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(150) F-03882-(1)

CPMS



अन्वितवर्ण पश्चिम बंगाल WEST BENGAL

C 917388

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.

*[Signature]*  
Addl. District-Sub-Registrar  
Bidhannagar, (Salt Lake City)  
21 APR 2010

DEED OF CONVEYANCE

THIS INDENTURE made on this 20<sup>th</sup> Day of April Two Thousand and Ten



**B E T W E E N**

**DR. SHILADITYA DAS** son of Sri Satyanarayan Das by faith Hindu, by occupation-service, by nationality Indian presently residing at EH 654, Sector-1, Saltlake City, Kolkata-700064, hereinafter called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representative, executors, administrators and assigns) of the **ONE PART**.

**A N D**

1) **IDEAL GRACE INFRACON PVT. LTD.** being a Company incorporated under the Companies Act, 1956 having its registered office at 50, J.L Nehru Road, Kolkata- 700071 represented by its Director **SRAWAN KUMAR HIMATSINGKA**, son of Late D.N Himatsingka and 2) **IDEAL ABASAN PVT. LTD.** being a Company incorporated under the Companies Act, 1956 having its registered office at 50, J.L Nehru Road, Kolkata - 700071 represented by its Director **SRAWAN KUMAR HIMATSINGKA**, son of Late D.N Himatsingka hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**

**WHEREAS, SHILADITYA DAS** the vendor herein is the recorded owner of agricultural land measuring more or less 0.60 Satak out of 11 Satak in R.S. & L.R. DAG NO. 549, 2 Satak out of 4 Satak in R.S.& L.R. DAG NO. 550 and 5.50 satak out of 11 satak in R.S. & L.R. DAG NO. 551 under L.R KHATIAN NO. 925 situated at Mouza - **MAHISHBATHAN, J. L.** No. 18, under P. S. - Rajarhat in the district of 24 - Paraganas (North).

**AND WHEREAS, SHILADITYA DAS** the vendor herein, purchased the said property from Sri Suchitro Naskar, & ors. by way of a Sale Deed bearing no. 5567 Book No. I, Volume No. 3, Pages 1 to 17 for the year 2002 duly registered at **OFFICE OF ADDITIONAL REGISTRAR OF ASSURANCES II KOLKATA.**

**AND WHEREAS** the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which she proposes to transfer unto the purchaser herein for good and valuable consideration.

**AND WHEREAS** the vendor has agreed to sell and the purchaser no.1 has agreed to purchase the plot of land measuring an area of 0.30 Satak out of 11 Satak in R.S. & L.R. DAG NO. 549, 01 Satak out of 4 Satak in R.S.& L.R. DAG NO. 550 & 2.75 Satak out of 11 Satak in R.S. & L.R. DAG NO. 551 under L.R KHATIAN NO. 925 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Rajarhat in the district of 24 - Paraganas (North) hereinafter called the "said plot", more fully and particularly described in Schedule I hereunder written, for a price of Rs. 8,13,400/- (Rupees Eight Lakh Thirteen Thousand Four Hundred Only) and on the terms and conditions hereunder.

**AND WHEREAS** the vendor has agreed to sell and the purchaser no.2 has agreed to purchase the plot of land measuring an area of 0.30 Satak out of 11 Satak in R.S. & L.R. DAG NO. 549, 01 Satak out of 4 Satak in R.S.& L.R. DAG NO. 550 & 2.75 Satak out of 11 Satak in R.S. & L.R. DAG NO. 551 under L.R KHATIAN NO. 925 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Rajarhat in the district of 24 - Paraganas (North) hereinafter called the "said plot", more fully and particularly described in Schedule II hereunder written, for a price of Rs. 8,13,400/- (Rupees Eight Lakh Thirteen Thousand Four Hundred Only) and on the terms and conditions hereunder.

**AND WHEREAS** The vendor has agreed to sell and the both the purchasers herein has agreed to purchase a plot of land total measuring an area of 8.10 Satak in R.S.& L.R. DAG NO. 549, 550 and 551 under L.R KHATIAN NO. 925 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S.- Rajarhat in the district of 24 - Paraganas (North) hereinafter called the "said plot", more fully and particularly described in schedule - III hereunder written, for a total price of Rs. 16,26,800/- (Rupees Sixteen Lakh Twenty Six Thousand Eight Hundred Only) and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 16,26,800/- (Rupees Sixteen Lakh Twenty Six Thousand Eight Hundred Only) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby admit and acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule hereunder written with the rights of all sewers, drains, common fences, rights, liberties, privileges, easements, Quasi - easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto **AND ALL THAT ESTATE** right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and property or any part thereof **TOGETHER WITH** All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and property or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and **NOTWITHSTANDING** any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim

or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it **AND FURTHER** that the vendor and all person or persons lawfully or equitably claiming any estate 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 do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required. The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY-I

(SCHEDULE OF THE PURCHASER NO.1)

**ALL THAT** piece of Sali Land measuring an area of 0.30 Satak out of 11 Satak in R.S. & L.R. DAG NO. 549, 01 Satak out of 4 Satak in R.S.& L.R. DAG NO. 550 & 2.75 Satak out of 11 Satak in R.S. & L.R. DAG NO. 551 under L.R KHATIAN NO. 925 under ward No. 14, Bidhan Nagar Municipality within the limit of Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - MAHISHBATHAN, J.L. No. 18, R.S. No. 203, TOUZI No. 10, in the district of 24 - Paraganas (North).

SCHEDULE OF THE PROPERTY-II

(SCHEDULE OF THE PURCHASER NO.2)

**ALL THAT** piece of Sali Land measuring an area of 0.30 Satak out of 11 Satak in R.S. & L.R. DAG NO. 549, 01 Satak out of 4 Satak in R.S.& L.R. DAG NO. 550 & 2.75 Satak out of 11 Satak in R.S. & L.R. DAG NO. 551 under L.R KHATIAN NO. 925 under ward No. 14, Bidhan Nagar Municipality within the limit of Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - MAHISHBATHAN, J.L. No. 18, R.S. No. 203, TOUZI No. 10, in the district of 24 - Paraganas (North).

SCHEDULE OF THE PROPERTY-III

(FINAL SCHEDULE OF THE PROPERTY)

**ALL THAT** piece of Sali Land measuring an area of 0.60 Satak out of 11 Satak in R.S. & L.R. DAG NO. 549, 02 Satak out of 4 Satak in R.S.& L.R. DAG NO. 550 & 5.50 Satak out of 11 Satak in R.S. & L.R. DAG NO. 551 under L.R KHATIAN NO. 925 under ward No. 14, Bidhan Nagar Municipality within the limit of Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - MAHISHBATHAN, J.L. No. 18, R.S. No. 203, TOUZI No. 10, in the district of 24 - Paraganas (North).

A Map or Plan Annex hereto bordered "**RED**" line being part of this document

**The Plot of land is bounded as under :-**

R.S. & L.R.DAG NO. 549

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 491&549

ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 550

ON THE EAST : PART OF R.S. & L.R.DAG NO. 491 & 550

ON THE WEST : PART OF R.S. & L.R.DAG NO. 549

R.S. & L.R.DAG NO. 550

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 550

ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 551

ON THE EAST : PART OF R.S. & L.R.DAG NO. 552

ON THE WEST : PART OF R.S. & L.R.DAG NO. 549

& R.S. & L.R.DAG NO. 551

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 549

ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 561

ON THE EAST : PART OF R.S. & L.R.DAG NO. 551

ON THE WEST : PART OF R.S. & L.R.DAG NO. 545

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES:

1. *Siddhartha Singh*

2. *Gopal Chandra Banerjee*  
*Adv.*

*Siddhartha Singh*

SIGNATURE OF THE VENDOR



MEMO OF CONSIDERATION

Received from the within named Purchaser no.1 a sum of Rs. 8,13,400/- (Rupees Eight Lakh Thirteen Thousand Four Hundred Only) and Purchaser no.2 a sum of Rs. 8,13,400/- (Rupees Eight Lakh Thirteen Thousand Four Hundred Only) i.e in total Rs. 16,26,800/- (Rupees Sixteen Lakh Twenty Six Thousand Eight Hundred Only) towards full and final payment of the consideration for sale of the Said Plot described in the **Schedule** above, in the following manner.

Received by	Mode	Date	Bank	Amount(Rs)
Shiladitya Das	D D no. '047760'	20.04.10	Bank of India	8,13,400
Shiladitya Das	D D no. '047764'	20.04.10	Bank of India	8,13,400
			<b>TOTAL =</b>	<b>16,26,800/-</b>

**IN WITNESS WHEREOF** the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES:

1. *Abdus Salam Khan*

2. *Gopal Chandra Bandyopadhyay Adv.*

*Shiladitya Das*

SIGNATURE OF THE VENDOR

*Saswati Poddar*

Drafted by: SASWATI PODDAR, Adv.

WB/236/01





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

**Endorsement For Deed Number : I - 03992 of 2010**  
**(Serial No. 04152 of 2010)**

**On 20/04/2010**

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

Presented for registration at 17.06 hrs on 20/04/2010, at the Private residence by Dr. Siladitya Das ,Executant.

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

Execution is admitted on 20/04/2010 by

1. Dr. Siladitya Das, son of Satyanarayan Das , E H 654, Sec - I, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India. P.O. :- Pin :-700064, By Caste Hindu, By Profession : Service Identified By Kshitish Mondal, son of Lt Sadhan Mondal, Mahishbathan, Thana:-Bidhan Nagar, District:-North 24-Parganas, WEST BENGAL, India. P.O. :- , By Caste: Hindu, By Profession: Business.

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 21/04/2010**

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

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

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 17897/- ,E = 14/- on 21/04/2010

**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.-1627498/-

Certified that the required stamp duty of this document is Rs.- 97670 /- and the Stamp duty paid as Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 97570/- is paid72131520/04/2010State Bank of India, B T ROAD, received on 21/04/2010



( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Bidhanagar.

21/04/2010 19:40:00

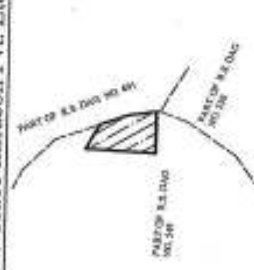
Endorsement Page 1  
64 APR 2010

**SITE PLAN OF LAND AT MOUZA-MAHISHBATHAN,  
 J.L. NO.- 18, R.S. NO.-203, L.R. KHATIAN NO.-925,  
 R.S. & L.R. DAG NO.- 549, P.S.-BIDHAN NAGAR (EAST).  
 DIST.-NORTH 24 PGS.**

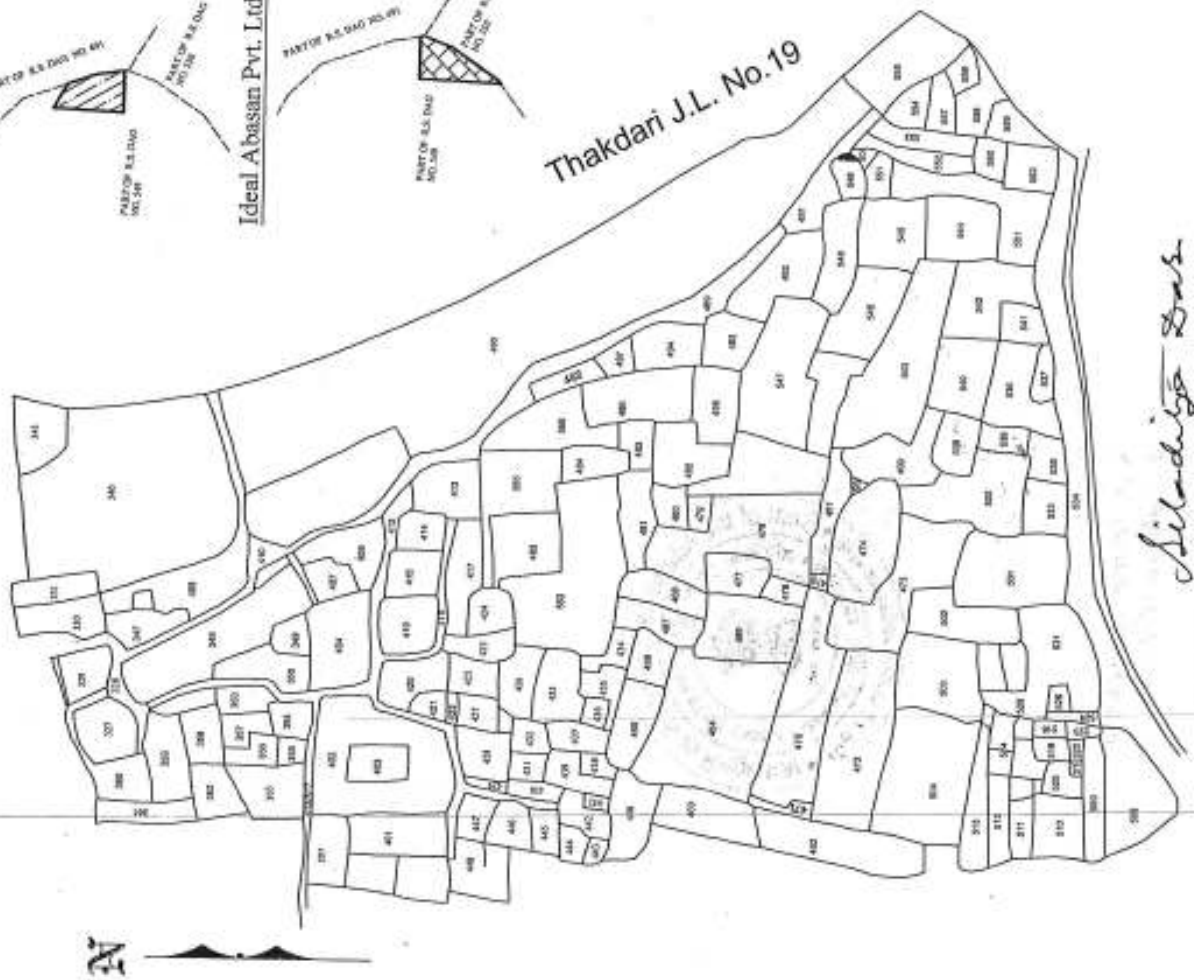
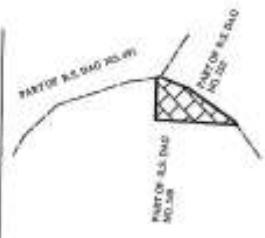
AREA OF LAND : Ideal Grace Infracon Pvt. Ltd. = 0.30 Satak.  
 Ideal Abasan Pvt. Ltd. = 0.30 Satak.

SCALE- 1:3960, 1:500

Ideal Grace Infracon Pvt. Ltd.



Ideal Abasan Pvt. Ltd.



Thakdari J.L. No.19

*Siladiga Das*

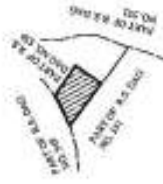
6

**SITE PLAN OF LAND AT MOUZA-MAHISHBATHAN,  
J.L. NO.- 18, R.S. NO.-203, L.R. KHATIAN NO.-925,  
R.S. & L.R. DAG NO.- 550, P.S.-BIDHAN NAGAR (EAST).  
DIST.-NORTH 24 PGS.**

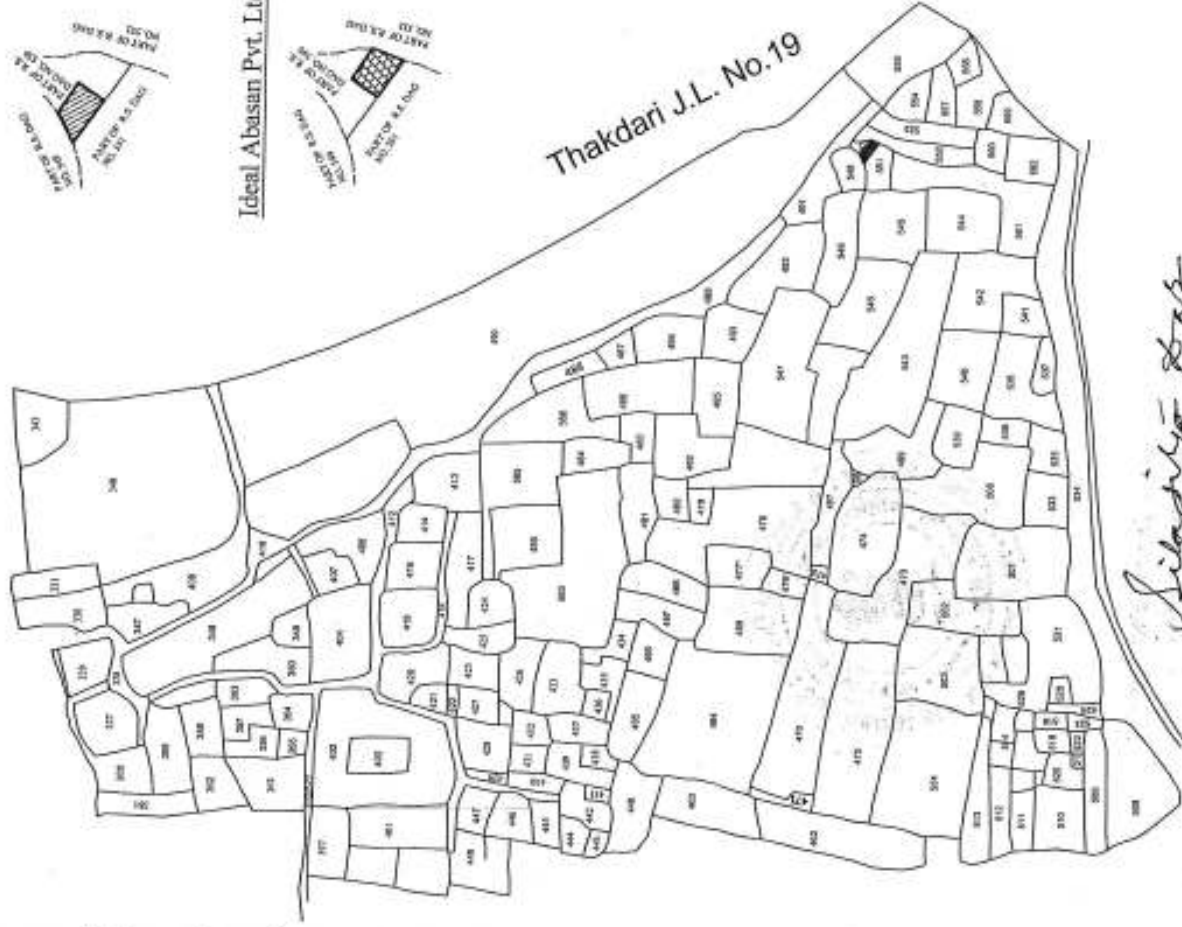
AREA OF LAND : Ideal Grace Infracon Pvt. Ltd. = 1 Satak.  
Ideal Abasan Pvt. Ltd. = 1 Satak.

SCALE- 1:3960, 1:1000

Ideal Grace Infracon Pvt. Ltd.



Ideal Abasan Pvt. Ltd.

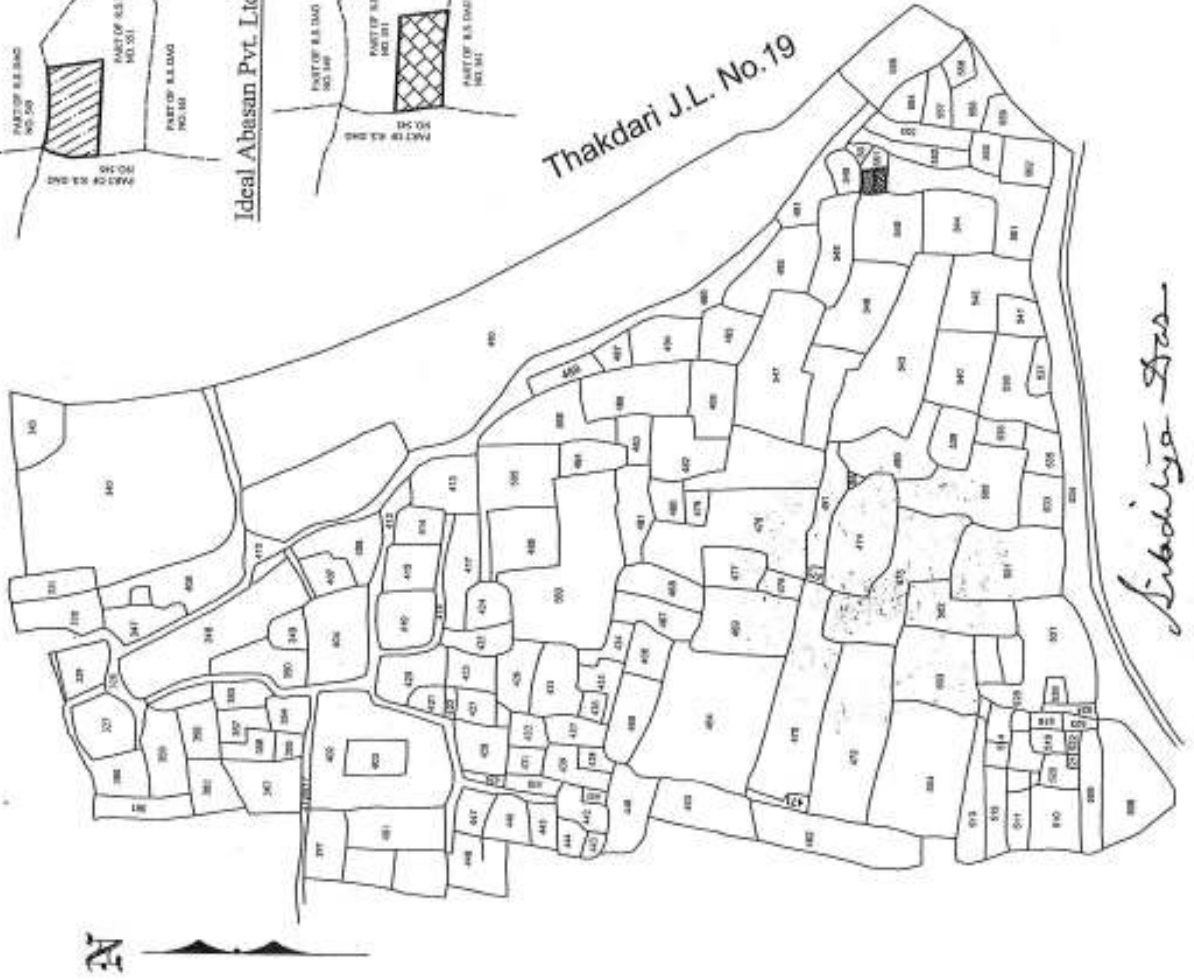
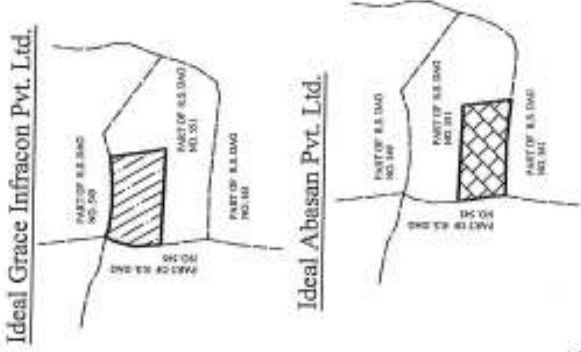


*Siladitya Das*




























**SITE PLAN OF LAND AT MOUZA-MAHISHBATHAN,  
 J.L. NO.- 18, R.S. NO.-203, L.R. KHATAN NO.-925,  
 R.S. & L.R. DAG NO.- 551, P.S.-BIDHAN NAGAR (EAST).  
 DIST.-NORTH 24 PGS.**

AREA OF LAND : Ideal Grace Infracon Pvt. Ltd. = 2.75 Satak.  
 Ideal Abasan Pvt. Ltd. = 2.75 Satak.

SCALE- 1:3960, 1:1000



SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants		Little	Ring	Middle (Left Hand)	Fore	Thumb
51. H. J. ...							
S. ...	S. ...						
							
							
							

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 430 to 444  
being No 03992 for the year 2010.



(Rajendra Prasad Upadhyay) 22-April-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal