

06364 (LOT-2-SL-1) Rel 1563 (26)

44



2078

पश्चिम बंगाल WEST BENGAL D 160915

admissible under Rule 21 & amendments 6 (1) of W.E.L.R Act 1998 duly Stamp under the Indian Stamp Act-1899 Subsequently amended Schedule I.A. Stamp Paid.

10-00-23

North 24-Parganas 19.8.2008

12 MAY 2008 10 JUL 2008

Handwritten calculations: 100, 49000 x 3, 32650, 170750, A 28237-00, 7-00, Sale 15, 28-00, 23, H, 4-00, 2567640ms, 28276-00

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this 12th day May Two thousand Eight

49000/- + 49000/- + 49000/- + 32650/-

Stamp issued on 11.6.08

per order's Cheque 601150, 601148, 601146, 601141

10/6/08 (Signature)

11.6.08

Handwritten notes: 24, 2500, 6000, 31000

Contd...P/2

Handwritten notes: 2500, 6000, 31000

**B E T W E E N**

**SHRI PANCHANAN PRAMANIK**, son of Late Bireswar Pramanik, an Indian citizen, by faith Hindu, by occupation Business, residing at Vill- Mahishbathan, P.S. Rajarhat, North 24 Parganas, hereinafter called the "**VENDOR**", the Vendor is represented by his lawfully Constituted Attorney **SRI UTPAL MONDAL**, son of Late Nabin Chandra Mondal, by faith Hindu, by occupation Service, residing at Garfa Mondalpara, Behari Mondal Road, 24 Parganas (south), P.S. Kasba, Kolkata-700078 (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, executors, administrators and assigns) of the **ONE PART**.

**A N D**

**MESSIEURS EXULT REAL ESTATES CONSULTANTS PRIVATE LIMITED**, a company Registered under the Companies Act, 1956, having its registered office at 50, Jawaharlal Nehru Road, Kolkata-700071, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

**WHEREAS**, Shri Panchanan Pramanik, son of Late Bireswar Pramanik, the Vendor herein, thereby, is the recorded owner of 193 Decimals of land out of total 390 decimals, lying and situated in R.S./L.R Dag No.852 R.S. Khatian No.55 L.R. Khatian No.93, in Mouza- Thakdari, P.S, Bidhan Nagar, North 24 Parganas:

**AND WHEREAS** Shri Panchanan Pramanik appointed one **SRI UTPAL MONDAL** son of Late Nabin Chandra Mondal by faith Hindu, by occupation Service, residing at Garfa Mondalpara, Behari Mondal Road, 24 Parganas (south), P.S. Kasba, Kolkata- 700078 as his constituted attorney by way of a registered General Power Attorney bearing no. 2633 dated 10.05.2008 duly registered at Additional Registrar of Assurances III, Kolkata for the year 2008 for the above mentioned property for 67 Decimals of land out of total 390 decimals, lying and situated in R.S./L.R Dag No.852.

**AND WHEREAS** the Vendor has agreed to sell out of his Said Property the land measuring 7 cottah 5 Chittacks 17 Sq. ft., equivalent to 12.10 (twelve point one zero) decimal out of total 309(three hundred nine) decimal, more or less, contained in R.S./L.R. Dag No.852 recorded in L.R. Khatian No.93, Mouza Thakdari, J.L. No.19, Police Station Bidhan Nagar( Salt lake), A.D.S.R. Office, Bidhan Nagar, District North 24 Parganas and more fully described in **Schedule** below (**Said Land**) and the Purchaser has agreed to purchase the land for a consideration of **Rs.25,67,640/- (Rupees twenty five lac sixty seven thousand six hundred and forty only)** and on the terms and conditions written hereunder:

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said Agreement between the parties hereto and in consideration of the sum of **Rs.25,67,640/- (Rupees twenty five lac sixty seven thousand six hundred and forty only)** paid by the Purchaser to the Vendor before the execution of this present (the receipt of which the Vendor doth hereby admit and acknowledge) and of and from the same the Vendor doth hereby grant convey and transfer unto the Purchaser all that piece or parcel of the Said Land of agricultural land more fully described in Schedule hereto with all sewers, drains, common fences, rights, liberties, privileges, 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 all is included in definition of the said land **AND ALL THAT** estate right title interest claim and demand whatsoever exclusively relating to or concerning with the said hereditaments and the land or any part thereof which now are or hereafter shall

or may be in the possession or power or control of the Vendor or of any other person from whom the Vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land, hereditaments hereby granted or expressed or so 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 with the Purchaser that notwithstanding any act, deed or things, 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 hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition of 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, sell and convey the said land and hereditaments hereby granted or expressed so to be unto and to the use of the Purchaser along with all deeds, pattas and muniments in manner aforesaid and the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land hereditaments 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 the said land is free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate, agreements, arrangements and/or any third parties rights and encumbrances created by the Vendor or any persons lawfully equitably claiming or in trust him. **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 and hereditaments and every part thereof unto and to use of the Purchaser in manner aforesaid as shall or may be reasonably required.

**IN WITNESS WHEREOF** the Vendor doth hereby executing this Deed in respect of the land out of his free will and in sound mind with full knowledge of the contents of this Deed and is not subjected to any outside influence in the execution of this sale Deed.

**SCHEDULE OF THE PROPERTY**  
**(Said Plot)**

**ALL THAT** piece and parcel of sali land measuring **7 cottah 5 Chittacks 17 Sq. ft., equivalent to 12.10 (twelve point one zero) decimal** out of total 309 (three hundred nine) decimal more or less, contained in R.S./L.R. **Dag No.852** recorded in R.S, Khatian No. 55, L.R. *Khatian* No. 93, *Mouza* Thakdari, J.L. No. 19 Police Station Bidhan Nagar (Salt lake), A.D.S.R. Office, Bidhan Nagar, District North 24 Parganas within the jurisdiction of Bidhan Nagar Municipality and the said *Dag* being butted and bounded as follows:

- On the North** : Mouza Mahish Bathan
- On the East** : By R.S./L.R. *Dag* No 786- 788, 850, 900 & others
- On the South** : By R.S./L.R. *Dag* No 918.
- On the West** : Mouza Mahish Bathan

In Witness Whereof the Vendor has executed and delivered this Conveyance on the date mentioned above.

*U.P. Mandal*

**Constituted Attorney of Panchanan Pramanik**

**Witnesses:**

Signature *[Handwritten Signature]*

Signature *[Handwritten Signature]*

Name \_\_\_\_\_

Name \_\_\_\_\_

Father's Name \_\_\_\_\_

Father's Name \_\_\_\_\_

Address *Bansal*

Address *100 - S.S. Nagar*

*[Handwritten Address]*

*[Handwritten Address]*

Prepared, read over and explained this Indenture of Conveyance to the Vendor in Bengali language

*[Handwritten Signature]*

Drafted by: **SASWATI PODDAR, Adv.**  
**WB/236/01**

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.25,67,640/- (Rupees twenty five lac sixty seven thousand six hundred and forty only)** towards full and final payment of the consideration for sale of the Said Plot described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount(Rs)
Ch.No. 640107	07.05.2008	Bank of India, J.N.Road Branch, Kolkata	Rs.25,67,640/-

*Uttal Mondal*

**Constituted Attorney of Panchanan Pramanik**

**Witnesses:**

Signature *[Signature]*

Signature *[Signature]*

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address 100 S.S. Road - 741001

DISTRICT NORTH 24 PARGANAS  
OFFICE OF THE

Photo of the presentant should be pasted  
in the front page of the document



*U. Pal Mondal*

(1)  
Name : ..... Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

.....  
SIGNATURE of the Presentant *U. Pal Mondal*

(2)  
Name : .....  
Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

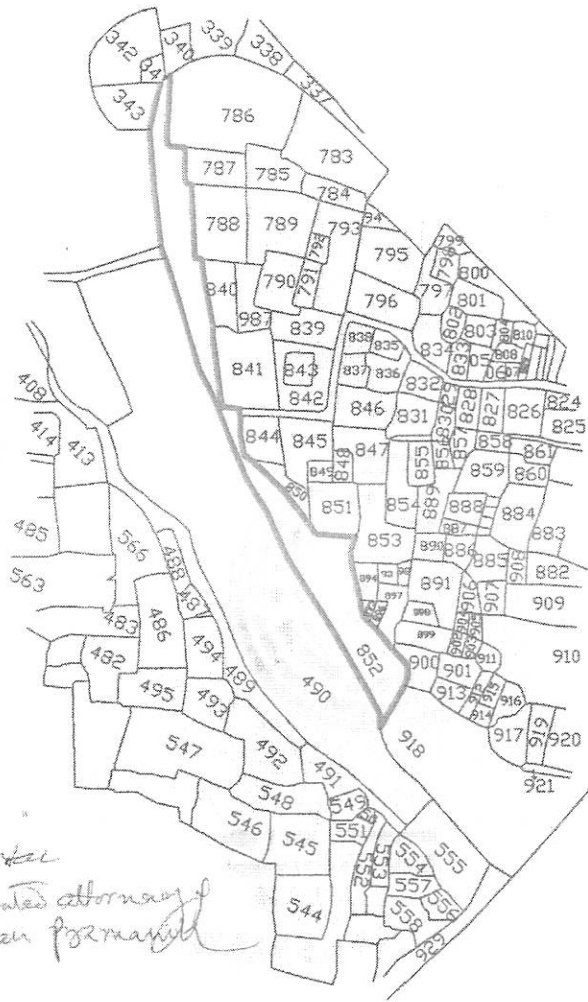
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed  
person and attested by the said person.

.....  
SIGNATURE of the Presentant/Executant/  
Claimant/Attorney/Principal/Guardian/Testator  
(Tick the appropriate status)

SITE PLAN OF LAND AT MOUZA-THAKDARI, J.L. NO.- 19,  
R.S. NO.-852, TOUJI NO.- , L.R. KHATIAN NO.-93,  
R.S. DAG NO.-852, P.S.-RAJARHAT, DIST.-NORTH 24 PARGANAS.

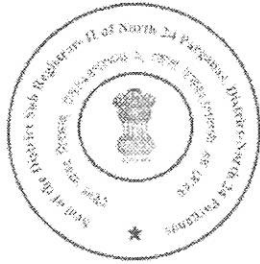
AREA OF LAND : 12.10 SATAK.



*As constituted attorney of  
Bijayanandan Pramanik*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 7326 to 7340  
being No 04563 for the year 2008.



(X) 01-September-2008  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal