY THE FEET OF

Morin Sardar (Morin Sardar)

મોરિન સર્દાર

મોરિન સર્દાર

Drafted and Prepared by me
Pratik Chakraborty (Adv)
Alipore Police Court
Kat- 17



→
Addl District Sub-Registrar
Birhan Nagar, (Bih Lako City)

6.4 JAN 2013

RECEIVED of and from the within-named **PURCHASERS** the within-mentioned sums of **Rs.1,00,000/- (Rupees One lac only)** being the consideration money payable under these presents as per memo below:

କ୍ଷୁଦିରାମ ସାହୁଙ୍କୁ @ କ୍ଷୁଦିରାମ ସାହୁଙ୍କୁ

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OF KHUDIRAM SARDAR
BY THE PEN OF.
(Signature)
Moumita Sardar

କ୍ଷୁଦିରାମ ସାହୁଙ୍କୁ

କ୍ଷୁଦିରାମ ସାହୁଙ୍କୁ

SIGNATURE OF THE VENDORS

Witnesses:

- 1) କ୍ଷୁଦିରାମ ସାହୁଙ୍କୁ
Moumita Sardar
- 2) ବିଜୟ ମୋହାଣ
Moumita Sardar cal 102

Prepared in my office

Prat Chakrabarty

Advocate

Prat Chakrabarty
1401-27

Read Over and explained
by me in Bengali Proforma
Prat Chakrabarty



Adtl District Sub-Registrar
Richkannagar, (Balt Lake City)

24 JAN 2013

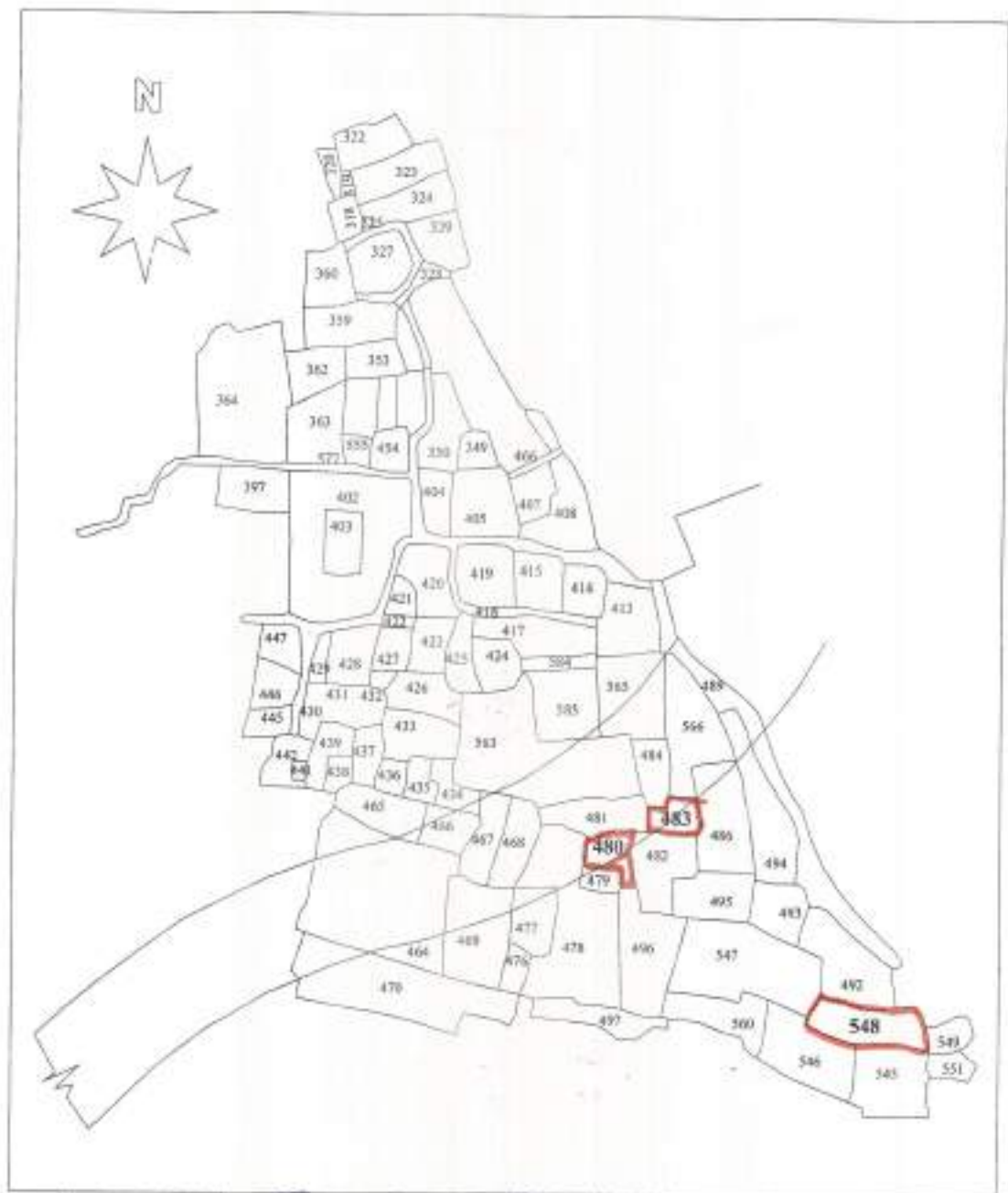
RSE

Site Plan For L.R.Dag no. 480,483 &548

Mouza-Mahishbathan,J.L.No.18, L.R.KhatianNo.-

Police Station - Electronic Complex,
District North 24 Parganas

Area Sold - 5.0 decimals



ক্রেতাদের নাম @ ক্রেতাদের নাম

L
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OF KHUDIRAM SARDAR

BY THE PEN OF

(Signature) Minned Garden

ক্রেতাদের নাম

ক্রেতাদের নাম

Signature of Vendors



Aditi District Sub-Registrar
Richmannagar, (Bak Lake City)

4 JAN 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name..... **DR. KASH KUMAR DHARATKA**
NORTH EAST RETAILERS PVT. LTD.
 Signature..... *Ramkrishna Bhattacharya*
 Director/Authorised Signatory

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

Name..... **SURAJIT DAS**
For P. S. Enclave Pvt. Ltd.
 Signature..... *Surajit Das*

PHOTO Authorised Signatory					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

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

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

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



Adl District Sub-Registrar
Bikaner, (Bik Loko 24)

4 JAN 2013

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

Name RENUBALA SARDAR ALIAS RENUKA SARDAR
 Signature રેણુબાલ સર્દાર @ રેણુકા સર્દાર

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

Name PARSURAM SARDAR
 Signature પારસુરામ સર્દાર

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

Name KHUDIRAM SARDAR
 Signature T of KHUDIRAM SARDAR BY THE pen of (સુભાષી સર્દાર) Minner Sardar

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

Name KAMALA SARDAR
 Signature કામલા સર્દાર



Adil District Sub-Registrar
Bidhanagar. (Bak Lake City)

4 JAN 2013



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

Endorsement For Deed Number : I - 01478 of 2013
(Serial No. 00043 of 2013 and Query No. L000000028 of 2013)

On 04/01/2013

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

Presented for registration at 18.40 hrs on :04/01/2013, at the Private residence by Parsuram Sardar , one of the Executants.

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

Execution is admitted on 04/01/2013 by

1. Renubala Sardar Alias Renuka Sardar, wife of Lt. Harendra Sardar , Village:Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
2. Parsuram Sardar, son of Lt. Harendra Sardar , Village:Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
3. Khudiram Sardar, son of Lt. Harendra Sardar , Village:Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others
4. Kamala Sardar, daughter of Lt. Harendra Sardar , Village:Mahisbathan, Thana:-East Bidhannagar, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Others

Identified By Mrinal Sardar, son of Hari Charan Sardar, Village:Mahisgote, Thana:-Rajarhat, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Others.

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/01/2013

Payment of Fees:

Amount By Cash

Rs. 25830.00/-, on 07/01/2013

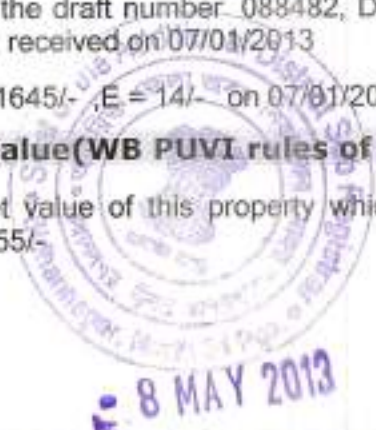
Amount by Draft

Rs. 25829/- is paid , by the draft number 088482, Draft Date 04/01/2013, Bank Name State Bank of India, GOKHALE ROAD, received on 07/01/2013

(Under Article : A(1) = 51645/- , E = 14/- on 07/01/2013)

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.-46,95,455/-



Adtl. District Sub-Registrar
Bidhannagar. (Salt Lake City)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 01478 of 2013
(Serial No. 00043 of 2013 and Query No. L00000028 of 2013)

Certified that the required stamp duty of this document is Rs.- 328702 /- and the Stamp duty paid as:
Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 17360/- is paid , by the draft number 426652, Draft Date 05/01/2013, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 07/01/2013
2. Rs. 49000/- is paid , by the draft number 426651, Draft Date 05/01/2013, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 07/01/2013
3. Rs. 49000/- is paid , by the draft number 426650, Draft Date 05/01/2013, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 07/01/2013
4. Rs. 49000/- is paid , by the draft number 426649, Draft Date 05/01/2013, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 07/01/2013
5. Rs. 164351/- is paid , by the draft number 088481, Draft Date 04/01/2013, Bank : State Bank of India, GOKHALE ROAD, received on 07/01/2013

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/05/2013

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/-

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



8 MAY 2013

8 MAY 2013
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4789 to 4811
being No 01478 for the year 2013.



(Saikat Patra) 08-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal