

729 - 2009.

RS. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

100000

40,00,000 / E 635994

पश्चिम बंगाल WEST BENGAL

C

Stamp: 29 JAN 2009

29 JAN 2009

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is this 29th day of JANUARY, TWO THOUSAND NINE (2009);

BETWEEN

MS. HARSHITA CHHAWCHHARIA, (PAN No.AECPC7533G), daughter of Mr. Manoj Chhawchharia, by faith Hindu, residing at Panchsheel Apartment, lying situate at premises no.S/1, Diamond Harbour Road, Kolkata, hereinafter referred to as the "VENDOR" (which term or expression unless excluded by his heirs, executors, administrators, legal representatives, successors and assigns) of the ONE PART;

AND

Harshita

Stamp: PSE DEPT. APPOINTMENT PFT. 200

Signature

Director

29/1/09

29 JAN 2009

Identified by me.
Lawyer
Advocate, High Court
11.11.11

2009 JAN 29



HARSHITA CHHAMCHHAKRIP

Handwritten

MAHESH KR. AGARWAL

Attorn

For Distt. Appellate P.T. No. 11/2009

20 JAN 2009

11/2009

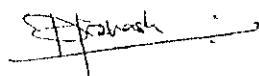
20 JAN 2009
SURNAME: MAHESH KR. AGARWAL
ED. OF COURT
20 JAN 2009

11/2009

M/s. DAISY APARTMENTS PRIVATE LIMITED, (PAN No. AAACD94731D), a Private Limited Company, within the meaning of the Companies Act, 1956, having its Registered Office at no.5, Kabir Road, Kolkata - 700 026, represented by its Director Mr. Mahesh Kumar Agarwal, son of Late Radheshyam Agarwal (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors present or future, executors, administrators, representatives and assigns), hereinafter referred to as the 'PURCHASER' of the OTHER PART;

WHEREAS:

- A. Avanti Paul and Jibanti Paul were jointly the owners in respect of land measuring about 10 (Ten) Bighas and 6 (Six) Cottahs situate lying at and being R. S. Dag No. 140 J. L. No.10 Mouza - Atghara, P. S. Rajarhat, 24 Parganas (North).
- B. The said Avanti Paul and Jibanti Paul made a plan by dividing a portion of the said plot of land measuring about 10 Bighas into 26 separate and independent plots and the same were numbered and marked as Plots Nos. 4 to 29 in the manner as shown in the Plan annexed hereto and therein bordered with Yellow colour further making a common road/passage measuring about 37 Cottahs for the use and enjoyment of the same by the owners/occupiers of the said several 26 plots and the said common road / passages is shown in Green borders in the Plan annexed hereto. The remaining portion of the said plot of land measuring about 5 Cottahs and 7 Chittacks was sold by the said Avanti Paul and Jibanti Paul in favour of different buyers.
- C. In or about the year 1965 the said Avanti Paul and Jibanti Paul with the consent and concurrence of the heirs of Late Jiten Paul namely Smt. Charusila Paul, Kali Krishna Paul, Radha Charan Paul and Golak Paul duly sold all the said 26 plots together with proportionate ownership right in the said common road/passage measuring about 37 Cottahs in favour of different buyers.
- D. By a Bengali Kobala (Sale Deed) dated 13th August, 1965 registered at the Office of the Sub-Registrar-Cossipore, Dum Dum and recorded in Book No. 7430, Pages 96 to 105, for the year 1965 the said Avanti Paul and Jibanti Paul with the consent and concurrence of the said heirs, heiresses and legal representatives of Late Jiten Paul duly sold transferred and conveyed unto and in favour of the said Sri Niharendu Manna and 16 others **ALL THAT** the land in aggregate measuring about 1 (One) Bigha 7 (Seven) Cottahs and 25 (Twenty-Five) Sq. ft. being the Plot Nos.13 and 20 comprised in portion of R. S. Dag No.140, J. L. No. 10, P. S. Rajarhat, Mouza Atghara, Dist.24 Parganas (North) as shown and delineated in RED borders in the Plan annexed hereto and marked as Plot Nos. 13 and 29 **TOGETHER WITH** proportionate ownership right title or interest in



Harshita

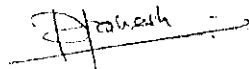


respect of the said Road/Passage measuring about 37 (Thirty-seven) Cottahs equivalent to 1 (One) Chittack and 11 (Eleven) Cottahs (Sq. Ft.) shown in GREEN borders in the Plan annexed hereto, more fully described in the FIRST SCHEDULE hereunder written, (hereinafter referred to as "the Said Plot Nos.13 and 29"), free from all encumbrances whatsoever, at or for the consideration mentioned therein.

E. As far as the ownership of Sri Niharendu Manna in the Said Plot Nos.13 and 29 is concerned, Sri Niharendu Manna, on account of his undivided share or interest in the Said Plot Nos. 13 and 29, became entitled to ALL THAT the land measuring about 9 (Nine) Cottahs, 14 (Fourteen) Chittacks and 27 (Twenty-Seven) Sq. Ft. comprised in the Plot Nos.13 and 29 Together with undivided proportionate ownership right in the road/Passage measuring about 37 Cottahs (equivalent to 2 (Two) Cottahs, 3 (Three) Chittacks and 40 (Forty) Sq. Ft.) more fully described in the Second Schedule hereunder written.

F. In the premises aforesaid, on account of the Undivided Share or interest in the Said Plot Nos.13 and 29, Sri Niharendu Manna became the seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of ALL THAT piece or parcel of agricultural land measuring about 9 (Nine) Cottahs, 14 (Fourteen) Chittacks and 27 (Twenty-Seven) Sq. Ft. being undivided share and interest in the Plot Nos. 13 and 29 TOGETHER WITH undivided proportionate ownership right in the said road/Passage measuring about 37 Cottahs (equivalent to 2 (Two) Cottahs, 3 (Three) Chittacks and 40 (Forty) Sq. Ft.) situated at portion of R. S. Dag Nos. 140, J. L. No. 10, P. S. Rajarhat, Mouja Aghara, Dist. 24- Parganas (North) more fully described in the Second Schedule hereunder written (hereinafter referred to as "the Said Undivided Share or interest in the said Plot Nos.13 and 29").

G. By an Indenture of Conveyance dated 30th June, 2003, registered at the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake and recorded in Book No.1, Volume No.71, Pages 288 to 310, Being Deed No.01191 for the year 2004, executed between the aforesaid Niharendu Manna as Vendor therein and Smt. Munnia Devi Khaitan and the Vendor herein as joint Purchasers therein, the aforesaid owner Sri Niharendu Manna sold transferred and conveyed portion of his share or interest in the Said Undivided Share or interest in the said Plot Nos.13 and 29 i.e. ALL THAT piece or parcel of agricultural land measuring about 9 (Nine) Cottahs, 14 (Fourteen) Chittacks and 40 (Forty) Sq. Ft. be the same a little more or less being the portion of the Said Plot No.13 and 29 Together with undivided proportionate ownership right in the road/Passage equivalent to 9 (Nine) Chittacks and 21 (Twenty-One) Sq. Ft. in favour of Smt. Munnia Devi Khaitan and ALL THAT piece or parcel of agricultural land measuring 3 (Three) Cottahs, 4 (Four) Chittacks and 26 (Twenty-Six) Sq. Ft. be the same a little more or less being the portion of the Said Plot No.13 and 29



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together with undivided proportionate ownership right in the road/passage equivalent to 11 (Eleven) Chittacks and 40 (Forty) Sq. Ft. in favour of the Vendor herein free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alignment and trust whatsoever, at or for the agreed consideration mentioned therein.

11. In the premises aforesaid, the Vendor herein became the absolute owner in respect of ALL THAT piece or parcel of agricultural land measuring about 3 (Three) Cottahs, 4 (Four) Chittacks and 26 (Twenty-Six) Sq. Ft. be the same a little more or less situate lying at and being the portion of the Plot Nos. 13 and 19 comprised in portion of R. S. Dag No. 140, J. L. No. 10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North) shown and delineated in RFD borders in the Plan annexed hereto TOGETHER WITH undivided proportionate ownership right in the said passage/road measuring 37 Cottahs (equivalent to 11 (Eleven) Chittacks and 40 (Forty) Sq. Ft.) shown and delineated in GREEN borders in the plan annexed hereto, in aggregate measuring 4 (Four) Cottahs and 21 (Twenty-One) Sq. Ft. more fully described in the THIRD SCHEDULE hereunder written (hereinafter referred to as "the SAID PROPERTY") free from all encumbrances whatsoever and howsoever.

I. That the Vendor while in absolute possession and enjoyment of the Said Property also recorded her name in L.R. Record of Rights (Parcha) bearing L. R. Khatian No. 1647 and is paying the revenues and Khajanas in respect of the Said Property to the concerned authorities and holding the same uninterruptedly and peacefully.

1. The Vendor abovenamed doth hereby represented and assured the Purchaser as follows:

i) That the Vendor is the sole and absolute owner of the Said Property:

ii) That "the Said Property" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, Barga, attachment and trust whatsoever;

iii) That "the Said Property" is not adversely affected by the West Bengal Land Ceiling Act, 1976;

iv) That neither "the Said Property" is affected by any Barga whatsoever and that the Vendor abovenamed at all times have been and still is in physical possession and occupation of the Said Property;

v) That there is no restrain order passed by any court of law nor there is any impediment of any nature whatsoever for the Vendor to sell

[Signature]

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and/or transfer the Said Property or portion thereof including an undivided proportionate ownership right and/or share in the said road/passage in favour of the Purchaser abovenamed,

vi) That in the event the Purchaser abovenamed agrees to purchase and/or acquire the Said Property in entirety or portion thereof as per this Deed, the Vendor abovenamed shall make over the vacant and peaceful possession of the same in favour of the Purchaser;

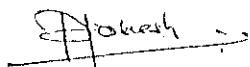
vii) That the Vendor herein and/or his predecessors in title have not deposited the title deeds or documents in respect of "Said Property" with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;

viii) The Vendor has not entered into any agreement and/or arrangement with any person or party either for sale or for development of the Said Property nor any such agreement is subsisting;

K. The Purchaser herein relying on the abovementioned various representations and assurances and further believing the same to be true, approached the Vendor for purchase the Said Property in entirety free from all encumbrances whatsoever.

L. The Vendor has agreed to sell and the Purchaser herein has agreed to purchase the Said Property free from all encumbrances, mortgages, charges, liens, dispendens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment and trusts whatsoever, at or for the agreed consideration and on the agreed terms mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.40,00,000/= (Rupees Forty Lacs) only duly paid to the Vendor herein by M/s. Daisy Apartments Private Limited, the Purchaser herein, at or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof acquits releases and discharges the Purchaser as also "the Said Property" hereby sold transferred and conveyed) the Vendor doth hereby grant, sell, transfer, convey, assign and deliver to the Purchaser abovenamed **THE SAID PROPERTY** i.e. **ALL THAT** piece or parcel of agricultural land measuring about 3 (Three) Cotfahs, 4 (Four) Chittacks and 26 (Twenty-Six) be the same a little more or less situate lying at and being the portion of the Plot Nos.13 and 29 comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, L. R. Khatian No.1647, J. L. No.10, P. S. Rajarhat Mouja Atghara, 24 Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, 24 Parganas (North), Ward No.6, within the municipality of Rajarhat Gopalpur Municipality in the



Harshita



District of North 24 Parganas shown and delineated in RED border in the plan annexed hereto and therein marked as Plot nos.13 and 29 TOGETHER WITH undivided proportionate ownership right in the said road/passage measuring 37 (Thirty-Seven) Cottahs (equivalent to 11 (Eleven) Chittack and 40 (Forty) Sq. ft.) shown and delineated in GREEN borders in the plan annexed hereto. In aggregate measuring 4 (four) Cottahs and 21 (Twenty-One) Sq. Ft. more fully described in the THIRD SCHEDULE hereunder written (hereinafter referred to as "the SAID PROPERTY") free from all encumbrances, mortgages charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, Bargas, attachments, alignments and trust whatsoever.

OR HOWSOEVER OTHERWISE "the Said Property" or any part thereof now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished;

TOGETHER WITH all compounds, areas, ways, paths, passages, sewers, drains and all or every manner of connections and all other rights of land comprised therein TOGETHER WITH all structures, boundary walls, sheds whatsoever lying erected thereat AND ALL rights, liberties, privileges, easements, profits, appendages and appurtenances whatsoever thereunto belonging or held or enjoyed or occupied therewith or reputed to belong or appurtenant thereto AND the reversion or reversions, remainder or remainders AND THE rents issues and profits of "the Said Property" and all the estates, right, title, interest, property, claim and demands whatsoever both at law and in equity of the Vendor into, upon and in any manner concerning "the Said Property" and every part thereof hereby conveyed or expressed or intended so to be TOGETHER WITH all rights of ingress to and egress from sewerages, electric and telephone cables and pipes TOGETHER WITH all deeds, pattahs, muniments writings and evidences of title and other documents exclusively relating to or concerning "the Said Property" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity.

TO HAVE AND TO HOLD "the Said Property", more fully described in the THIRD SCHEDULE hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and for ever as and for an absolute indefeasible and perfect estate of inheritance thereof in fee simple or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances, charges, mortgages, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, barga, attachments, alignments and trusts whatsoever;

Attest

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AND THE VENDOR doth hereby covenant with the Purchaser as follows:

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any of the predecessors in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to "the Said Property" hereby granted sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or thing whatsoever to alter, defeat, encumber or make void the same;

THAT notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendor now has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer "the Said Property" hereby granted sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy "the Said Property" hereby granted sold conveyed and transferred and receive the rents issues and profits of "the Said Property", without any lawful eviction interruption hindrance claim or demand whatsoever from or by the Vendor or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquired exonerated released and discharged by and at the costs and expenses of the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done executed or occasioned by the Vendor or any other person or persons whatsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT "the Said Property" is neither affected by any barga nor any attachment including attachment under any certificate case or any proceedings has been started at the instance of the Income Tax authorities or the Demand Recovery Act or any other acts or otherwise whatsoever;

AND THAT no declaration has been made or published for acquisition or requisition of "the Said Property" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force AND THAT "the Said Property" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts or enactments whatsoever;

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AND THAT "the Said Property" being agricultural land, there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure "the Said Property" in favour of the Purchaser in the manner aforesaid.

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title or interest or trust property claim and demand whatsoever in respect of "the Said Property" hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do execute and perfect or cause to be made, done, executed and perfected all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming "the Said Property" and every part thereof unto and to the use and benefit of the Purchaser for ever in the manner aforesaid, as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Plot nos.13 and 29)

ALL THAT piece or parcel of agricultural plots of land in aggregate measuring 1 (One) Bighas 7 (Seven) Cottahs and 25 (Twenty-five) Sq. Ft. situate lying at and being Plot Nos.13 and 29 comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouja Atghara, 24 Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, 24 Parganas (North), Ward No.6, within the municipality of Rajarhat Gopalpur Municipality in the District of North 24 Parganas, shown and delineated in RED border in the plan annexed hereto and therein also marked as Plot nos.13 and 29;

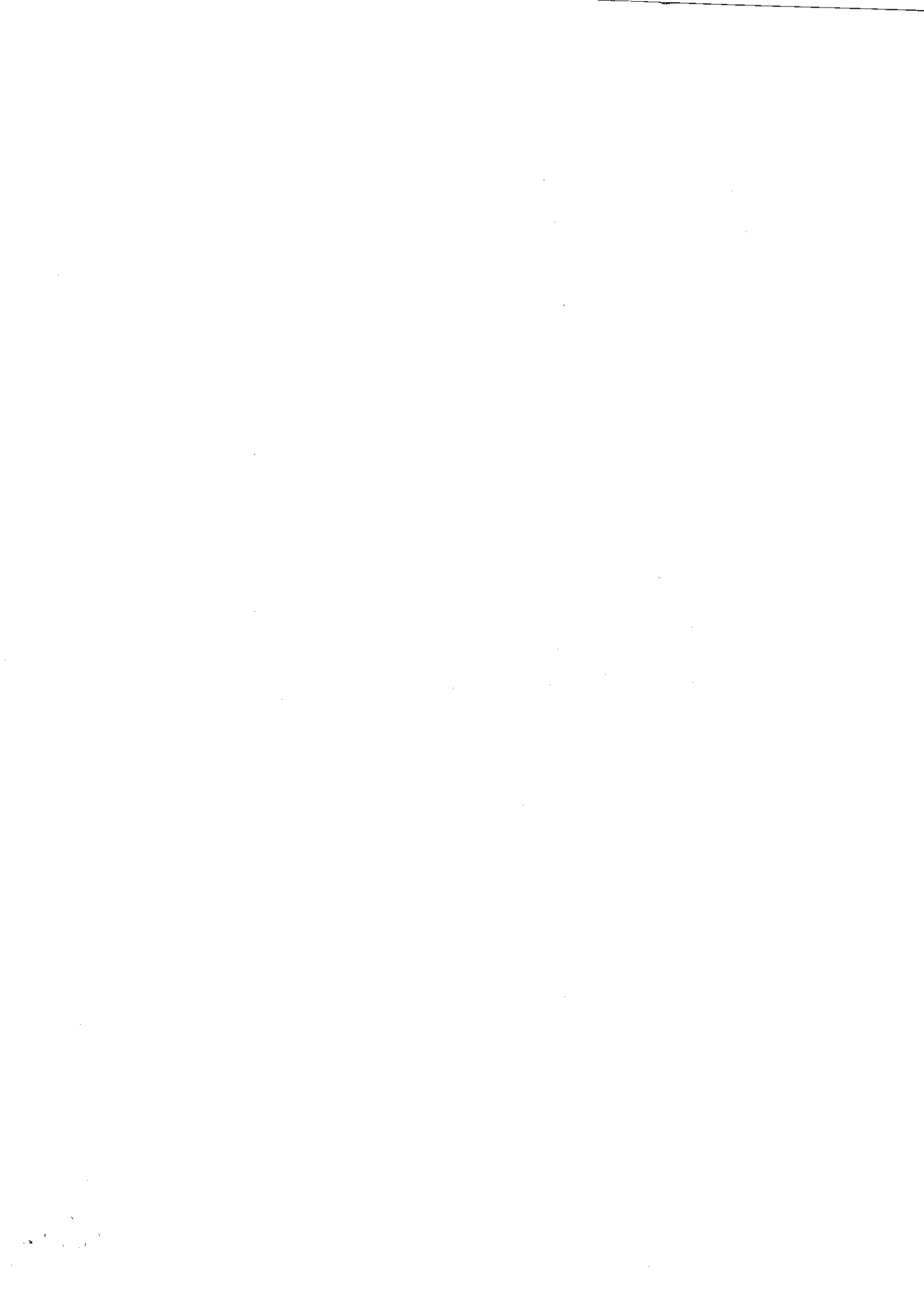
TOGETHER WITH an undivided proportionate ownership right in the road/passage measuring about 37 (Thirty-Seven) Cottahs (equivalent to 6 (Six) Cottahs 1 (One) Chittack and 41 (Forty-One) Sq. Ft.) shown and delineated in GREEN borders in the plan annexed hereto;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Said Undivided Share or Interest in the Said Plot Nos.13 and 29)

ALL THAT piece or parcel of agricultural land measuring about 9 (Nine) Cottahs, 14 (Fourteen) Chittacks and 27 (Twenty-Seven) Sq. Ft. be the same a little more or less situate lying at and being the portion of the Plot Nos.13 and 29 TOGETHER WITH undivided proportionate ownership right in the said road/passage measuring about 37 (Thirty-Seven) Cottahs (equivalent to 2 (Two) Cottahs, 3 (Three) Chittacks and 40 (Forty) Sq. ft.) situated at portion of R. S. Dag Nos. 140, J. L. No. 10, P. S. Rajarhat, Mouja Atghara, Dist. 24- Parganas

Harshita

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(North); being the undivided portion of the Said Plot Nos. 13 and 29 more fully described in the FIRST SCHEDULE above written.

THE THIRD SCHEDULE ABOVE REFERRED TO
("the SAID PROPERTY")

ALL THAT piece or parcel of agricultural land measuring about 3 (Three) Cottahs, 4 (Four) Chittacks and 26 (Twenty-Six) be the same a little more or less situate lying at and being the portion of the Plot Nos. 13 and 29 comprised in portion of R. S. Dag No. 140, R. S. Khatian No. 90, L. R. Khatian No. 1647, F. I. No. 10, P. S. Rajarhat, Mouja Atghara, 24 Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, 24 Parganas (North), Ward No. 6, within the municipality of Rajarhat Gopalpur Municipality in the District of North 24 Parganas shown and delineated in RED border in the plan annexed hereto and therein marked as Plot nos. 13 and 29 TOGETHER WITH undivided proportionate ownership right in the said road/passage measuring 37 (Thirty-Seven) Cottahs (equivalent to 11 (Eleven) Chittacks and 40 (Forty) Sq. ft.) shown and delineated in GREEN borders in the plan annexed hereto; In aggregate measuring 4 (Four) Cottahs and 21 (Twenty-One) Sq. Ft. out of the Said Undivided share or interest in the Said Plot Nos. 13 and 29 Sq. ft. more fully described in the Second Schedule above written.

IN WITNESS WHEREOF the Vendor and the Purchaser hereto have put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED
By HARSHITA CHHAWCHHARIA
the Vendor abovenamed at Kolkata
in the Presence of:

Handwritten signature

HARSHITA CHHAWCHHARIA

Signature
Ajay Khatun
49, Shakespeare Sarani
K-1-17.

SIGNED, SEALED AND ACCEPTED
By MAHESH KUMAR AGARWAL
Director of M/s. DAISY APARTMENTS
PRIVATE LIMITED, the Purchaser
abovenamed at Kolkata in the Presence of:

CC-01/2019/276/2019

Signature

(MAHESH KUMAR AGARWAL)

Signature
Mahendra Muskara
6A, K. S. Roy Road
Kolkata - 700 001

Drafted By:
Mahendra Muskara
Advocate High Court, Kolkata.



MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, M/s. Daisy Apartments Private Limited, the within mentioned amount of Rs.40,00,000/= (Rupees Forty Lacs) only towards payment of agreed consideration in full for the Said Property morefully described hereinabove as per Memo hereunder written:

MEMO

Date	Ch./Pay order No.	Name of Bank	Amount (Rs.)
29/03/2008	000835	American Express Bank, Kolkata	1,00,000/=
02/01/2008	296328	Oriental Bank of Commerce, Kolkata	1,00,000/=
14/10/2008	000964	American Express Bank, Kolkata	4,00,000/=
21/11/2008	374426	Citi Bank, N.A. Kolkata	6,25,000/=
21/11/2008	993893	Citi Bank, N.A. Kolkata	6,25,000/=
24/11/2008	217111	Oriental Bank of Commerce, Kolkata	12,50,000/=
28/01/2009	256212	Allahabad Bank, South Calcutta, Kol.	9,00,000/=
(Rupees Forty Lacs) only		Total Amount =	<u>40,00,000/=</u>

witness:

Agneesh Khatun
 Agneesh Khatun
 45, Shakespeare Sarani
 Kol-17

Harshita
 (HARSHITA CHAWCHHARIA)





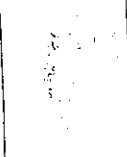
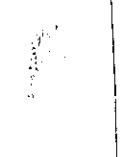
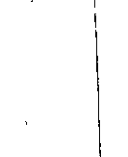


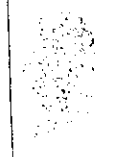
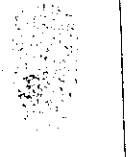
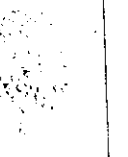

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44 A OF THE I. R. ACT 1908










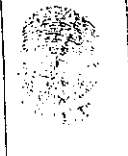

L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

R. H. BOX- THUMB TO SMALL PRINTS

 H. S. S. S.	LH.					
	RH.					

ATTESTED:- *Harshita*

 <i>Harshita</i>	LH.					
	RH.					

ATTESTED:-

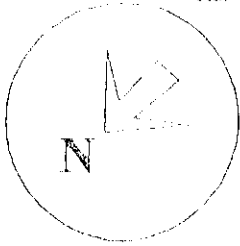
PHOTO	LH.					
	RH.					

ATTESTED:-

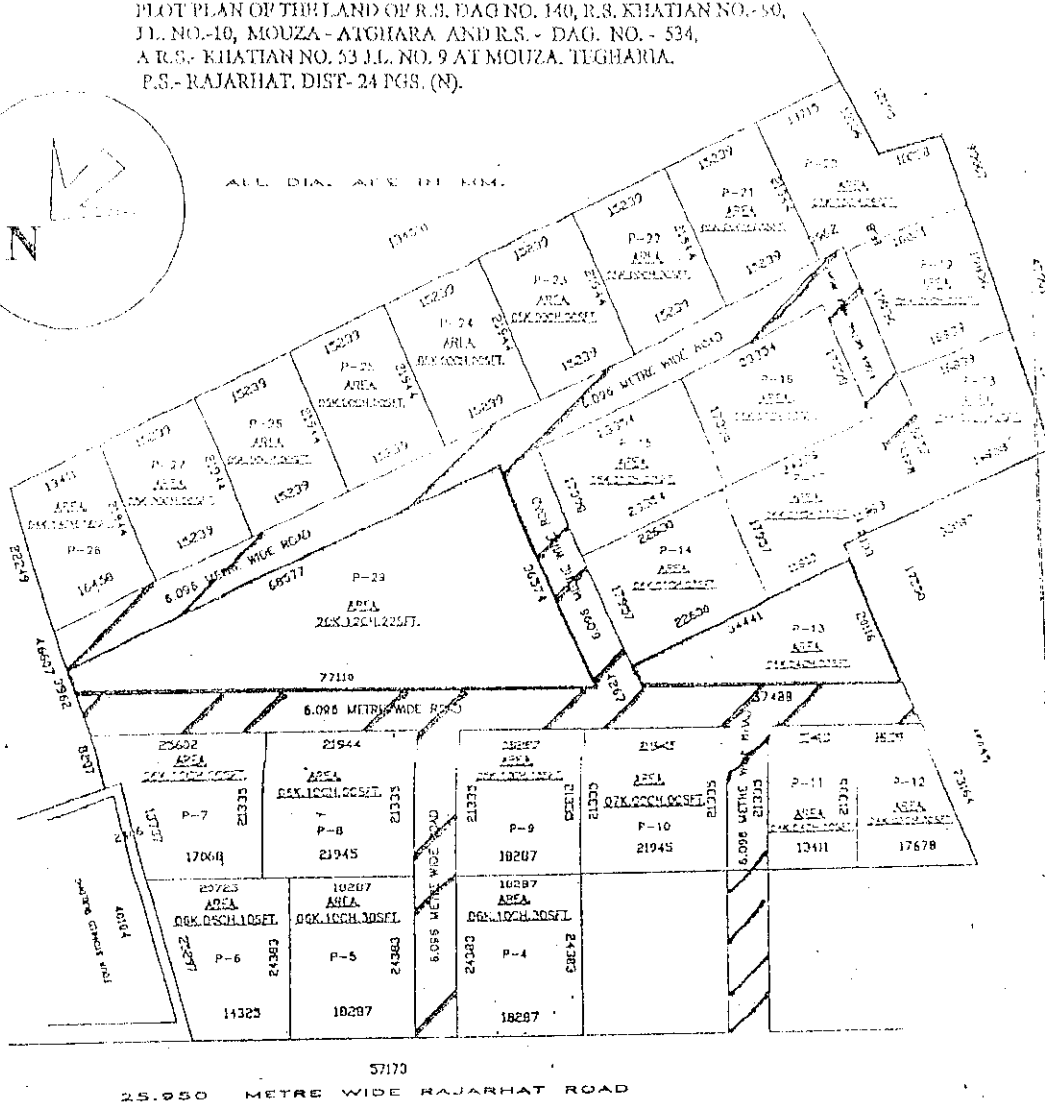




PLOT PLAN OF THE LAND OF R.S. DAG NO. 140, R.S. KHATIAN NO.-50,
 J.L. NO.-10, MOUZA - ATGHARA AND R.S. - DAG. NO. - 534,
 A R.S.- KHATIAN NO. 53 J.L. NO. 9 AT MOUZA. TEGHARIA.
 P.S.- RAJARHAT, DIST- 24 PGS. (N).



ALL DIM. ARE IN MM.



for Dist. Authorities P.W. Dept.
[Signature]
 Director



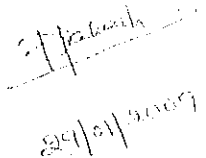
Hashita

SIGNATURE OF THE VENDOR/VENDORS



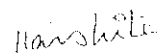


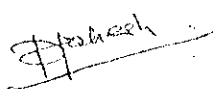


Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00/23 / 2009, Deed No. (Book - I , 00729/2009)

I. Signature of the Presentant

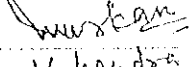
Name of the Presentant	Photo	Finger Print	Signature with date
Mahesh Kr. Agarwal	 29/01/2009	 LTI 29/01/2009	 29/01/2009


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Harshita Chhawchharia Address -Panchsheel Apartment B/L, Diamond Harbour Rd. Kolkata	Self	 29/01/2009	 LTI 29/01/2009	
2	Mahesh Kr. Agarwal Address -5, Kabir Rd. Kolkata	Self	 29/01/2009	 LTI 29/01/2009	

Name of Identifier of above Person(s)
 Mahendra Muskara
 PS-, High Court Calcutta

Signature of Identifier with Date


 Mahendra Muskara
 29/1/08


 (Abhijit Kumar Das)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR



Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :1-00729 of :2009
(Serial No. 00723, 2009)

On 29/01/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955, Court fee stamp paid Rs. 10 00/-

Payment of Fees :

Fee Paid in rupees under article : A(1) - 43989/- on 29/01/2009

Certificate of Market Value(WB PVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 4000000/-

Certified that the required stamp duty of this document is Rs 280000/- and the Stamp duty paid as: Impresive Rs-100

Deficit stamp duty

Deficit stamp duty 1.Rs 47500/- is paid, by the draft number 775070, Draft Date 29/01/2009 Bank Name STATE BANK OF INDIA, Kalighat, received on :29/01/2009. 2.Rs 46500/- is paid, by the draft number 775071, Draft Date 29/01/2009 Bank Name STATE BANK OF INDIA, Kalighat, received on :29/01/2009. 3.Rs 46500/- is paid, by the draft number 775072, Draft Date 29/01/2009 Bank Name STATE BANK OF INDIA, Kalighat, received on :29/01/2009. 4.Rs 46500/- is paid, by the draft number 775073, Draft Date 29/01/2009 Bank Name STATE BANK OF INDIA, Kalighat, received on :29/01/2009. 5.Rs 46500/- is paid, by the draft number 775074, Draft Date 29/01/2009 Bank Name STATE BANK OF INDIA, Kalighat, received on :29/01/2009. 6.Rs 46500/- is paid, by the draft number 775075, Draft Date 29/01/2009 Bank Name STATE BANK OF INDIA, Kalighat, received on :29/01/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.00 hrs on :29/01/2009, at the Office of the A. D. S. R. BIDHAN NAGAR by Mahesh Kr Agarwal, Claimant

Admission of Execution(Under Section 58)

Execution is admitted on 29/01/2009 by

1. Harshita Chhawchharia, daughter of Manoj Chhawchharia, Panchsheel Apartment 8/1, Daimond Harbour Rd. Kolkata, Thana ., By caste Hindu, by Profession :---
 2. Mahesh Kr. Agarwal, Director, M/s, Daisy Apartments Pvt. Ltd., 5, Kabir Rd., Kolkata-700026, profession :---
- Identified By Mahendra Muskara, son of . High Court Calcutta . Thana ., by caste Hindu, By Profession : Advocate.


[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal



DATED THIS 29th DAY OF JANUARY, 2009

B E T W E E N

MS. HARSHITA CHHAJWALHARIA

..... VENDOR

A N D

M/S. DAISY APARTMENTS PRIVATE LIMITED

..... PURCHASER

DEED OF CONVEYANCE

MAHENDRA MUSKARA, ADVOCATE
M/S. S. G. MUSKARA & CO.
SOLICITOR & ADVOCATES
6A, K. S. ROY ROAD
2ND FLOOR
KOLKATA - 700 001

