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F 148612

Monalisa Gandhi



DEED OF CONVEYANCE DATED APRIL 18, 2011

LAND AREA - 2.000 Decimal

MOUZA - MAHISHBATHAN

POLICE STATION - BIDHANNAGAR (EAST)

DISTRICT - 24 PARGANAS (NORTH)

DEED VALUE - Rs.2,32,465/-

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

21 APR 2011

Serfat 3330
Dt. 24.3.2011
Name
Address

A. K. Purkayastha Stamp Vendor
Alipore Police Court, Cal. 27

SAPIDAS
Advocate
Alipore Police Court
Kolkata-700027

~~Merakisa Gardhi~~
Merakisa Gardhi

Vol
3229

Merakisa Gardhi



Prasanto Das
S/o - Nema Ch. Das
Vill + P.O. - Panchla
P.S. - Panchla
Dist - Howrah
Service.

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

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

B-E-I W-E-E-N

MONALISA GANDHI, daughter of Kamal Kishore Gandhi, Indian Citizen, by faith - Hindu, residing at CF-305, Salt Lake City, Kolkata - 700 054, hereinafter called and referred to as the **VENDOR** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives, nominees, and/or assigns] of the **ONE PART**;

AND

[1] SURENDRA KUMAR DUGAR, [Income Tax PAN NO. ACUPD1317K], son of Late J. M. Dugar, by faith - Hindu, by occupation - Business, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019

[2] PAWAN KUMAR AGARWAL, [Income Tax PAN No. ACTPA2421L], son of Late Nand Kishore Agarwal, by faith - Hindu, by occupation - Business, residing at 135G, S. P. Mukherjee Road, Kolkata - 700 026, hereinafter called and referred to as the **PURCHASERS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-interest / office and/or assigns] of the **OTHER PART**;

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

- A. The Vendor is presently the absolute owner of ALL THAT piece or parcel of Bastu land measuring **1 Decimal**, be the same a little more or less, having share of 0.0166 and having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 479** appertaining to L. R. Khatian No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar (East), within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the said **1st LAND** (more fully and particularly mentioned and described the **FIRST SCHEDULE** hereunder written);
- B. The Vendor is presently the absolute owner of ALL THAT piece or parcel of Bastu land measuring **1 Decimal**, be the same a little more or less, having share of 0.0468 and having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag**



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No. 482 appertaining to L. R. No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, D.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the said **2nd LAND** (more fully and particularly mentioned and described the **SECOND SCHEDULE** hereunder written);

- C. The Vendor has agreed to sell and transfer the said **1st Land** and the **2nd Land** and the Purchaser has agreed to purchase and acquire the said **1st Land** and the **2nd Land** free from all encumbrances charges liens dispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing with the intent and object that the Purchaser shall be entitled to undertake integrated development of the said **1st Land** and the **2nd Land** together with contiguous property either by themselves or in conjunction with the owners of the other adjacent plots of land;
- D. The abstract on title whereby the Vendor has acquired her title of the said **1st Land** and the **2nd Land** will appear from the **SECOND SCHEDULE** hereunder written;
- E. At or before execution of these presents the **Vendor** has assured and covenanted with the Purchaser as follows:
- E.1 THAT the Vendor has purchased and acquired the said **1st Land** and the **2nd Land** in the manner as would appear from the abstract on title (more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written);
- E.2 THAT the said **1st Land** and the **2nd Land** is free from all encumbrances including but **NOT** limited to charges, liens, dispendens, 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), Bhagcham, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;
- E.3 THAT the **Vendor** holds free and marketable title in respect of the said **1st Land** and the **2nd Land**;



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- E.4 THAT save and except the **Vendor** nobody has any right, title and interest of any nature whatsoever in or howsoever in the said **1st Land** and the **2nd Land**;
- E.5 THAT the **Vendor** [or **Vendor's** predecessor-in-interest] exercised her respective options to retain the said **1st Land** and the **2nd Land** by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 **OR** the said **1st Land** and the **2nd Land** described in the **FIRST SCHEDULE AND SECOND SCHEDULE** respectively hereunder written stands retained by the then raiyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;
- E.6 THAT the said **1st Land** and the **2nd Land** described in the **FIRST SCHEDULE AND SECOND SCHEDULE** hereunder written has been recorded in the finally published Khanda-khatian of the each of the **Vendor** respectively [or **Vendor's** predecessor-in-interest] as the case may be;
- E.7 THAT the **Vendor** is not a member of Scheduled Tribe and hence he is not required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said **1st Land** and the **2nd Land**;
- E.8 THAT the **Vendor** has not entered into any Agreement for Sale or lease or transfer in respect of the said **1st Land** and the **2nd Land** nor has created any interest of any third party/stranger;
- E.9 THAT the **Vendor** is and her predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said **1st Land** and the **2nd Land** owned by the **Vendor** without any right or any claim whatsoever of any third party/stranger;
- E.10 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat/Municipality in respect of the said **1st Land** and the **2nd Land** has been duly paid till date by the **Vendor** in respect of the said **1st Land** and the **2nd Land** and no amount is due and payable and in the event of there being any outstanding it shall be the obligation and responsibility of the **Vendor** to make payment of such outstanding amount in respect of the said **1st Land** and the **2nd Land** forthwith on demand without any demur. The **Vendor** also



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agrees to pay all such outgoings which may be levied with retrospective effect in future by the authorities in respect of the said **1st Land** and the **2nd Land**;

- E.11 THAT the said **1st Land** and the **2nd Land** or any part or portion thereof is not subject to any notice of acquisition or requisition and the **Vendor** has not 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.12 THAT there is no Bargadar and/or Bhaqchasi [be it recorded in the R.O.R. or not] into or upon the said **1st Land** and the **2nd Land** or any part or portion thereof;
- E.13 THAT the **Vendor** (or her predecessors in interest) nor any body claiming from or under the **Vendor** has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation in respect of the said land or any part or 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 **1st Land** and the **2nd Land** for passing and re-passing between any points within the said **1st Land** and the **2nd Land** or for water line, drainage line, or for any other purpose whatsoever;
- E.14 THAT no part or portion of the said **1st Land** and the **2nd Land** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;
- E.15 THAT the said **1st Land** and the **2nd Land** nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the **Vendor** or the said **1st Land** and the **2nd Land** or part or portion thereof, which has the effect of prevailing or restraining the **Vendor** in dealing with and/or disposal of the said plot which can prejudicially affect the title to the same;
- E.16 THAT the **Vendor** is in possession, power or control of the documents of title pertaining to the said **1st Land** and the **2nd Land** and further confirm that no document of title has been delivered, deposited or handed over by the **Vendor**



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or any of her predecessors in title to any person whomsoever with a view to creating security, charge or lien thereon;

- E.17 THAT the **Vendor** has agreed to indemnify and keep indemnified the **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 any of the **Vendor** of any nature whatsoever and the **Vendor** shall be liable and responsible for discharge of the indemnity in respect of the said **1st Land** and the **2nd Land**;
- E.18 THAT the **Vendor** is now lawfully seized and possessed of or otherwise well and sufficiently to said **1st Land** and the **2nd Land** (more fully and particularly mentioned and described in the **FIRST SCHEDULE AND SECOND SCHEDULE** hereunder written);
- E.19 THAT the **Vendor** is fully competent to sell and transfer the said **1st Land** and the **2nd Land** in favour of the **Purchaser**;
- E.20 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force restraining any of the **Vendor** in effecting sale and transfer of the said **1st Land** and the **2nd Land** in favour of the **Purchaser**;
- F. The **Purchaser** has agreed to purchase and acquire the said **1st Land** and the **2nd Land** relying on the aforesaid representations of the **Vendor** and believing the same to be true and correct, at and for a consideration of **Rs.2,32,465/- (Rupees Two lacs thirty two thousand four hundred sixty five only)** (hereinafter referred to as the **TOTAL CONSIDERATION AMOUNT**) and subject to the terms and conditions hereinafter appearing;
- G. The parties are desirous of recording the same in writing;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH as follows:

- I. THAT in consideration of the said Agreement and in further consideration of a sum of **Rs.2,32,465/- (Rupees Two lacs thirty two thousand four hundred sixty five only)** of the lawful money of the Union of India well and truly paid by the **Purchaser** to the **Vendor** at or before the execution of these presents (the receipt whereof the **Vendor** doth hereby and also by the receipt hereunder written admit



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and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby a quit release exonerate and discharge the **Purchaser** and the said **1st Land** and the **2nd Land** more fully described in the **FIRST SCHEDULE AND SECOND SCHEDULE** hereunder written and hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser altogether land measuring 2 Decimals in R.S./L. R. **Dag Nos. 479 and 482** i.e. ALL THAT piece or parcel of Bastu land measuring 0. **Decimal**, be the same a little more or less, having share of 0.0156 and having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 479** appertaining to L. R. Khatian No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) (hereinafter called and referred to as the said **1st Land**, more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) **TOGETHER WITH ALL THAT** piece or parcel of Bastu land measuring **1 Decimal**, be the same a little more or less, having share of 0.0468 and having 'Rayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 482** appertaining to L. R. Khatian No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) (hereinafter called and referred to as the said **2nd LAND**, more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said **1st Land** and the **2nd Land** or any part or portion thereof now are or at any time or times heretofore was or were situated busted and bounded called known numbered described or distinguished **TOGETHER WITH:** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of form 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 **1st Land** and the **2nd Land** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of each of the Vendors into or upon and in respect of the said **1st Land** and the **2nd Land** or any and every part



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thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds patta murabats and evidences of title which are anyways exclusively relates to or concerns the said **1st Land** and the **2nd Land** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendor** or any person or persons from whom the **Vendor** can or may procure the same without any action or suit at law or in equity;

- II. **TO HAVE AND TO HOLD** the said **1st Land** and the **2nd 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 including but **NOT** limited to charges, liens, lis-pendens, liabilities, 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), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;
- III. **AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:
 - a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendor** did or executed or knowingly suffered to the contrary **Vendor** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **1st Land** and the **2nd Land** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
 - b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendor** or any of her ancestors or predecessors-in-title the **Vendor** has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **1st Land** and the **2nd Land** and the rights properties appurtenances hereditament and **1st Land** and the **2nd Land** hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
 - c. **THAT NOTWITHSTANDING** anything contained herein, the said **1st Land** and the **2nd Land** shall always be put to use for such purposes as the **Purchaser** deems fit and proper in accordance with law;



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- d. **AND THAT** the said 1st **Land** and the 2nd **Land** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including, but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easements, right of passage, exchange, trusts, Bargaders (Sharecroppers), Bhagynasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendor** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendor** in the said 1st **Land** and the 2nd **Land** together with structures appurtenant thereto hereby sold in the manner aforesaid.
- e. **AND THAT** the **Purchaser** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendor** or any person or persons lawfully claiming through from under or in law or trust for the **Vendor** or any of her ancestors or predecessors-in-title.
- f. **AND FURTHER THAT** the **Vendor** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said 1st **Land** and the 2nd **Land** together with structures appurtenant thereto hereditament and 1st **Land** and the 2nd **Land** in any part or portion thereof through under or in trust for the **Vendor** or any of her 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 **Purchaser** makes, does, executes and perform or cause to be made, done executed and perfected all such further and absolutely assenting, conveying and confirming the said 1st **Land** and the 2nd **Land** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendor** shall at all times hereafter indemnify and keep indemnified to **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendor** or any breach of the covenants hereunder contained;
- g. **AND ALSO** the **Vendor** has not at any time done or executed or knowingly suffered or been part to any act deed or thing wholly and where under the said 1st **Land** and the 2nd **Land** together with structures appurtenant thereto hereby sold, granted,



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transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

- h. AND THAT** the **Vendor** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of A. P. S. and/or also with such other statutory body or bodies.
- i. AND** the **Vendor** doth hereby further covenant and assure the **Purchaser** that she has not encumbered the said land together with structures appurtenant thereto hereditament and **1st Land** and the **2nd Land** 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** are dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and **1st Land** and the **2nd Land** or any part or parcel thereof the **Vendor** shall and will indemnify the **Purchaser** entirely for the losses and damages to be suffered by it in respect of the said **1st Land** and the **2nd Land** together with structures appurtenant thereto hereditament and **1st Land** and the **2nd Land** hereby sold.
- j. AND THAT** the **Purchaser** hereon shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charters, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, allotments, vesting with the authorities, lease, licence, tenancy, development agreement, easement, right of passage, exchange, trust, Bargainers (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendor** or any person or persons lawfully or equitably claiming as aforesaid in respect of the **1st Land** and the **2nd Land**.
- k. AND FURTHER THAT** the **Vendor** doth hereby declare and confirm that she 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 in respect of the said **1st Land** and the **2nd Land**.
- l. AND FURTHER THAT** the **Vendor** shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the **Vendors** or any of her ancestors or



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predecessors-in-title up to the date of this presents in respect of the said **1st Land** and the **2nd Land**.

- m. **AND** the **Vendor** has agreed to determine and keep the **Purchaser**, their respective successor and/or successors saved, harmless and fully indemnified from and against all costs charges claims actions suits and proceedings in respect of the said **1st Land** and the **2nd Land**.
 - n. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendor** covenant and assured the **Purchaser** that all title deeds, muniments, papers, documents and receipts in respect of the said **1st Land** and the **2nd Land** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written shall remain in custody, control and power of the **Vendor** herein fully secured, saved harmless, un-obiterated and un-derogated with the covenant for production, inspection maintenance and security and the **Purchaser** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **Vendor** herein, and the **Vendor** shall produce the original of these Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the **Purchaser** herein upon 48 hours prior notice in writing.
 - o. **AND THAT** the **Vendor** also declares and confirms that she is in khas and vacant possession of the said **1st Land** and the **2nd Land** together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
 - p. **AND THAT** the **Vendor** herein declares and confirms that the said **1st Land** and the **2nd Land** (more fully and particularly mentioned and described in the **FIRST SCHEDULE AND SECOND SCHEDULE** hereunder written) has got no claim whatsoever with any Government body and/or statutory body and/or any agency under the Government.
- IV. AND THE VENDOR** doth hereby censure and covenant with the **Purchaser** 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 **Vendor** shall cause such defect to be removed, remedied and have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims,



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actions, suits and proceedings arising out of such defect in title and/or misrepresentation in respect of the said 1st Land and the 2nd Land;

- V. **AND THAT** the Vendor 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 in respect of the said 1st Land and the 2nd Land **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1951 in respect of the said 1st Land and the 2nd Land **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the said 1st Land and the 2nd Land or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices by the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said 1st Land and the 2nd Land or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said 1st Land and the 2nd Land or any part or portion thereof nor the same has been being attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said in respect of the said 1st Land and the 2nd Land or any part or portion thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 1st Land and the 2nd Land and every part or portion thereof unto and to the use the Purchaser as shall or may be reasonably required.
- VI. **AND THIS DEED FURTHER WITNESSETH** that the Purchaser shall be entitled to amalgamate and/or cause to be amalgamated the said in respect of the said 1st Land and the 2nd Land and it is hereby further agreed and declared that the Purchaser has agreed to acquire the said 1st Land and the 2nd Land with the intent and object of undertaking integrated development thereof either by themselves or in conjunction with the other persons and/or persons owning the other contiguous plots of land on such terms and conditions as may be agreed upon between the Purchasers and the owners of the adjacent and/or contiguous plots of land.
- VII. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;



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- VIII. Simultaneously with the execution of this Deed of Conveyance the **Vendor** has made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **1st Land** and the **2nd Land**;
- IX. **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Purchaser** [represented by its Director as the Constituted Attorneys and/or Authorized Representative] of the **Vendor** are hereby authorized and shall be entitled:
1. To defend, manage and maintain the said **1st Land** and the **2nd Land** and to pursue the plan to be sanctioned by the Competent Authority;
 2. To cause the Building Plans to be re-validated/modified/alterd and to pay fees, costs, charges for such sanction / revocation / modification / alteration of the Building Plans to be sanctioned by the Competent Authority in respect of the said **1st Land** and the **2nd Land**;
 3. To appoint Architect or Architect-engineers, Surveyors and to have surveyed and soil-tested of the said **1st Land** and the **2nd 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 **1st Land** and the **2nd Land** and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in the region;
 5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Metropolitan Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reformation Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said LAND, the sanction of the said plan of the said **1st Land** and the **2nd Land** and/or change in use and character of the said **1st Land** and the **2nd Land** in the Land Records of the Govt. of West Bengal;
 6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities;
 7. To receive the excess amount or fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.



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8. To utilize or shift or connect the existing utilities in the said **1st Land** and the **2nd Land** in such manner as the Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said **1st Land** and the **2nd Land** or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **1st Land** and the **2nd Land** or any part thereof).
10. To appear and represent and sign on behalf of the **Vendors** before all Authorities including those under the Municipality for fixation and/or finalisation of the annual valuation of the said **1st Land** and the **2nd Land** and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the said **1st Land** and the **2nd Land** and obtaining sanction plan.
12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, K.M.D.A., Metro Railway or any other statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the Bidhannagar Municipality in respect of the said **1st Land** and the **2nd Land** and to do all other things ancillary thereto.
14. To prepare and sign all necessary Form of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, K.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said in respect of the said **1st Land** and the **2nd Land**.
16. To obtain mutation of the said in respect of the said **1st Land** and the **2nd Land** in the records of the Bidhannagar Municipality and the office of the B.L. & L.R.O., Rajarhat or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and



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documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;

17. To obtain change in use and character of the land contained in the said in respect of the said **1st Land** and the **2nd Land** from the Office of the B.L. & L.R.O. 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;
18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendor could do in person.
19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

THE FIRST SCHEDULE ABOVE REFERRED TO

(1st LAND)

ALL THAT piece or parcel of Bastu land measuring **1 Decimal**, be the same a little more or less, having share of 0.0166 and having 'Mayati' rights therein comprised in part or portion of **R. S./L. R. Dag No. 479** appertaining to L. R. Khata No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED** which is butted and bounded in the manner following :-

Sl. No.	R. S. Dag No.	L. R. Dag No.	L. R. Khata No.	Total Area [Decimal]	Share in	Area Conveyed [Decimal]	Area Recorded [Decimal]	Nature of Land
1	479	479	1203	1	0.0166	1.00	1	Bastu
						1.00		

DAG NO. 479

- ON THE NORTH : By Dag No. 479
 ON THE EAST : By Dag No. 494 and 495
 ON THE SOUTH : By Dag No. 479
 ON THE WEST : By Dag No. 479



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THE SECOND SCHEDULE ABOVE REFERRED TO
(2ND LAND)

ALL THAT piece or parcel of Bastu land measuring **1 Decimal**, be the same a little more or less, having share of 0.0468 and having Rayati rights therein comprised in part or portion of **R. S./L. R. Dag No. 482** appertaining to L. R. Khatian No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times aforesaid 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 thereto and thereon bordered **GREEN** which is butted and bounded in the manner following :-

Sl. No.	R. S. Dag No.	L. R. Dag No.	L. R. Khatian No.	Total Area [Decimal]	Share in 10,000	Area Conveyed [Decimal]	Area Recorded [Decimal]	Nature of Land
1	482	482	1203	12	0.0468	1.00	1	Bastu
						1.00		

DAG NO. 482

ON THE NORTH : By Dag No. 483
 ON THE EAST : By Dag No. 486
 ON THE SOUTH : By Dag No. 485
 ON THE WEST : By Dag No. 480

THE THIRD SCHEDULE ABOVE REFERRED TO
(ABSTRACT OF TITLE)

The **Vendor** has acquired the title in respect of the said **LAND** in the manner following:-

- The Vendor is the Recorded Owner in respect of the said Land i.e. ALL THAT piece or parcel of Bastu land measuring **1 Decima**, be the same a little more or less, having share of 0.0166 and having Rayati rights therein comprised in part or portion of **R. S./L. R. Dag No. 479** appertaining to L. R. Khatian No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) hereinafter referred to as the **1st Land in the First Schedule** heretofore, having been recorded as Raiyat in the R. O. R. [Parcha] finally published after LR operations by the Office of the B. L. & L. R. O., Rajarhat;



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2. The Vendor is the Recorded Owner in respect of the said Land i.e. ALL THAT piece or parcel of Bastu land measuring 2.00 decimal, be the same a little more or less, having share of 0.0468 and having 'Raiyat' rights therein comprised in part or portion of **R. S./L. R. Dag No. 482** appertaining to L. R. Khatian No. 1203 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannaga [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 2nd Mangals (North) hereinafter referred to as the **2nd Land in the Second Schedule** hereinafter, having been recorded as Raiyat in the R. O. R. [Parcha] finally published after LR operations by the Office of the B. L. & L. R. O., Rajarhat;
3. The Vendor is thus fully seized and possessed of and otherwise well and sufficiently entitled to the said **1st LAND and 2nd LAND** and is in khas possession of the same upon payment of the Land revenue to the Office of the B. L. & L. R. O., Rajarhat;



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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 **VENDOR** in

the presence of:

Assia Gardin

1. Prasanta Kumar

2. Balabir Goozi



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Bidhan Nagar (Salt Lake City)

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RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.2,32,465/- (Rupees Two lacs thirty two thousand four hundred sixty five only)** towards the within mentioned consideration for sale and transfer of the said LAND as per MEMO OF CONSIDERATION hereinbelow:

MEMO OF CONSIDERATION

Sl.	Date	Cheque No.	Issued by [Purchaser]	Favouring	Bank	Amount
1	18/4/11	891168	SURENDRA KUMAR DUGAR	MONALISA GANDHI	Indian Bank	1,16,233/-
2	18/4/11	476479	PAWAN KUMAR AGARWAL	DO	Punjab S.Sind Bank	1,16,232/-
TOTAL						2,32,465/-

(Rupees Two lacs thirty two thousand four hundred sixty five only)

Monalisa Gandhi
Vendor

Witnesses:

1. Prasanta Paremi.
Panchla, Howrah.

2. Babli Gazi
Konch purkut, K.L.C

Prepared in my Office

Pratit Chakraborty

Pratit Chakraborty
Advocate
Alipore Police Court
Kolkata - 700 027



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Bidhan Nagar (Salt Lake City)

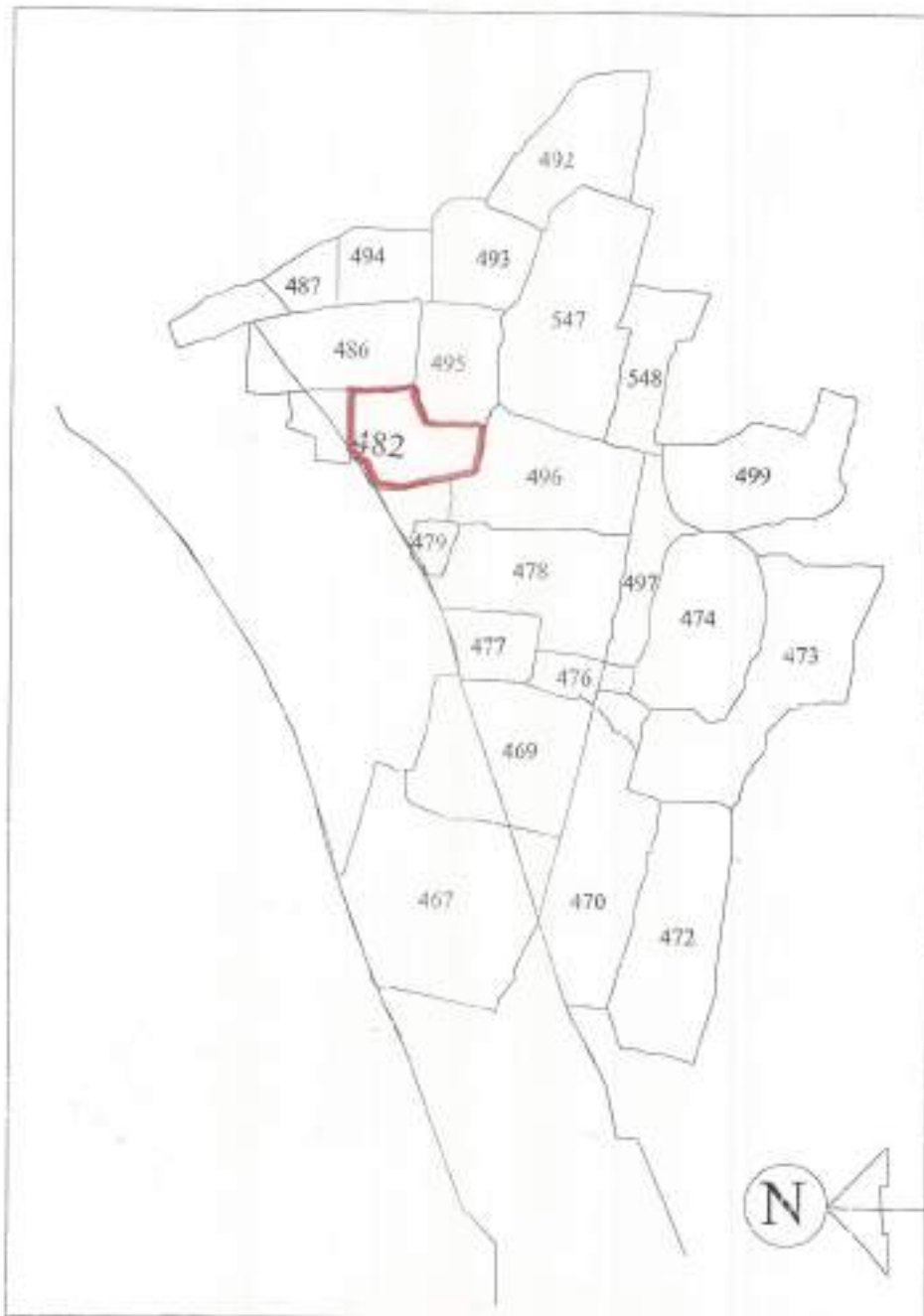
19 APR 2011

Site Plan For L.R.Dag no. 482

Mouza Mahishbathan, J.L. No. 18, R.S/L.R.Khatian No.- 1203

Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 1.00 decimal



Manalica Gosh

Signature of Vendors



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

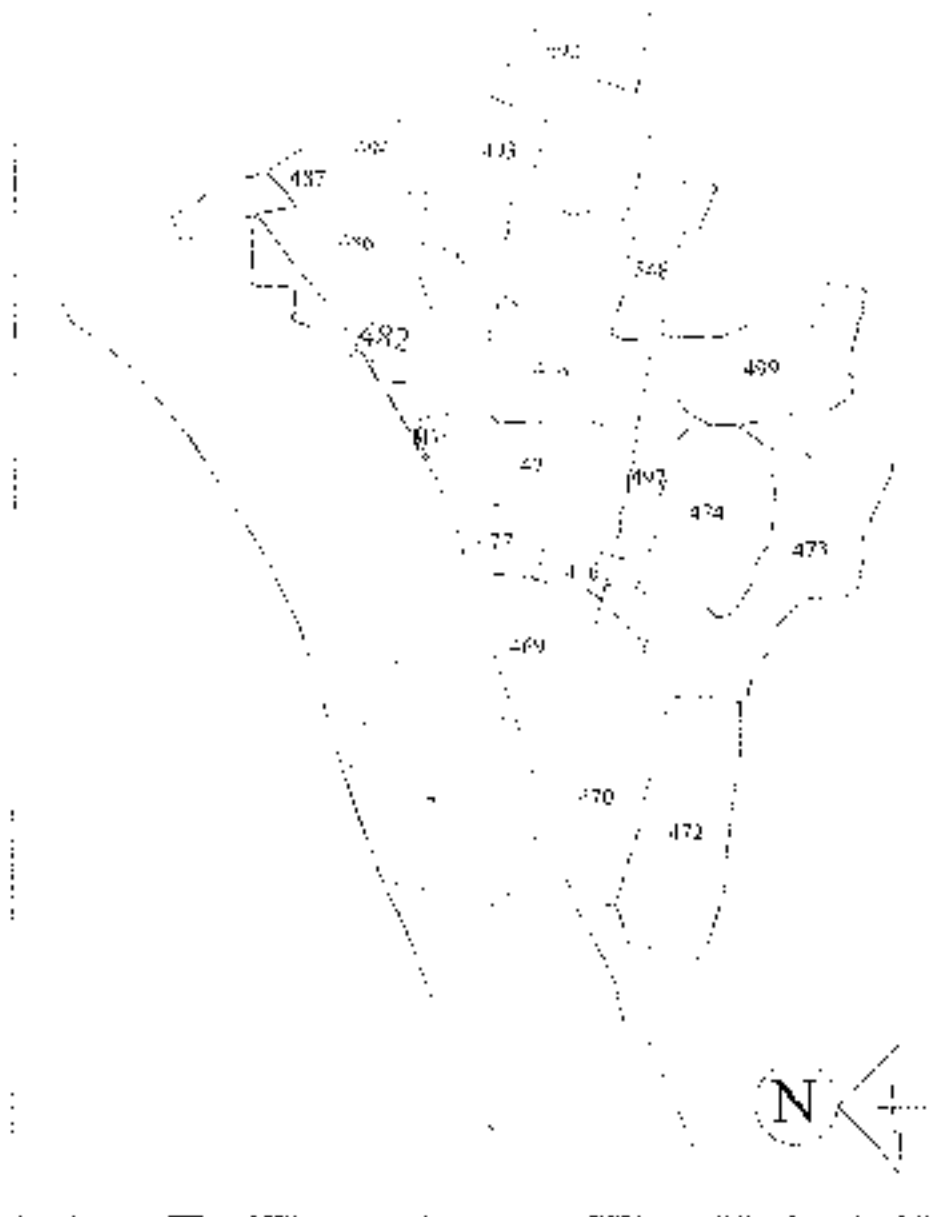
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Site Plan For L.R. Dag no. 479

Mouza Mahishbathan, J.L. No. 18, R.S/L.R. Khatian No.- 1203

Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 1.00 decimal



Mandisa Ghosh
Signature of Vendors














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

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SPECIMEN FOR TEN FINGERPRINTS












Sl. No. Signature of the
 Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	<i>Meralva Yasbir</i>		<i>Meralva Yasbir</i>		
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



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Bidhan Nagar (Salt Lake City)

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

Name

Signature Harish Kumar Singh

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

Name

Signature

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

Name

Signature

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

Name

Signature














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

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PAWAN - Ji

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Name.....					
Signature..... <i>P. U. Agaveel</i>					
PHOTO					
	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.....					



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Bidhan Nagar (Salt Lake City)

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

Endorsement For Deed Number : I - 04576 of 2011
(Serial No. 04887 of 2011)

On

Payment of Fees:

On 19/04/2011

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

Presented for registration at 15.48 hrs on :19/04/2011, at the Private residence by Monalisa Gandhi ,Executant.

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

Execution is admitted on 19/04/2011 by

1. Monalisa Gandhi, daughter of Kamal Kishore Gandhi , C F 305 Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste Hindu, By Profession : Others
Identified By Prasanta Parui, son of N Ch Parui, Thana:-Panchla, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
ADDITIONAL-DISTRICT SUB-REGISTRAR

On 20/04/2011

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-636060/-

Certified that the required stamp duty of this document is Rs.- 38184 /- and the Stamp duty paid as: Impresive Rs.- 500/-

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/04/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 21/04/2011

Amount by Draft

1. Rs. 3505/- is paid, by the draft number 243518, Draft Date 20/04/2011, Bank Name State Bank of India, LOWER CIRCULAR ROAD, received on 21/04/2011



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

21 APR 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

21/04/2011 11:31:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04576 of 2011
(Serial No. 04887 of 2011)

2. Rs. 3505/- is paid, by the draft number 670563, Draft Date 20/04/2011, Bank Name State Bank of India, GOKHALE ROAD, received on 21/04/2011

(Under Article : A(1) = 6996/- ,E = 14/- on 21/04/2011)

Deficit stamp duty

Deficit stamp duty


1. Rs. 18867/- is paid 24351720/04/2011 State Bank of India, LOWER CIRCULAR ROAD, received on 21/04/2011

2. Rs. 18867/- is paid 67055320/04/2011 State Bank of India, GOKHALE ROAD, received on 21/04/2011

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



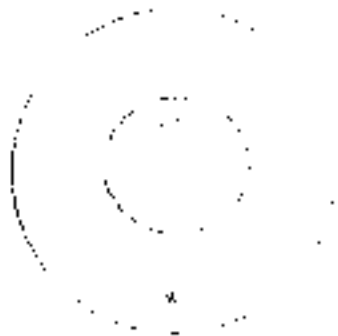

Addl District Sub-Registrar
Bidhan Nagar (Belt Lake City)

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ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 61 (3) E - 69.

Registered in Book - I
CD Volume number 9
Page from 4706 to 4733
being No 04675 for the year 2011.



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