

5387

I 05835



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 329838

Sale  
 Stamp Rs. 100/-  
 D/B 75720  
 25520  
 21/11/13



**THIS INDENTURE** made this 21<sup>st</sup> day of November, Two Thousand Thirteen **BETWEEN SUPRATIM CHOUDHURY**,  
 having PAN AETPC7244M, son of Subhash Choudhury, residing  
 at 16/1 Akrur Dutta Lane, Police Station Muchipara, Kolkata -  
 700 012, hereinafter referred to as the **VENDOR** (which  
 expression shall unless excluded by or repugnant to the subject  
 or context be deemed to mean and include his heirs, executors,  
 administrators, legal representatives and assigns) of the **ONE  
 PART AND EESHVI REAL ESTATE PRIVATE LIMITED,**

*certified that the document is admitted  
 for registration and that the photo  
 sheet and finger print sheet attached with  
 this document is the part of this document*

Addl. Dist. Sub-Registrar, Bishnupur

21 NOV 2013

21 NOV 2013

06 SEP 2013

Serial 2364 Date  
Name  
Address  
Rs 100/-

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



Prakash Mudda  
S/o Raj Kumar Mudda  
126, Lord Sinha Road,  
Kolkata - 71.

This document is the property of the Registrar, Bishnupur, South 24 Parganas, West Bengal. It is not to be used for any other purpose without the written permission of the Registrar.

A.D.S.R., Bishnupur  
South 24 Parganas  
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having PAN AADCE3807F, a Company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station - Tollygunge, Kolkata - 700 026, represented by its authorized signatory Vineet Saraogi, son of Mr. Pawan Kumar Saraogi, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective successor or successors-in-interest and assigns) of the **OTHER PART**:

**WHEREAS:**

- A) Ashutosh Mukhopadhyay was the recorded owner of *Sali* land measuring 5 (five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 2903, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within *Kulardari Gram Panchayet*, District South 24 Parganas (hereinafter referred to as the **Said Property**).
- B) By a Deed of Conveyance dated 24<sup>th</sup> June, 2011, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas, in Book No. I, CD Volume No. 16, at Pages 1404 to 1422, being Deed No. 04735 for the year 2011, Ashutosh Mukhopadhyay sold to the Vendor the entirety of the Said Property more fully and particularly described in the Schedule thereunder as also in the **Schedule** hereunder written.
- C) Thus, the Vendor is now seized and possessed of and/or otherwise well and sufficiently entitled to all that undivided *Sali* land measuring 5 (five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 2903, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within *Kulardari Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas, being the Said Property.
- D) Pursuant to the Agreement dated 18<sup>th</sup> November, 2013, entered into between the Vendor herein and the Purchaser herein, the Vendor has agreed to sell and the Purchaser has agreed to purchase All That the Said Property free from all encumbrances, mortgages, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever at and for the consideration of a sum of Rs.50,000/- (Rupees Fifty Thousand only) and in further consideration of the Purchaser at its costs and expenses constructing and allocating to the Vendor as owner thereof 30% (Thirty percent) of the FAR out of the total sanctioned area of the Said Property, in the new building complex to be constructed by the Purchaser either itself or through a reputed builder on the Said Property which would be developed along with the land adjacent thereto acquired by the Purchaser and/or its sister concerns and/or its group companies.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.50,000/- (Rupees Fifty Thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge) and in further consideration of the Purchaser constructing and erecting at its costs and expenses and allocating to the Vendor as owner thereof 30% (Thirty percent) of the FAR out of the total sanctioned area of the Said Property in the new building complex to be constructed by the Purchaser either itself or through a reputed builder on the Said Property and in the land adjacent thereto, the Vendor doth hereby grant transfer convey assign



  
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and assure unto and in favour of the Purchaser **All That** the piece and parcel of undivided *Sali* land measuring 5 (five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 2903, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within *Kulardari Gram Panchayet*, District South 24 Parganas, more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **the said property**) **OR HOWSOEVER OTHERWISE** the Said Property or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished together with all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Said Property or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof together with all deeds, pattaahs, muniments of title whatsoever relating to the Said Property or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the Said Property hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever;

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property 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 his heirs, executors, administrators, legal representatives and the Vendor has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the Said Property and the rights properties appurtenances and premises hereby sold transferred and conveyed unto the Purchaser in the manner aforesaid;
- c. **AND THAT** the Said Property hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, 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 property hereby sold in the manner aforesaid.



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- d. **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 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 his heirs, executors, administrators, legal representatives and assigns.
- e. **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 property or any part or portion thereof through under or in trust for the Vendor or any of his heirs, executors, administrators, legal representatives and assigns shall and will from time to time and at all times hereafter at the request cost and expenses of the Purchaser 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 property 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.
- f. **AND ALSO** the Vendor had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said property 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.
- g. **AND THAT** it is expressly recorded and declared that the transaction contemplated in this Deed of Conveyance is in pursuance of the Agreement dated 18<sup>th</sup> November, 2013 entered into between the Vendor herein, therein referred to as Vendor of the One Part and the Purchaser herein, therein referred to as Purchaser of the Other Part and the said Agreement dated 18<sup>th</sup> November, 2013 and the terms thereof are valid, subsisting and in full force for all purposes and intents.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece and parcel of undivided *Sali* land measuring 5 (five) *cottah*, more or less, comprised in R.S./L.R. *Dag No. 33*, recorded in L.R. *Khatian No. 2903, Mouza Daulatpur, J.L. No. 79*, Police Station Bishnupur, within *Kulardari Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas and butted and bounded in the manner following:

**On the North** : By 16 feet Wide Road  
**On the East** : By R.S. *Dag No.33*  
**On the South** : By R.S. *Dag No. 35*  
**On the West** : By R.S. *Dag No.33*



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

**SIGNED AND DELIVERED** by the **VENDOR** at Kolkata in the presence of:

1. Prakash Misra  
2B, Lord Sinha Road,  
Kolkata - 71.

Subin Choudhury

2.

**SIGNED SEALED AND DELIVERED** by the **PURCHASER** at Kolkata in the presence of:

1. Prakash Misra

2. Shubhrajit Banerjee

EESHVI REAL ESTATE PVT. LTD.

Vinay Samal

Director / Authorised Signatory

**Drafted by:**

Chittaranjan Sardar  
of Panarala  
P.S. Bishnupur  
Licence no 5



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**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs.50,000/- (Rupees Fifty Thousand only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Amount</b>
19.11.2013	322604	Indian Overseas Bank, Kalighat Branch	Rs.50,000/-
		<b>Total:</b>	<b>Rs.50,000/-</b>

**(RUPEES FIFTY THOUSAND ONLY).**

*Sudhakar Choudhary*

(Signature of Vendor)

**WITNESSES:**























1. *Ramkrishna Muradhi*
2. *Sudhakar Choudhary*



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**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



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**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BISHNUPUR, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05387 / 2013, Deed No. (Book - I , 05835/2013)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Supratim Choudhury 16/1 Akur Dutta Lane, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, Pin :-700012	 21/11/2013	 LTI 21/11/2013	 21/11/13.

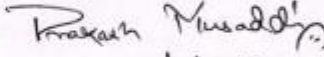
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Supratim Choudhury Address -16/1 Akur Dutta Lane, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, Pin :-700012	Self	 21/11/2013	 LTI 21/11/2013	
2	Vineet Saraogi Address -122/1 R, Satyendra Nath Majumder Sarani, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 21/11/2013	 LTI 21/11/2013	

Name of Identifier of above Person(s)

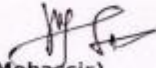
Prakash Musadd  
126 Lord Sina Road, Kolkata, Thana:-Shakespeare  
Sarani, District:-Kolkata, WEST BENGAL, India, Pin  
:-700071

Signature of Identifier with Date

  
21/11/2013

A.D.S.R. BISHNUPUR  
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(Abu Hena Mobassir)

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR**  
Office of the A.D.S.R. BISHNUPUR



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A.D.S.R., Bishnupur  
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Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 05835 of 2013  
(Serial No. 05387 of 2013 and Query No. 1613L000012269 of 2013)

On 21/11/2013

**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, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 16672.00/-, on 21/11/2013

( Under Article : A(1) = 16665/- ,E = 7/- on 21/11/2013 )

**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.-15,15,938/-

Certified that the required stamp duty of this document is Rs.- 75807 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 75720/- is paid , by the draft number 660462, Draft Date 20/11/2013, Bank : State Bank of India, AMTALA, received on 21/11/2013

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

Presented for registration at 13.29 hrs on :21/11/2013, at the Office of the A.D.S.R. BISHNUPUR by Supratim Choudhury ,Executant.

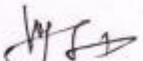
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 21/11/2013 by

1. Supratim Choudhury, son of Subhash Choudhury , 16/1 Akur Dutta Lane, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By Profession : Business
2. Vineet Saraogi  
Authorized Signatory, Eeshivi Real Estate Pvt. Ltd., 122/1 R, Satyendra Nath Majumder Sarani, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026,  
By Profession : Business

Identified By Prakash Musadd, son of Raj Kumar Musadd, 126 Lord Sina Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700071, By Caste: Hindu, By Profession: Others.

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

  
( Abu Hena Mobassir )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

21/11/2013 13:52:00

EndorsementPage 1 of 1



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South 24 Parganas

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 62 to 72  
being No 05835 for the year 2013.



*Handwritten signature*

(Abu Hena Mobassir) 21-November-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A.D.S.R. BISHNUPUR  
West Bengal



#####  
DATED THIS DAY OF NOVEMBER 2013  
#####

BETWEEN

SUPRATIM CHOUDHURY

... VENDOR

AND



EESHVI REAL ESTATE  
PRIVATE LIMITED

... PURCHASER

CONVEYANCE  
[JV JOKA DAG 33]