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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Addr. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
02 MAY 2013

Deed of Conveyance

(Valued at Rs. 2,76,00,000.00)

This **Deed of Conveyance** of absolute sale made on this the <sup>29th</sup> day of April..... Two Thousand and Thirteen.

**B e t w e e n**

1. **Mr. Nathmal Verma** (PAN - ABNPV9930G), son of Late Basudeo Verma, aged about 61 years, by nationality Indian, by faith Hindu, by occupation Business,
2. **Mr. Saroj Kumar Verma @ Mr. Saroj Kumar Varma** (PAN - ABOPV0243P), son of Late Basudeo Verma, aged about 54 years, by nationality Indian, by faith Hindu, by occupation Business,

..... 3. **Mrs. Anju**

Handwritten notes in green ink:  
VISIT CASE NO -  
00442/2013  
Date - 29/04/2013



4247 26/4/13 smh

ক্রতার নাম \_\_\_\_\_  
সাহ \_\_\_\_\_  
স্টাম্প ডেভার স্বাক্ষর \_\_\_\_\_  
বিধান নগর (সল্টসেক সিটি) এ. ডি. এম. ডায় \_\_\_\_\_  
মোট স্টাম্প ক্রয় তার \_\_\_\_\_  
চালান নং \_\_\_\_\_

SUBIR KUMAR SEAL  
Advocate,  
High Court, Calcutta  
Enrolment No WB-F-888/487-'94

10 APR 2013  
800000

টেওয়ারী বাবাকপুর ডেভার মিতা দত্ত

✓ Path ma) Kurma  
N. e. T. 9.

997

✓ Path ma) Kurma  
N. e. T. 9.

998



✓ Saaf Kuman Varma  
N. e. T. 9.

999

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

Anju Varma

29 APR 2013



3. **Mrs. Anju Verma @ Mrs. Anju Varma** (PAN - ABXPV1559K), wife of Mr. Shiv Kumar Varma, aged about 52 years, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at 25, Sovabazar, Police Station - Shyampukur, Kolkata - 700 005,

4. **Mr. Satya Narayan Verma** (PAN - ACZPV3862A), son of Ramawatar Verma, aged about 61 years, by nationality Indian, by faith Hindu, by occupation Business,

5. **Mr. Nand Lal Varma** (PAN - ABPPV2478K), son of Ramawatar Verma, aged about 58 years, by nationality Indian, by faith Hindu, by occupation Business,

6. **Mr. Shiv Kumar Varma** (PAN - ABQPV6045H), son of Ramawatar Verma, aged about 57 years, by nationality Indian, by faith Hindu, by occupation Business,

all are presently residing at 30/A, Kalakar Street, Police Station - Burrabazar, Kolkata - 700 007,

hereinafter collectively called and referred to as the **OwnersVendors** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **One Part.**

#### A n d

1. **M/s. Rainbow Properties** (PAN - AAPFR2216Q), a partnership firm constituted in accordance with the provisions of Indian Partnership Act, 1932 having its registered office at V.I.P. Enclave, Part II, Block - A, Ground Floor, Room No. 15, V.I.P. Road, Kolkata - 700 059, represented through its all seven partners, namely,

- i. Sri Siddharth-Gadia, (PAN - ADHPC3299F), son of Late Ashok Kumar Gadia, aged about 38 years, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at Parvati Vihar, Flat No. F-1/B, 52/6, V.I.P. Road, Raghunathpur, Kolkata - 700 059,

- ii. Sri Ganesh Mundhra (PAN - AELPM0680B), son of Sri Ramanand Mundhra, aged about 48 years, by nationality Indian, by faith Hindu, by occupation Business,

at present residing at Parvati Vihar, Flat No. E-2/B, 52/6, V.I.P. Road, Raghunathpur, Kolkata - 700 059,

N. e. T. 9.

1000



✓ Satyanarayan Verma

N. e. T. 9.

1001



✓ Shakti Varma

N. e. T. 9.

1002



✓ Shivkumar Varma



Identified by me:

Subir Kumar Seal

Subir Kumar Seal  
Advocate  
High Court Calcutta

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

29 APR 2013





- iii. Sri Vinod Kumar Agarwal (PAN - ACHPA8951D), son of Late Nanak Chand Agarwal, aged about 42 years, by nationality Indian, by faith Hindu, by occupation Business,

at present residing at Gitanjali Apartments, , BL-7, 3rd Floor, V.I.P. Road, Teghoria, Kolkata - 700 059,

- vi. Sri Om Prakash Agarwal (PAN - ACQPA9564M), son of Late Hariram Agarwal, aged about 51 years, by nationality Indian, by faith Hindu, by occupation Business,

at present residing at 82, Bidhan Nagar Road, Natural View, Flat No. 12H, Kolkata - 700 067,

- v. Sri Bimal Kumar Lohia (PAN - ABBPI.5409J), son of Sri Shyam Sundar Lohia, aged about 49 years, by nationality Indian, by faith Hindu, by occupation Business,

at present residing at Flat No. 6B, 6th Floor, 12C, Lord Sinha Road, Kolkata - 700 071,

- vi. Sri Kumar Manglam Choudhary (PAN - AFCPC3090F), son of Sri Jagdish Prasad Choudhary, aged about 27 years, by nationality Indian, by faith Hindu, by occupation Business,

at present residing at 22/25, Monohar Pukur Road, Anurag Building, Kolkata - 700 029,

- vii. Sri Rajiv Kumar Sureka, (PAN - AJEPS1707R), son of Sri Motilal Sureka, aged about 37 years, by nationality Indian, by faith Hindu, by occupation Business,

at present residing at Duke Garden, Crown Block, 3rd Floor, Flat 3CD, Raghunathpur More, V.I.P. Road, Kolkata - 700 059,

2. **M/s. Rainbow Builders** (PAN - AAPFR2217R), a partnership firm constituted in accordance with the provisions of Indian Partnership Act, 1932 having its registered office at V.I.P. Enclave, Part II, Block - A, Ground Floor, Room No. 15, V.I.P. Road, Kolkata - 700 059, represented through its all seven partners namely,

- i. Sri Siddharth Gadia,  
ii. Sri Ganesh Mundhra,



- iii. Sri Vinod Kumar Agarwal,
- vi. Sri Om Prakash Agarwal,
- v. Sri Bimal Kumar Lohia,
- vi. Sri Kumar Manglam Choudhary,
- vii. Sri Rajiv Kumar Sureka,

3. **M/s. Emerald Infraprojects** (PAN - AAEFE0948L), a partnership firm constituted in accordance with the provisions of Indian Partnership Act, 1932 having its registered office at V.I.P. Enclave, Part II, Block - A, Ground Floor, Room No. 15, V.I.P. Road, Kolkata - 700 059, represented through its all seven partners namely,

- i. Sri Sudarshan Gadia, (PAN - ADHPG3301G), son of Late Ashok Kumar Gadia, aged about 47 years. by nationality Indian, by faith Hindu, by occupation Business,

at present residing at Parvati Vihar, Flat No. F-1/B, 52/6, V.I.P. Road, Raghunathpur, Kolkata - 700 059,

- ii. Sri Ganesh Mundhra,
- iii. Sri Vinod Kumar Agarwal,
- vi. Sri Om Prakash Agarwal,
- v. Sri Bimal Kumar Lohia,
- vi. Sri Kumar Manglam Choudhary,
- vii. Sri Rajiv Kumar Sureka,

4. **M/s. Emerald Constructions** (PAN - AAEFE0946R), a partnership firm constituted in accordance with the provisions of Indian Partnership Act, 1932 having its registered office at V.I.P. Enclave, Part II, Block - A, Ground Floor, Room No. 15, V.I.P. Road, Kolkata - 700 059, represented through its all seven partners, namely,

- i. Sri Sudarshan Gadia,
- ii. Sri Ganesh Mundhra,
- iii. Sri Vinod Kumar Agarwal,



- vi. Sri Om Prakash Agarwal,
- v. Sri Bimal Kumar Lohia,
- vi. Sri Kumar Manglam Choudhary,
- vii. Sri Rajiv Kumar Sureka,

hereinafter collectively called and referred to as the **Purchasers** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partner and/or partners, successors-in-interest, successors-in-office, legal representatives and/or assigns) of the **Other Part**.

All the four purchasers shall have equal undivided  $\frac{1}{4}$ <sup>th</sup> share in the sold property.

**Subject matter of sale :**

All that piece and parcel of Bastu land hereditaments admeasuring an area of 37.95 (thirty seven point nine five) Decimals which is equivalent to 23 (twenty three) Cuttahs, be the same a little more or less comprised in R.S. and L.R. Plot Dag No. 596 (part) in R.S. Khatian No. 49 in L.R. Khatian Nos. 1361, 1362, 1363, 1364, 1365 and 1366 in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Airport (previously under Police Station - Rajarhat), Kolkata - 700 052 Kaikhali, Sardarpara under Ward No. 10 of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas (hereinafter for the sake of brevity called and referred to as the "said land pemises") morefully and particularly dealt in under **First Schedule** hereunder appearing.

**Background :-**

**Part - I**

(How **Mr. Nathmal Verma** and **Mr. Saroj Kumar Verma** @Mr. Saroj Kumar Varma, both sons of Late Basudeo Verma became the owners of all that Bastu land admeasuring an area of **6 (six) Cuttahs** which is equivalent to 9.9 (nine point nine) Decimals be the same a little more or less comprised in R.S. & L.R. Plot Dag No. 596 (part) in R.S. Khatian No. 49 in L.R. Khatian Nos. 1361 and 1362 in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Airport, Kolkata - 700 052).

..... **Whereas :**



**Whereas :**

One Mohuranjan Mohammed Mandal, since deceased, was seized and possessed of and/or otherwise well and sufficiently entitled amongst others all that Rayat Sthitiban Sattya Bisishta Sali land hereditaments and premises admeasuring an area of 6 (six) Cuttaha 0 (zero) Chittack and 0 (zero) Sq.ft. be the same a little more or less comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, Pargana Kolikata, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Rajarhat within the jurisdiction of the then Sub Registry, Cossipore, Dum Dum and within the local limits of the then Gopalpur-Arjunpur No. 2 Gram Panchayat, District the then 24 Parganas.

**And Whereas :**

While seizing, possessing and enjoying the afoesaid land the said Mohuranjan Mohammed Mandal, died intestate, leaving behind him surviving his one and only wife Juhurenessa Bibi, as his one and only successor to success and inherit all the estates and properties left by the said Mohuranjan Mohammed Mandal, since deceased, in 16 (sixteen) Anna share in accordance with the provisions of Mohammedan Law of Succession through which the said Mohuranjan Mohammed Mandal, since deceased, was governed during his lifetime.

**And Whereas :**

Thus the said Juhurenessa Bibi, wife of Late Mohuranjan Mohammed Mandal was then absolutely seized and possessed of and/or otherwise well and sufficiently entitled amongst others all that Rayat Sthitiban Sattya Bisishta (now Rayati Dakhali Sattya Bishishta) Sali land hereditaments admeasuring an area of 6 (six) Cuttaha be the same a little more or less comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49 Pargana Kolikata, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Rajarhat, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, (previously under Sub Registry, Cossipore, Dum Dum) within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayat in the District of North 24 Parganas (previously 24 Parganas) free from all encumbrances whatsoever.

**And Whereas :**

By virtue of a Deed of Family Settlement dated the 19th day of October, 1987 made between Juhurenessa Bibi, wife of Late Mohuranjan Mohammed Mandal, therein

..... described as





described as the party of the First Part and Noor Mohammed Mandal, Din Mohammed Mandal, Firoz Mohammed Mandal, Hyder Ali Mandal therein described as the party of the Second Part and Mohammed Sahidul Islam, Mohammed Bagbul Islam, Mohammad Kabirul Islam therein described as the party of the Third Part and Lal Mohammed Mandal and Golam Mohammed Mandal, Saheed Mohammed Mandal, Rafique Mohammed Mandal, and Habib Mohammed Mandal, therein described as the party of the Fourth Part, all grand sons of Juhurennessa Bibi, in pursuance to her wishes and desire, she as Settlor therein granted, conveyed, transferred, assigned and assured unto and to the use of the said grand sons, the Trustees, all that the Rayat Sthitiban Sattya Bisishtha Sali land hereditaments and premises, each group of grand sons i.e. the Second, Third and Fourth Part, each having undivided  $\frac{1}{3}$ <sup>rd</sup> share of her properties therein described in the schedule including the properties amongst others all that Rayati Dakhali Sattya Bishistha Sali land hereditaments and premises measuring about 6 (six) Cuttahs be the same a little more or less comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, Pargana Kolikata, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Rajarhat within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, (previously under Sub Registry, Cossipore, Dum Dum) within the municipal limits of Gopalpur-Arjunpur No. 2 Gram Panchayat.

**And Whereas :**

By virtue of a Deed of Conveyance dated the 30th day of December, 1993 the said Noor Mohammad Mandal, Taj Mohammad Mandal, Iyer Mohammed Mandal, Din Mohammed Mandal, Firoz Mohammed Mandal, Hyder Ali Mandal all sons of Mohammed Jalaluddin Mandal, all by nationality Indian, all by faith Muslim, all by occupation Cultivation, all of Village - Kaikhali, therein collectively referred to as the vendors of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of sali land hereditaments admeasuring an area of **6 (six) Cuttahs** be the same a little more or less together with all rights of easements in R.S. Plot Dag No. 596 (part), in R.S. Khatian 49, in Mouza Kaikhali, J.L. No. 5, Re Su No. 115, Touzi No. 172, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayat, District - 24 Parganas, being Scheme Plot No. B, to one **Mr. Nathmal Verma** and **Mr. Saroj Kumar Verma** @ Mr. Saroj Kumar Varna, both sons of Late Basudeo Verma, both of 30/A, Kalakar Street, Police Station - Burrabazar, Kolkata - 700 007, jointly the purchasers therein of the other part, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and the same was copied in Book No. I, Volume No. 6, Pages Nos. 57 to 64, being Deed No. 186 for the year 1994.



**And Whereas :**

Upon purchasing the aforesaid land the said Mr. Nathmal Verma and Mr. Saroj Kumar Verma @ Mr. Saroj Kumar Varma, duly mutated their joint names in the records of Rajarhat Gopalpur Municipality and the said Municipality duly assessed the said land as Holding No.AS/36/1948/2003 (it would be contextual to mention that with the formation of Rajarhat-Gopalpur Municipality, the said land came within their purview of the said municipality and initially the said land was under Ward No.-27 and thereafter it was under Ward No. 10) and the said Mr. Nathmal Verma and Mr. Saroj Kumar Verma @Mr. Saroj Kumar Varma, also duly mutated their respective names in the records of Block Land & Land Reforms Office, Rajarhat vide L.R. Khatian Nos. 1361, 1362, (during the course of L.R. Settlement Zarip) and since then are paying khajna and taxes thereof, as time to time levied by the respective competent authorities, as the sole and absolute joint owners of the said 6 (six) Cuttahs of land in question in equal share.

**And Whereas :**

That by virtue of the recital hereinabove stated the said Mr. Nathmal Verma and Mr. Saroj Kumar Verma @ Mr. Saroj Kumar Varma, both sons of Late Basudeo Verma, both of 30A, Kalakar Street, Police Station - Burrabazar, Kolkata - 700 007, have jointly seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land (Bastu by classification) admeasuring an area of 6 (six) Cuttahs be the same a little more or less which is equivalent to 9.9 (nine point nine) Decimals comprised in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, in R.S. & L.R. Plot Dag 596 (part) in R.S. Khatian 49 in L.R. Khatian Nos. 1361 and 1362, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat Gopalpur Municipality, vide Municipal Holding No. AS/36/1948/2003, Police Station - Airport, District North 24 Parganas, being Scheme Plot No. B, morefully and particularly dealt in under **Part - I**, of the **First Schedule** hereinunder appearing.

**Part - II**

(How **Mrs. Anju Verma** @ Mrs. Anju Varma, wife of Sri Shiv Kumar Verma, of 25, Sovabazar, Police Station - Shyampukur, Kolkata - 700 005, became the owner of all that land measuring 5 (five) Cuttahs, which is equivalent to 8.25 (eight point two five) Decimals, in R.S. & L.R. Plot Dag No. 596 (part), R.S. Khatian No. 49 in L.R. Khatian 1366, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Airport, Kolkata - 700 052).

..... **And Whereas :**



**And Whereas :**

One Jalaluddin Mohammed, since deceased and Jan Mohammed Mandal were jointly seized and possessed of and/or otherwise well and sufficiently entitled to amongst others all that Rayati Sthitiban Sattya Bishistha (now Rayati Dakhali Sattya Bishisthta) Sali land hereditaments admeasuring an area of 26 (twenty six) Sataks and 3 (three) Sataks respectively in R.S. Plot Dag No. 596 (part) in R.S. Khatian 49, Pargana Kalikata, comprised in Mouza - Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Rajarhat, within the local limits of Gopalpur -Arjunpur No. 2, Gram Panchayat, District 24 Parganas and they were enjoying the same peaceably without any interference from any corner whatsoever.

**And Whereas :**

While seizing, possessing and enjoying the aforesaid land the said Jalaluddin Mohammed died intestate on 5th day of October, 1968, leaving behind him surviving his wife Shakina Bibi, five sons namely Lal Mohammed Mandal, Golam Mohammed Mandal, Sahid Mohammed Mandal, Rafique Mohammed Mandal, Habib Mohammed Mandal and four daughters Jaheda Bibi, wife of Abul Khayar Mandal, Jarina Bibi, wife of Mujibar Rahman, Abiba Bibi, wife of Najimuddin Molla, Aklima Bibi, wife of Jaruddin Ahamed Mallick the predecessor-in-interest, namely Jan Mohammed Mandal, who jointly inherited the properties of the said Jalaluddin Mohammed since deceased, in accordance with the provisions of Mohammaden Law including the aforesaid Rayati Dakhali Sattya Bishistha Sali land hereditaments admeasuring an area of 26 (twenty six) Decimals be the same a little more or less comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian 49, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - the then Rajarhat, within the local limits of Rajarhat Gopalpur Municipality, previously under Gopalpur-Arjunpur No. 2 Gram Panchayat, District North 24 Parganas.

**And Whereas :**

The said Jahurenassa Bibi, wife of Late Mohuranjan Mohammed Mandal inherited the property from her deceased husband including all that Rayati Sthitiban Sattya Bishistha (now Rayati Dakhali Sattya Bishistha) Sali land hereditaments and premises measuring 3 (three) Cuttaks 3 (three) Chittacks and 5 (five) Sq.ft. be the same a little more or less being portion of the aforesaid R.S. Plot Dag No. 596 (part) appurtaning to R.S. Khatian No. 49, Pargana Kalikata, Mouza Kaikhali, J.L. No. 5,





Re. Su. No. 115, Touzi No. 172, Police Station - Rajarhat, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, District North 24 Parganas, within the local limits of Gopalpur-Arjunpur No.-2 Gram Panchayat, free from all encumbrances.

**And Whereas :**

By virtue of a Deed of Family Settlement dated the 19th October, 1987 as stated herein above, the said Shakina Bibi, Lal Mohammed Mandal, Golam Mohammed Mandal, Sahid Mohammed Mandal, Rafique Mohammed Mandal, Habib Mohammed Mandal, Jaheda Bibi, Jarina Bibi, Abiba Bibi, Mabilia Bibi and Aklima Bibi, all legal heirs of the said Jalaluddin Mahammed, since deceased, by virtue of the aforesaid Deed of family Settlement became the joint owners of all that Sali land hereditaments admeasuring in area of 26 (twenty six) Sataks and 3 (three) Sataks thus totalling 29 (twenty nine) Sataks in R.S. Plot Dag No. 596 (part) in R.S. Khatian 49, Pargana Kalikata, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Rajarhat, Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, District North 24 Parganas.

**And Whereas :**

That by virtue of Deed of Conveyance dated the 30th day of May, 1994, the said Golam Mohammed Mandal, Sahid Mohammed Mondal, Rafique Mohammed Mondal, Habib Mohammed Mondal, all sons of Late Jalaluddin Mondal, Jaheda Bibi, Jarina Bibi, Abeda Bibi, Mabilia Bibi, Akhima Bibi, all daughters of Late Jalaluddin Mondal and Shakina Bibi, wife of Late Jalaluddin Mondal, collectively the vendors therein of the one part had indefesibly sold, conveyed, transferred, released and parted all that demarcated portion of Sali land measuring more or less 2 (two) Cuttahas in R.S. Plot Dag No. 596 (part) appurtaining to R.S. Khatian 49, in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Airport (previously Police Station - Rajarhat), District North 24 Parganas, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, (previously under Gopalpur Arjunpur No. 2 Gram Panchayat) being Scheme Plot No. A-5 to one Mr. Raj Kumar Verma, son of Late Basudeo Verma of 25, Sovabazar, Police Station - Shyampukur, Kolkata - 700 005, the purchaser therein of the other part, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. 1, Volume No. 76, Pages Nos. 127 to 136 being Deed No. 3451 for the year 1994, free from all encumbrances.



**And Whereas :**

The said Mr. Raj Kumar Verma after purchasing the saforesaid land duly mutated his name in the records of Rajarhat Gopalpur Municipality as well as in the records of Block Land & Land Reforms Office Rajarhat, North 24 Parganas and was paying khajna and taxes thereof regularly to the respective competent authorities as the sole and absolute owner of the aforesaid land in question.

**And Whereas :**

That by virtue of a Deed of Conveyance dated the 19th day of March, 2005 the said Mr. Raj Kumar Verma, son of Late Basudeo Verma, the vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that Sali land hereditaments admeasuring an area of 2 (two) Cuttaha be the same a little more or less being demarcated portion of R.S. Plot Dag No. 596 (part) appurtenant to R.S. Khatian No. 49 in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115 in Touzi No. 172, being Scheme Plot No. A-5 within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat Gopalpur Municipality, District North 24 Parganas to one Smt. Anju Verma, wife of Mr. Shiv Kumar Verma, the purchaser therein of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional Registrar of Assurances-II, Kolkata and the same was copied in Book No. I, Volume No. 1, Pages Nos. 1 to 18 being Deed No. 02387 for the year 2006.

**And Whereas :**

Upon purchasing the aforesaid land the said Smt. Anju Verma duly mutated her name in the records of Rajarhat Gopalpur Municipality and the said Municipality duly assessed the said land vide Municipal Holding No. RGM/M/40/06 under the then Ward No. 27 and the said Smt. Anju Verma also mutated her name in the records of Block Land & Land Reforms Office, Rajarhat vide L.R. Khatian No. 1366 and since then the said Smt. Anju Verma is paying khajna and taxes thereof regularly to the respective competent authorities as the sole and absolute owner of the aforesaid land in question.

**And Whereas :-**

That by virtue of a Deed of Conveyance dated the 30th day of May, 1994, the said Golam Mohammed Mandal, Sahid Mohammed Mandal, Rafique Mohammed Mandal, Habib Mohammed Mandal all sons of Late Jalaluddin Mandal, Jaheda



Bibi, Jarina Bibi, Abeda Bibi, Mabilia Bibi and Aklima Bibi all married daughters of Late Jalaluddin Mandal. and Shakina Bibi, wife of Late Jalaluddin Mandal, collectively the vendors therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that Sali land hereditaments admeasuring an area of 3 (three) Cuttahs be the same a little more or less being Scheme Plot No. A-4 together with all rights of easements comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, Pargana - Kalikata, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, in Mouza Kaikhali, Police Station - Rajarhat, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, within the local limits of Gopalpur-Arjunpur No.-2 Gram Panchayat, District North 24 Parganas to one Mr. Hari Prakash Verma, son of Mr. Basudeo Verma, the purchaser therein of the other part, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 76, Pages Nos. 117 to 126, being Deed No. 3450 for the year 1994.

**And Whereas :**

That by virtue of a Deed of Conveyance dated the 19th day of March 2005, the said Hari Prakash Verma, son of Late Basudeo Verma, the vendor therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted the said land measuring 3 (three) Cuttahs in R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49 in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172 being Scheme Plot No. A-4 to the said Smt. Anju Verma, wife of Mr. Shiv Kumar Verma, the purchaser therein of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional Registrar of Assurances-II, Kolkata, and the same was copied in Book No. I, Volume No. 1, Pages Nos. 1 to 17 being Deed No. 02385 for the year 2006, free from all encumbrances.

**And Whereas :**

Thus by virtue of the recital hereinabove stated the said Smt. Anju Verma, wife of Mr. Shiv Kumar Verma is seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Bastu land hereditaments admeasuring an area of 5 (five) Cuttahs {initially 2 (two) Cuttahs and thereafter 3 (three) Cuttahs} be the same a little more or less comprised in Scheme Plot No. A-4 and A-5 in Mouza Kaikhali, J.L. No. 5, Re. Su.No. 115, Touzi No. 172 in R.S. Plot Dag No. 596 (part), R.S. Khatian No. 49 in L.R. Khatian No. 1366, Police Station - Airport (previously Rajarhat), within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar,





Salt Lake City and within the local limits of Rajarhat Gopalpur Municipality under Ward No. 10 being Municipal Holding No. AS/249/10-11 and AS/248/10-11, District North 24 Parganas, Kolkata - 700 052, morefully and particularly dealt in under **Part-II** of the **First Schedule** hereinunder appearing, and it would be contextual to mention that the said Smt. Anju Verma could not mutate entire 5 (five) Cuttahs of land in the records of Block Land and Land Reforms Office, only could mutate 5 (five) Decimals in L.R. Khatian No. 1366.

### **Part - III**

(How **Mr. Satyanarayan Verma**, son of Mr. Ramawatar Verma, became the owner of all that Rayati Dakhali Sattya Bishistha Bastu land measuring 4 (four) Cuttahs in R.S. Plot Dag No. 596 (part) in R.S. Khatian 49, in L.R. Khatian 1363, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Airport, Kolkata - 700 052, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat-Gopalpur Municipality).

### **And Whereas :**

One Jalaluddin Mohammed, since deceased was the sole and absolute owner of all all that piece and parcel of Sali land hereditaments admeasuring an area of 26 (twenty six) Sataks in R.S. Plot Dag No. 596 (part) in R.S. Khatian 49, Pargana Kalikata, Mouza - Kaikhali, J.L. No. 5, Re. Su. 115, Touzi No. 172, Police Station - Airport, Sub Registry, the then Cossipore Dum Dum, within the local limits of Gopalpur-Arjunpur No. 2, Gram Panchayat, District 24 Parganas, free from all encumbrances whatsoever.

### **And Whereas :**

The said Jalaluddin Mohammed died intestate on 5th day of October, 1968 leaving behind him surviving his wife Shakina Bibi, five sons namely Lal Mohammed Mandal, Golam Mohammed Mandal, Sahid Mohammed Mandal, Rafique Mohammed Mandal, Habib Mohammed Mandal and five married daughters namely Jaheda Bibi, Jarina Bibi, Abeda Bibi, Mabilia Bibi and Aklima Bibi and Shakina Bibi, wife of Late Jalaluddin Mondal, who jointly inherited the properties of the said Jalaluddin Mohammed, since deceased, in accordance with the provisions of Mohammedan Law through which the said Jalaluddin Mohammed, since deceased, was governed during his lifetime.

..... **And Whereas :**



**And Whereas :**

The said Shakina Bibi and ten others as aforesaid by mutual arrangement and agreement among themselves absolutely seized and possessed of and/or otherwise well and sufficiently entitled all that demarcated piece and parcel of Rayati Dakhali Sattya Bishistha Sali land hereditaments admeasuring an area of 4 (four) Cuttahs be the same a little more or less out of the land of 26 (twenty six) Decimals comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, in Mouza Kaikhali, free from all encumbrances.

**And Whereas :**

By virtue of a Deed of Conveyance dated the 30th day of May, 1994 the said Golam Mohammed Mandal, Sahid Mohammed Mandal, Rafique Mohammed Mandal, Habib Mohammad Mandal, all sons of Late Jalaluddin Mohammad, Jaheda Bibi, Jarina Bibi, Abeda Bibi, Mabia Bibi and Aklima Bibi, all daughters of Late Jalaluddin Mohammad, and Shakina Bibi, wife of Late Jalaluddin Mohammad, collectively the Vendors therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that Rayati Dakhali Sattya Bishistha Sali land hereditaments and premises admeasuring an area of 4 (four) Cuttahs be the same a little more or less comprised in Mouza Kaikhali, J.L. No. 5, Re. Su.No. 115, Touzi No. 172 in R.S. Plot Dag No. 596 (part), R.S. Khatian 49, Police Station - Rajarhat, within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayat, District 24 Parganas being Scheme Plot No. A1, to the said Sri Satyanarayan Verma, son of Ramawatar Verma, P-30/A, Kalakar Street, Police Station - Burrabazar, Kolkata - 700 007, the purchaser therein of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and the same was copied in Book No. I, Volume No. 76, Pages Nos. 137 to 146 being Deed No. 3452 for the year 1994.

**And Whereas :**

That upon purchasing the aforesaid plot the said Sri Satyanarayan Verma duly mutated his name in the records of Block Land & Land Reforms Office, Rajarhat during the course of L.R. Settlement Zariip vide L.R. Khatian No. 1363 and since then is paying khajna thereof regularly as the sole and absolute owner of the said land in question. Sri Satyanarayan Verma also mutated his name in respect of his aforesaid purchased property in the records of Rajarhat Gopalpur Municipality, vide Municipal Holding No. AS/241/BL-KC/10-11 and is paying municipal taxes thereof regularly as the sole owner.

..... **And Whereas :**



**And Whereas :**

Thus by virtue of the recital hereinabove stated the said Sri Satyanarayan Verma, son of Ramawatar Verma is seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Bastu land hereditaments admeasuring an area of 4 (four) Cuttahs be the same a little more or less together with all rights of easements comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian 49, L.R. Khatian 1363, Pargana Kalikata, Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Airport (previously Rajarhat) Kolkata - 700 052 within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, (previously Sub Registry Cossipore Dum Dum), within the local limits of Rajarhat Gopalpur Municipality under Ward No. 10, being Municipal Holding No. AS/241/BL-KC/10-11, being Scheme Plot No. A-1 (previously under Gopalpur-Arjunpur No. 2 Gram Panchayat) District 24 Parganas (North), morefully and particularly dealt in under **Part - III** of the **First Schedule** hereinunder appearing.

**Part - IV**

(How **Mr. Nand Lal Verma** became the owner of all that Rayati Dakhali Sattya Bishistha Bastu land admeasuring an area of **4 (four) Cuttahs** be the same a little more or less being Scheme Plot No. A2, in Mouza - Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, Police Station - Airport, Kolkata - 700 052 within Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat Gopalpur Municipality)

**And Whereas :**

That by virtue of a Deed of Conveyance dated the 30th day of May, 1994 the said Golam Mohammed Mandal, Sahid Mohammed Mandal, Rafique Mohammed Mandal, Habib Mohammed Mandal, all sons of Late Jalaluddin Mandal, Jaheda Bibi, Jarina Bibi, Mabilia Bibi, Abeda Bibi, Aklima Bibi, all daughters of Late Jalaluddin Mohammed and Shakina Bibi, wife of Late Jalaluddin Mohammed collectively the vendors therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Rayati Dakhali Sattya Bishistha Sali land hereditaments and premises measuring 4 (four) Cuttahs be the same a little more or less being Scheme Plot No. A2 together with all rights of easement in Mouza - Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, in R.S. Plot Dag No. 596 (part), R.S. Khatian 49, Police Station - Rajarhat, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayat, District North 24 Parganas,

..... to the said





to the said Mr. Nand Lal Verma, son of Mr. Ramawatar Verma of 30/A, Kalakar Street, Police Station - Burrabazar, Kolkata - 700 007, the purchaser therein of the other part, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and the same was copied in the Book No. I, Volume No. 76, Pages Nos. 147 to 156 being Deed No. 3453 for the year 1994.

**And Whereas :**

Upon purchasing the aforesaid land the said Sri Nand Lal Verma, duly mutated his name in the records of Block Land & Land Reforms Office, Rajarhat vide L.R. Khatian No. 1365, during the course of L.R. Settlement Zarip and since then is paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question and simultaneously the said Sri Nand Lal Verma, also mutated his name in the records of Rajarhat Gopalpur Municipality vide Municipal Holding No. AS/240/BL-KC/10-11 under Ward No. 10 and is also paying municipal taxes thereof as the absolute owner thereof free from all encumbrances whatsoever.

**And Whereas :**

Thus by virtue of the recital hereinabove stated the said Sri Nand Lal Verma, son of Late Ramawatar Verma of 30/A, Kalakar Street, Police Station - Burrabazar, Kolkata - 700 007, is seized and possessed of and/or otherwise well and sufficiently entitled all that Rayati Dakhali Sattya Bishistha Bastu land hereditaments and premises measuring 4 (four) Cuttahs be the same a little more or less being Scheme Plot No. A-2 together with all rights of easements comprised in Mouza - Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, in R.S. Plot Dag No. 596 (part), R.S. Khatian 49, in L.R. Khatian 1365, Police Station - Airport (previously Rajarhat) within the local limits of Rajarhat Gopalpur Municipality under Ward No. 10 vide Municipal Holding No. AS/240/BL-KC/10-11, Kolkata - 700 052, (previously under Gopalpur-Arjunpur No. 2 Gram Panchayat), within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City (previously under Sub Registry Cossipore Dum Dum), District North 24 Parganas, morefully and particularly dealt in under **Part - IV** of **First Schedule** hereinunder appearing.

**Part - V**

(How **Mr. Shiv Kumar Varma**, son of Mr. Ramawatar Verma of 30/A, Kalakar Street, Police Station - Burrabazar, Kolkata - 700 007, became the owner of all that Rayati Dakhali Sattya Bishistha Bastu land and premises measuring **4 (four) Cuttahs** more or

..... less being



less being Scheme Plot No. A3, Mouza - Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172 in R.S. Plot Dag No. 596 (part) in R.S. Khatian 49, in L.R. Khatian 1364 within Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 10, District North 24 Parganas).

**And Whereas :**

That by virtue of a Deed of Conveyance dated the 30th day of May, 1994 the said Golam Mohammed Mandal, Sahid Mohammed Mandal, Rafique Mohammed Mandal, Habib Mohammed Mandal, all sons of Late Jalaluddin Mohammed, Jaheda Bibi, Jarina Bibi, Abeda Bibi, Mabilia Bibi and Aklima Bibi, all daughters of Late Jalaluddin Mohammed and Shakina Bibi, wife of Late Jalaluddin Mohammed, collectively the vendors therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Rayati Dakhali Sattya Bishistha Bastu land hereditaments and premises measuring 4 (four) Cuttaha be the same a little more or less being Scheme Plot No. A3 together with all rights of easements comprised in Mouza - Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, in R.S. Plot Dag No. 596 (part), in R.S. Khatian 49, Pargana - Kalikata, Police Station - Rajarhat, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, and within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayat, District North 24 Parganas to the said Sri Shiv Kumar Varma, son of Ramawatar Verma, the purchaser therein of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 76, Pages Nos. 157 to 168 being Deed no. 3454 for the year 1994.

**And Whereas :**

That upon purchasing the aforesaid land the said Sri Shiv Kumar Varma duly mutated his name in the records of Block Land & Land Reforms Office, Rajarhat vide L.R. Khatian No. 1364, during the course of L.R. Settlement Zariip and since then is paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question simultaneously the said Sri Shiv Kumar Varma also mutated his name in the records of Rajarhat Gopalpur Municipality and the said municipal authority duly assessed the said land vide Holding No. AS/246/BL-KC/10-11, and is also paying taxes thereof to the said municipal authority.

..... **And Whereas :**



**And Whereas :**

Thus by virtue of the recital hereinabove stated the said Sri Shiv Kumar Verma, son of Ramawatar Verma is seized and possessed of and/or otherwise well and sufficiently entitled all that Rayati Dakhali Sattya Bishistha Bastu land hereditaments and premises measuring 4 (four) Cuttaha be the same a little more or less being Scheme Plot No. A3, together with all rights of easements comprised in Mouza - kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, in R.S. Plot Dag No. 596 (part) R.S. Khatian 49, corresponding to L.R. Khatian No. 1364, Police Station - Airport (previously Rajarhat), Kolkata - 700 052, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, (previously under Sub Registry Cossipore Dum Dum) within the local limits of Rajarhat Gopalpur Municipality under Ward No. 10, (previously under Gopalpur Arjunpur No. 2 Gram Panchayat) being Municipal Holding No. AS/246/BL-KC/10-11, District North 24 Parganas, morefully and particularly dealt in under **Part - V** of the **First Schedule** hereinunder appearing.

**And Whereas :**

The vendors herein are desirous to sale and the purchasers herein are desirous to purchase all that piece and parcel of Bastu hereditaments admeasuring an area of 23 (twenty three) Cuttaha be the same a little more or less which is equivalent to 37.95 (thirty seven point nine five) Decimals, morefully and particularly dealt in under **Second Schedule** hereinunder appearing at and for a total price of **Rs. 2,76,00,000/- (Rupees two crore and seventy six lac) only** under the following terms and condition hereinunder appearing and the documents handed over by the Vendors to the Purchasers are dealt in under **Third Schedule** hereinunder appearing.

On or before the execution of these presents the Vendors herein have assured, declared and represented to the Purchasers herein as follows (hereinafter referred to as "The Representation").

- a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions 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 Rajarhat Gopalpur Municipality in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.

..... c) That the





- 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 Purchasers 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 Act, or any other law, for the time being, in force.
- e) That in respect of the land being the part or portion of the Dag Nos owned by the Vendors out of the said land, the said part or portion of the land under the said Dag No. would be demarcated and thereof nor such right has become effective by prescription or otherwise, however and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos and authenticated by joint signature of the Vendors and such part owner on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- f) The Vendors are legally competent to sell and transfer the said Bastu land intended herein to be sold, as dealt in under **Second Schedule** hereinunder appearing.
- g) 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 or to Commercially Exploit the same in any manner as they may deem fit and proper. The Vendors have agreed to sale of the said land, morefully and particularly described in the **Second Schedule** hereinunder written, to the Purchasers herein.
- h) 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.
- i) That the Vendors are and their predecessors-in-title were in uninterrupted and/or undisputed possession of the said land without any right or any claim whatsoever of any third party.

..... j) That the



- j) That the Vendors nor any of their predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easements or licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said Bastu 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 land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever.
- k) That the Vendors have indisputably purchased/inherited the said land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deed of Conveyances and/or other documents by paying the appropriate stamp duty and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.
- l) That no person, male or female, being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- m) 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 anything and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.
- n) That the said land nor any part thereof is subject to any litigation or any other proceedings in any Court 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 Vendor in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.
- o) That the Vendors are in possession, power or control of the documents of title setforth in the **Second Schedule** hereinunder written and further confirm that no document of title has been delivered, deposited or handed over by the

..... Vendor or



Vendor or any predecessors-in-title to any person whomsoever with a view to creating security thereon, and the Vendors herein have handed over the documents of title in respect of the said property to the Purchasers herein, morefully and particularly dealt in under Second Schedule hereinunder written.

**Now this indenture witnesseth :-**

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 2,76,00,000/- (Rupees two crore and seventy six lac) only** paid to the Vendors herein by the Purchasers herein on or before the execution of these presents (the receipt of which the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchasers as well as the interest of the Vendors in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchasers All That Bastu Land hereditaments admeasuring an area of **37.95 (thirty seven point nine five) Decimals** be the same a little more or less which is equivalent to 23 (twenty three) Cuttahs comprised in **R.S. and L.R. Plot Dag No. 596 (part)** in R.S. Khatian No. 49 in **L.R. Khatian Nos. 1361, 1362, 1363, 1364, 1365 and 1366** in **Mouza Kaikhali**, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, **Police Station - Airport** (previously Police Station - Rajarhat), Kolkata - 700 052 under Ward No. 10 of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, morefully and particularly described in the **Second Schedule** hereinunder appearing and delineated in the map or plan annexed hereto and thereon verged in RED lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walls trees, shrubs, water, water courses, lights, rights, liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under Municipal limit of Rajarhat Gopalpur and all the estates rights, title and interest claims and demands whatsoever of the Vendors into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said lands hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and





to the use of the said Purchasers that notwithstanding any act deed matter or thing by the said Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the said Vendors now hath indefeasible and absolute title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Vendors hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendors well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said plot of lands hereditaments and premises unto and to the use of the said Purchasers as shall or may be reasonably required AND the said Vendors doth hereby covenant with the said Purchasers its heirs and assigns that the said Vendors will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchasers its heirs and assigns produce/or cause to be produced to them and its agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the **Second Schedule** hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchasers their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled.



**The First Schedule above referred to :-**

(Description of the properties as purchased by the Owners/Vendors)

**Part - I**

All that piece and parcel of Bastu land hereditaments admeasuring an area of 6 (six) Cuttahs which is equivalent to 9.90 (nine point nine zero) Decimals be the same a little more or less together with all rights of easements and comprised in Mouza - Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, in R.S. & L.R. Plot Dag No. 596 (part) in R.S. Khatian No. 49, in L.R. Khatian No. 1361, 1362, Police Station - Airport (previously under Rajarhat), Kolkata - 700 052 within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 10 vide Municipal Holding No. RGM-10/247/BL-KC/10-11 being Scheme Plot No. B, butted and bounded as follows :-

- On the North by** : Land comprising in R.S. Plot Dag No. 593
- On the South by** : Land comprising in R.S. Plot Dag No. 596
- On the East by** : Land comprising in R.S. Plot Dag No. 598 & 599
- On the West by** : Land comprising in R.S. Plot Dag No. 596

**Part - II**

All that piece and parcel of Bastu land hereditaments admeasuring an area of 5 (five) Cuttahs which is equivalent to 8.25 (eight point two five) Decimals be the same a little more or less with all rights of easements and comprised in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, in L.R. Khatian No. 1366, Police Station - Airport (previously Rajarhat), Kolkata - 700 052 within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality under Ward No. 10, and Municipal Holding No. RGM-10/248/BL-KC/10-11 and RGM-10/249/BL-KC/10-11, Scheme Plot Nos. A-4 and A-5, butted and bounded as follows :-

- On the North by** : Common Passage
- On the South by** : Land comprising in R.S. Plot Dag No. 596
- On the East by** : Scheme Plot No. A6
- On the West by** : Scheme Plot No. A4



### Part - III

All that piece and parcel of Bastu land hereditaments admeasuring an area of **4 (four) Cuttahs** which is equivalent to 6.6 (six point six) Decimals be the same a little more or less with all rights of easements and comprised in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, in L.R. Khatian No. 1363, Police Station - Airport (previously Rajarhat), Kolkata - 700 052 within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 10, and Municipal Holding No. AS/241/BL-KC/10-11, Scheme Plot No. A1, butted and bounded as follows :-

- On the North by** : Land comprising in R.S. Plot Dag No. 590 and 595
- On the South by** : Land comprising in R.S. Plot Dag No. 596
- On the East by** : Land comprising in R.S. Plot Dag No. 596
- On the West by** : Land comprising in R.S. Plot Dag No. 596

### Part - IV

All that piece and parcel of Bastu land hereditaments admeasuring an area of **4 (four) Cuttahs** which is equivalent to 6.6 (six point six) Decimals be the same a little more or less with all rights of easements and comprised in Mouza Kaikhali, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, in L.R. Khatian No. 1365, Police Station - Airport (previously Rajarhat), Kolkata - 700 052 within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 10, and Municipal Holding No. AS/240/BL-KC/10-11, Scheme Plot No. A2, butted and bounded as follows :-

- On the North by** : Land comprising in R.S. Plot Dag No. 595
- On the South by** : Land comprising in R.S. Plot Dag No. 596
- On the East by** : Land comprising in R.S. Plot Dag No. 596
- On the West by** : Land comprising in R.S. Plot Dag No. 596





### Part - V

All that piece and parcel of Rayati Dakhali Sattya Bishistha Bastu land hereditaments admeasuring an area of 4 (four) Cuttahs which is equivalent to 6.6 (six point six) Decimals being Scheme Plot No. A-3 together with all rights of easements and comprised in R.S. Plot Dag No. 596 (part) in R.S. Khatian No. 49, in L.R. Khatian No. 1364, Pargana Kalikata, J.L. No. 5, Re. Su. No. 115, Touzi No. 172 in Mouza Kaikhali, Police Station - Airport (previously Rajarhat), Kolkata - 700 052, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality, vide Ward No. 10, and Municipal Holding No. RGM-10/246/10-11, butted and bounded as follows :-

- On the North by** : Land comprising in R.S. Plot Dag No. 595
- On the South by** : Land comprising in R.S. Plot Dag No. 596
- On the East by** : Land comprising in R.S. Plot Dag No. 596
- On the West by** : Land comprising in R.S. Plot Dag No. 596

### The Second Schedule above referred to :-

(Description of the **Sold Property** in details)

All that piece and parcel of Rayati Dakhali Sattya Bishistha Bastu land hereditaments admeasuring an area of **23 (twenty three) Cuttahs 0 (zero) Chittack and 0 (zero) Sq.ft.** which is equivalent to **37.95 (thirty seven point nine five) Decimals** be the same a little more or less together with Kutcha Structure standing thereon measuring 300 (three hundred) Sq.ft. comprised in **Mouza Kaikhali**, J.L. No. 5, Re. Su. No. 115, Touzi No. 172, **Police Station - Airport** (previously under Police Station - Rajarhat), in **R.S. and L.R. Plot Dag No. 596 (part)** in R.S. Khatian No. 49 in **L.R. Khatian Nos. 1361, 1362, 1363, 1364, 1365 and 1366**, being Scheme Plot No. A-1, A-2, A-3, A-4 and A-5 under Ward No. 10 of Rajarhat Gopalpur Municipality vide Municipal Holding Nos. AS/240/BL-KC/10-11, AS/241/BL-KC/10-11, RGM-10/246/10-11, RGM-10/247/BL-KC/10-11, RGM-10/248/BL-KC/10-11 and RGM-10/249/BL-KC/10-11, Kolkata - 700 052, Sardarpara within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, butted and bounded as follows :-

..... **On the North**



- On the North by** : Partly by Land of R.S. & L.R. Plot Dag Nos. 593, 595, 590
- On the South by** : Land of R.S. & L.R. Plot Dag Nos. 596
- On the East by** : Partly by Land of R.S. & L.R. Plot Dag Nos. 599, 598
- On the West by** : Partly by 16' (sixteen feet) wide road and partly by Land of R.S. & L.R. Plot Dag No. 596

the entire land is shown in the annexed site plan verged in border **RED** and the said site plan shall be treated as part and parcel of these presents.

**The Third Schedule above referred to :-**

(Documents in original handed over by the Vendors to the Purchasers simultaneously with the execution of this Deed of Conveyance)

- i) Deed of Conveyance dated the 30th day of December, 1993 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 6, Pages Nos. 57 to 64 being Deed no. 186 for the year 1994, in original.
- ii) Deed of Conveyance dated the 30th day of May, 1994 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 76, Pages Nos. 127 to 136 being Deed no. 3451 for the year 1994, in original.
- iii) Deed of Conveyance dated the 19th day of March, 2005 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 1, Pages Nos. 1 to 18 being Deed no. 02387 for the year 2006, in original.
- iv) Deed of Conveyance dated the 30th day of May, 1994 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 76, Pages Nos. 117 to 126 being Deed no. 3450 for the year 1994, in original.
- v) Deed of Conveyance dated the 30th day of May, 1994 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 76, Pages Nos. 137 to 146 being Deed no. 3452 for the year 1994, in original.
- vi) Deed of Conveyance dated the 30th day of May, 1994 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 76, Pages Nos. 147 to 156 being Deed no. 3453 for the year 1994, in original.

..... vii) Deed of Conveyance



- vii) Deed of Conveyance dated the 30th day of May, 1994 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 76, Pages Nos. 157 to 168 being Deed no. 3454 for the year 1994, in original.
- viii) L.R. Parcha vide L.R. Khatian No. 1361 in the name of Nathmal Verma, in original.
- ix) L.R. Parcha vide L.R. Khatian No. 1362 in the name of Saroj Kumar Verma, in original.
- x) L.R. Parcha vide L.R. Khatian No. 1363 in the name of Satya Nrayan Verma, in original.
- xi) L.R. Parcha vide L.R. Khatian No. 1364 in the name of Shiv Kumar Varma, in original.
- xii) L.R. Parcha vide L.R. Khatian No. 1365 in the name of Nand Lal Varma, in original.
- xiii) L.R. Parcha vide L.R. Khatian No. 1366 in the name of Mrs. Anju Verma @ Mrs. Anju Varma, in original.
- xiv) Mutation Certificate issued by Rajarhat Gopalpur Municipality in the name of Nathmal Verma and Sri Saroj Kumar Verma vide Municipal Holding No. AS/36/1948/2003, in original.
- xv) Mutation Certificate issued by Rajarhat Gopalpur Municipality in the name of Smt. Anju Verma vide Municipal Holding No. RGM/M/40/06, in original.
- xvi) Mutation Certificate issued by Rajarhat Gopalpur Municipality in the name of Smt. Anju Verma vide Municipal Holding No. RGM/M/39/06, in original.
- xvii) Mutation Certificate issued by Rajarhat Gopalpur Municipality in the name of Satya Narayan Verma vide Municipal Holding No. AS/241/BL-KC/10-11, in original.
- xviii) Mutation Certificate issued by Rajarhat Gopalpur Municipality in the name of Nand Lal Varma vide Municipal Holding No. AS/240/BL-KC/10-11, in original.
- xix) Mutation Certificate issued by Rajarhat Gopalpur Municipality in the name of Sri Shiv Kumar Varma vide Municipal Holding No. AS/37/1949/2003, in original.
- xx) Up-to-date Municipal Tax Receipts, in original.
- xxi) Up-to-date Khajna Dakhila vide L.R. Khatian Nos. 1361, 1362, 1363, 1364, 1365 and 1366, all in original.
- xxii) Ancillary Documents.





**In witness whereof** the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered  
by the above named **Vendors**  
at Kolkata in the presence of :

1. Abhay Verma.  
25. SOVA BAZAR STREET,  
Kolkata - 700005

2. ~~Subir Kumar Seal & Associates~~  
ADVOCATES  
High Court Kolkata,

✓ Nath Mohan Verma

✓ Sagar Kumar Verma

✓ Anji Verma

✓ Satyanarayan Verma

✓ ~~Subir Kumar Seal & Associates~~

✓ Shiv Kumar Verma

**Signature of the Vendors**

Signed Sealed and Delivered  
by the above named **Purchasers**  
at Kolkata in the presence of :

1.

2.

**Signature of the Purchasers**

This **Deed of Conveyance** is  
drafted and prepared at our office

**For Subir Kumar Seal & Associates**

Advocates.

High Court Calcutta.

P - 106, Bangur Avenue, Block - C,  
Ground Floor, Police Station - Lake Town,  
Kolkata - 700 055.

Phone : 033-2574 1768.

033-2574 3790.

Mobile : 91-98312 76735.

91-98304-76735.

E-mail : seal\_associates@yahoo.co.in



**Received** on and from the withinnamed **Purchasers** by the withinnamed **Vendors** the withinmentioned sum of **Rs. 2,76,00,000/- (Rupees two crore and seventy six lac) only** as and by way of consideration money in full and final for sale, as per Memorandum of Consideration below :-

**Memo of Consideration**

Sl. Nos.	Date	Cheque Nos.	Bank	Branch	Amount (Rs.)	Paid to
<b><u>Paid by Rainbow Builders :-</u></b>						
1.	23.4.13	500582	ICICI Bank	V.I.P. Rd. Kol - 59	12,00,000.00	Nand Lal Varma
2.	27.4.13	RTGS	do	do	9,00,000.00	Saroj Kr. Varma
3.	23.4.13	682675	do	do	12,00,000.00	Shiv Kr. Varma
4.	23.4.13	682674	do	do	15,00,000.00	Anju Varma
5.	04.3.13	682660	do	do	2,00,000.00	Satya Narayan Varma
6.	07.3.13	682661	do	do	8,00,000.00	Satya Narayan Varma
7.	04.3.13	682656	do	do	2,00,000.00	Nathmal Varma
8.	17.4.13	682662	do	do	4,00,000.00	Nathmal Varma
9.	23.4.13	682668	do	do	3,00,000.00	Nathmal Varma
10.	23.4.13	682667	do	do	2,00,000.00	Satya Narayan Varma
<b><u>Paid by Rainbow Properties :-</u></b>						
11.	23.4.13	500587	do	do	12,00,000.00	Nand Lal Varma
12.	27.4.13	RTGS	do	do	9,00,000.00	Saroj Kr. Varma
13.	23.4.13	682698	do	do	12,00,000.00	Shiv Kr. Varma
14.	23.4.13	682697	do	do	15,00,000.00	Anju Varma
15.	04.3.13	682683	do	do	2,00,000.00	Satya Narayan Varma
16.	07.3.13	682684	do	do	8,00,000.00	Satya Narayan Varma
17.	23.4.13	682690	do	do	2,00,000.00	Satya Narayan Varma
18.	04.3.13	682679	do	do	2,00,000.00	Nathmal Varma
19.	07.3.13	682685	do	do	4,00,000.00	Nathmal Varma
20.	23.4.13	682691	do	do	3,00,000.00	Nathmal Varma

..... Sl. Nos.



Sl. Nos.	Date	Cheque Nos.	Bank	Branch	Amount (Rs.)	Paid to
<b><u>Paid by Emerald Constructions :-</u></b>						
21.	23.4.13	500594	ICICI Bank	V.I.P. Rd. Kol - 59	12,00,000.00	Nand Lal Varma
22.	27.4.13	RTGS	do	do	9,00,000.00	Saroj Kr. Varma
23.	23.4.13	500592	do	do	12,00,000.00	Shiv Kr. Varma
24.	23.4.13	500591	do	do	15,00,000.00	Anju Varma
25.	04.3.13	682607	do	do	2,00,000.00	Satya Narayan Varma
26.	07.3.13	682608	do	do	8,00,000.00	Satya Narayan Varma
27.	23.4.13	682614	do	do	2,00,000.00	Satya Narayan Varma
28.	04.3.13	682603	do	do	2,00,000.00	Nathmal Varma
29.	07.3.13	682609	do	do	4,00,000.00	Nathmal Varma
30.	23.4.13	682615	do	do	3,00,000.00	Nathmal Varma

**Paid by Emerald Infraprojects :-**

31.	23.4.13	500599	do	do	12,00,000.00	Nand Lal Varma
32.	27.4.13	RTGS	do	do	9,00,000.00	Saroj Kr. Varma
33.	23.4.13	500597	do	do	12,00,000.00	Shiv Kr. Varma
34.	23.4.13	500596	do	do	15,00,000.00	Anju Varma
35.	04.3.13	682736	do	do	2,00,000.00	Satya Narayan Varma
36.	07.3.13	682737	do	do	8,00,000.00	Satya Narayan Varma
37.	23.4.13	682743	do	do	2,00,000.00	Satya Narayan Varma
38.	04.3.13	682732	do	do	2,00,000.00	Nathmal Varma
39.	07.3.13	682738	do	do	4,00,000.00	Nathmal Varma
40.	23.4.13	682744	do	do	3,00,000.00	Nathmal Varma

**Total -**

**2,76,00,000.00**

(Rupees two crore and seventy six lac) only.

Witnessess :

1. Abhay Varma.  
25, SOVA BAZAR STREET.  
Kolkata - 700005

2. *[Signature]*  
Advocate  
12/11, Lower Belur, Kolkata

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

Signature of Vendors





**PLAN OF ALL THAT PIECE OF LAND AT MOUZA- KAIKHALI, J.L. NO.-05, TOUZI NO. 172, R.S. NO.-115, R.S. & L.R. DAG NO.- 596(P), R.S. KHATIAN NO.- 49, L.R. KHATIAN NO.- 1361, 1362, 1363, 1364, 1365 & 1366, WARD NO.- 10, P.S.- AIRPORT, DIST.-24 PGS. (N) UNDER RAJARHAT GOPALPUR MUNICIPALITY.**

PROPOSED PORTION SHOWN IN RED - □  
SCALE 1"=40'-0".

AREA OF LAND:- 23K-00CH.-00SFT.

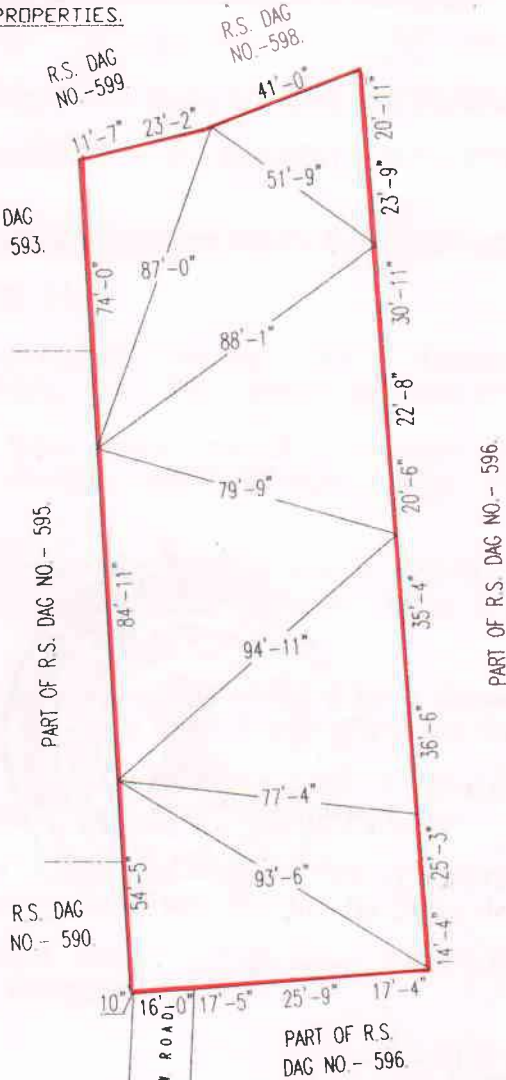
NAME OF VENDORS:- i) MR. NATHMAL VERMA ii) MR. SAROJ KUMAR VERMA iii) MR. SATYA NARAYAN VERMA  
iv) MR. NANDALAL VERMA v) MR. SHIV KUMAR VERMA vi) MRS. ANJU VERMA.

NAME OF PURCHASERS:- i) M/S. RAINBOW PROPERTIES.

- ii) M/S. RAINBOW BUILDERS
- iii) M/S. EMERALD INFRAPROJECTS
- iv) M/S. EMERALD CONSTRUCTIONS

- ✓ Nath mal Verma
- ✓ Saroj Kumar Verma
- Anju Verma
- ✓ Satya Narayan Verma
- ✓ Shiv Kumar Verma

SIGNATURE OF VENDORS



SIGNATURE OF PURCHASERS

DRAWN BY:-  
A. BAGUI



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

**Endorsement For Deed Number : I - 01389 of 2013**  
**(Serial No. 01463 of 2013 and Query No. L000002502 of 2013)**

**On 29/04/2013**

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

Presented for registration at 19.10 hrs on :29/04/2013, at the Private residence by Nathmal Verma , one of the Executants.

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

Execution is admitted on 29/04/2013 by

1. Nathmal Verma, son of Lt Basudeo Verma , 30/ A Kalakar St, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business
  2. Saroj Kumar Verma Alias Saroj Kumar, son of Lt Basudeo Varma , 30/ A Kalakar St, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business
  3. Anju Verma Alias Anju Varma, wife of Shiv Kumar Varma'''''''' , 30/ A Kalakar St, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : House wife
  4. Satya Narayan Verma, wife of Ramawatar Verma , 30/ A Kalakar St, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business
  5. Nand Lal Varma, wife of Ramawatar Verma , 30/ A Kalakar St, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business
  6. Shiv Kumar Varma, wife of Ramawatar Verma , 30/ A Kalakar St, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business
- Identified By Subir Kumar Seal, son of - -, High Court, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Saikat Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 30/04/2013**

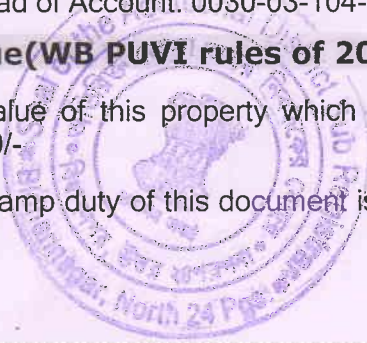
**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 3,03,603/- paid online on 27/04/2013 6:30PM with Govt. Ref. No. 192013140000513661 on 27/04/2013 6:32PM, Bank: State Bank of India, Bank Ref. No. CK28332212 on 27/04/2013 6:30PM, Head of Account: 0030-03-104-001-16, Query No:1504L000002502/2013

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,76,00,000/-

Certified that the required stamp duty of this document is Rs.- 193200 /- and the Stamp duty paid as: Impressive Rs.- 5000/-



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



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

**Endorsement For Deed Number : i - 01389 of 2013**  
**(Serial No. 01463 of 2013 and Query No. L000002502 of 2013)**

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

Stamp duty Rs. 19,27,020/- paid online on 27/04/2013 6:30PM with Govt. Ref. No. 192013140000513661 on 27/04/2013 6:32PM, Bank: State Bank of India, Bank Ref. No. CK28332212 on 27/04/2013 6:30PM, Head of Account: 0030-02-103-003-02, Query No:1504L000002502/2013

( Saikat Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 02/05/2013**

**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



*(Signature)*  
Addl. District Sub-Registrar





Nath Mal Varma

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Nath Mal Varma

SIGNATURE OF THE EXECUTANT/S



Saqap Kumar Varma

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Saqap Kumar Varma

SIGNATURE OF THE EXECUTANT/S



Anju Varma

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Anju Varma

SIGNATURE OF THE EXECUTANT/S



Satyanarayan Verma

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Satyanarayan Verma

SIGNATURE OF THE EXECUTANT/S

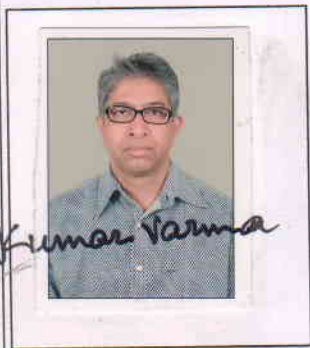


Satish Lal Varma

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Satish Lal Varma

SIGNATURE OF THE EXECUTANT/S



Shiv Kumar Varma

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Shiv Kumar Varma





Siddharth Gadig

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Siddharth Gadig  
SIGNATURE OF THE EXECUTANT/S



Ganesh Menkara

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Ganesh Menkara  
SIGNATURE OF THE EXECUTANT/S

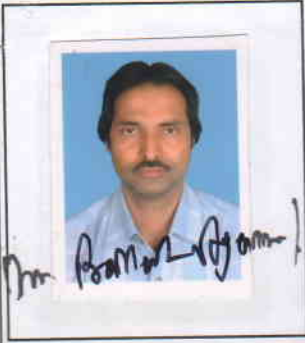


Rajiv Kumar Sunkar

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Rajiv Kumar Sunkar  
SIGNATURE OF THE EXECUTANT/S





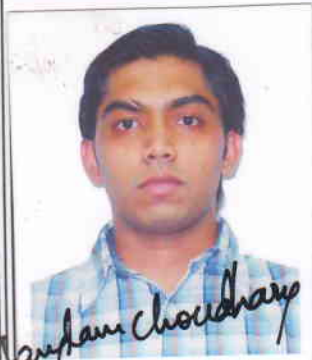
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(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Bimal Kumar*  
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Bimal Kumar Lohia*  
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

*Kumar Manglam Choudhary*



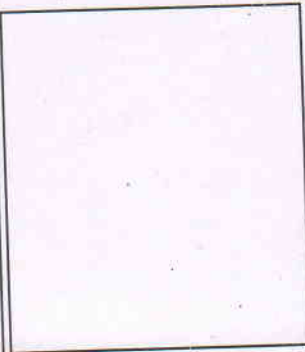
LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

V.K. Agarwal  
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Sudarshan Gadia  
SIGNATURE OF THE EXECUTANT/S



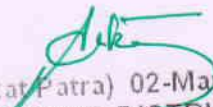
LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 2838 to 2878  
being No 01389 for the year 2013.



  
(Saikat Patra) 02-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal