

16274/013

16944/13

23D



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

R 459550

M.V. 1553

39036/B  
 2-31  
 K.M. Registrar of Assurances II  
 20/12



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
 of Assurances-II, Kolkata

017/13

20/12

पश्चिम

THIS DEED OF CONVEYANCE made this 20<sup>th</sup> day of December two thousand and thirteen

BETWEEN

*[Handwritten signatures]*

**SMT. KARUNA J. DUJARI**, wife of J. K. Dujari by religion Hindu, by occupation Business, Citizen of India residing at 9, Bangur Avenue , Block-C, 1st floor, P. S. Lake Town, Kolkata - 700055 having Income Tax Permanent Account Number AFUPD5484Q, hereinafter referred to as 'the **VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART AND GREENVIEW AWAS PRIVATE LIMITED**, a Company within the meaning of Companies Act, 1956 having its registered office at 222, A.J.C. Bose Road, Room No.6, Police Station Beniapukur, Kolkata - 700 017, having Income Tax Permanent Account Number **AAF CG4033M** and represented by its Director **Rajiv Himatsingka**, son of Om Prakash Himatsingka, by religion Hindu, by occupation business, Citizen of India residing at 19B, Mandeville Gardens, "Rajiv Apartment", Flat No. 18, Police Station Gariahat, Kolkata - 700019, hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART** -

**WHEREAS :**

- I. The Vendor has represented to and assured the Purchaser as follows:
  - A. By and under a Deed of Conveyance dated 7<sup>th</sup> May, 2008 registered at the office of the District Sub-Registrar - II, North 24 Parganas in Book no. I CD Volume no. 6, Pages 7568 to 7582 Being no. 4576 for the year 2008, the Vendor herein purchased from Smt. Hasi Mondal, Smt. Puspa Nath, Smt. Sharmistha Hazra and Kalyan Mondal for valuable consideration, inter alia, ALL THAT the piece or parcel of agricultural (Sali) land measuring about 1.52 cottahs equivalent to about 2.50 decimals in R.S./L.R. Dag No. 492 in Mouza Mahishbathan and hereinafter referred to as "**the said Land**".
  - B. The Vendor applied for and got the said Land mutated in the Vendor's name with the authorities under the West Bengal Land Reforms Act, 1955 under L. R. Khatian no. 1215.
  - C. The said Land was recorded as 'Sali' in the relevant records at the time of purchase thereof by the Vendor. The Vendor applied for and got the nature of use of the Said Land converted into Bastu under the provisions of the West Bengal Land Reforms Act, 1955. An R.T. structure and dwelling unit has been erected on the said Land.
  - D. A Building Plan has been approved and sanctioned by Bidhan Nagar Municipality for construction on the said Land alongwith several other adjoining lands belonging to other land owners and all such lands in respect of which sanction has been granted have now been allotted Provisional Holding no. 001 by the Bidhan Nagar Municipality. Although a building plan has been sanctioned the construction as per the building plan has not yet started.



E. Accordingly, the Vendor herein is now the absolute lawful owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Bastu land measuring about 1.52 cottahs equivalent to about 2.50 decimals together with R.T. structure and dwelling unit erected thereon in R.S./L.R. Dag No. 492 in Mouza Mahishbathan and being part of Provisional Holding no. 001 of Bidhan Nagar Municipality and fully described in the **Schedule** hereunder written and hereinafter collectively referred to as "the **said Property**" free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, alignment, easements, liabilities, court orders and lis pendens whatsoever together with the benefits and advantages of the sanctioned plan and the permissions, approvals etc. granted and/or issued in respect of the said Holding (which includes the said Property) to the extent of the Vendor's entitlement in respect thereof.

F. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said Property and no part of the same has been acquired, requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.

G. The said Property is within the ceiling limits under the applicable laws and no part of the said Property is either excess land or excess vacant land and/or is liable to be vested under any law.

H. No suit or other proceeding has been filed or is pending in any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Property and/or any part thereof and/or the right title and interest of the Vendor or the Vendor's predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property.

I. No person other than the Vendor has any right, title, interest, claim or demand whatsoever in respect of the said Property. No person or persons whatsoever has or have claimed to have any right of preemption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

J. There is no subsisting understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than the Purchaser) for sale and/or for otherwise dealing with, relating to and/or concerning the said Property.

K. The Vendor is in actual peaceful, physical, vacant, khas possession of the said Property and every portion thereof absolutely and is personally enjoying and using the same without any interference or hindrance whatsoever and there is no encroachment whatsoever in respect of any portion of the said Property.

L. The Vendor and/or the Vendor's predecessors-in-title have not in any way dealt with the said Property or any part or portion thereof whereby the right, title and/or interest of the Vendor and/or the Vendor's predecessors-in-title as to the

or thing by the Vendor and/or any of the Vendor's predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor has now good right and full and absolute power to grant sell convey transfer and assure the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of the Vendor's predecessors in title or any of them **AND THAT** the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against any latent or patent defect in title of the Vendor in respect of the said Property including in any former Deed or record of rights or mutation relating to the said Property and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, alignment, easements, liabilities, court orders and lis pendens whatsoever suffered or made or created in respect of the said Property by the Vendor and/or the Vendor's predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or the Vendor's predecessors in title or any of them as aforesaid or otherwise **AND THAT** there is no mortgage charge and/or lien in respect of the said Property **AND THAT** all rates taxes and all other impositions and/or outgoings payable in respect of the said Property have been paid in full upto the date of these presents and in the event of any amount being outstanding and/or being assessed and/or demanded subsequently relating to the period up to the date of this Deed then the same shall be the sole liability and obligation of the Vendor and the Vendor agrees and undertakes to make payment of the same forthwith upon demand **AND THAT** the Vendor never held and does not hold any excess land under the Urban Land (Ceiling and Regulation) Act, 1976 and the said Property or any part thereof has not been affected or vested under the said Acts and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law **AND THAT** the said Property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendor concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax

Purchaser as well as the said Property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, easements, liabilities, court orders and lis pendens whatsoever **ALL THAT** the piece or parcel of Bastu land measuring about 1.52 cottahs equivalent to about 2.50 decimals together with R.T. structure and dwelling unit erected thereon in R.S./L.R. Dag No. 492 in Mouza Mahishbathan and fully described in the **Schedule** hereunder written and hereinafter collectively referred to as "the **said Property**" **OR HOWSOEVER OTHERWISE** the said Property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said Property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any 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 hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, alignment, easements, liabilities, court orders and lis pendens whatsoever **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that neither the Vendor nor any of the Vendor's predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of 15,53,000/- (Rupees fifteen lacs fifty three thousand only) being the agreed total consideration money in full payable to the Vendor under these presents as per the following -

**MEMO OF CONSIDERATION**

<b><u>Cheque no.</u></b>	<b><u>Date</u></b>	<b><u>Bank</u></b>	<b><u>Branch</u></b>	<b><u>Amount (Rs.)</u></b>
383071	20.12.2013	HDFC Bank	U.N.Brahmachari	9,45,000/-
383073	20.12.2013	HDFC Bank	U.N.Brahmachari	3,04,000/-
383077	20.12.2013	HDFC Bank	U.N.Brahmachari	3,04,000/-
<b>Total :</b>				<b>15,53,000/-</b>

(Rupees fifteen lacs fifty three thousand only)








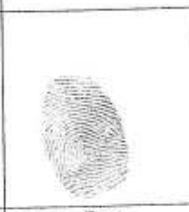














*Karuna J. Dnyani*  
Vendor

**Witnesses:**

*Soumya Ghosh*

*Pranav Poddar*

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Rajiv Himatsingha</i>					
		Little	Ring	Middle	Fore	Thumb
	<i>Rajiv Himatsingha</i>					
		Thumb	Fore	Middle	Ring	Little
	 <i>Suman J. Dujari</i>					
		Little	Ring	Middle	Fore	Thumb
	<i>Suman J. Dujari</i>					
		Thumb	Fore	Middle	Ring	Little
		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little

Act, 1961 or any other Act for the time being in force **AND THAT** the said Property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no notice, declaration, order, notification or proceeding has been issued published initiated or instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Property or any part thereof is not affected in any manner by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other law or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending in any Court of law and no order has been passed or is subsisting affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the said Property and the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof **AND THAT** the Purchaser shall be entitled to the benefits and advantages of the sanctioned plan and the permissions, approvals etc. granted and/or issued in respect of the said Holding (which includes the said Property) to the extent of the Vendor's entitlement in respect thereof and shall be entitled to make construction as per the sanctioned plan and deal with and dispose off the same in any manner whatsoever **AND THAT** in the event there being any defect in title or in the event of the right title and interest of the Purchaser being in any way affected or the Purchaser's possession being in any way invaded or affected then in that event, the Vendor shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the Vendor hereby indemnifies and agrees to keep indemnified the Purchaser against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser may suffer and/or incur and/or be liable for or put to including costs of litigation and other proceedings **AND THAT** the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly consents to the same and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and notwithstanding such grant of powers and authorities the Vendor undertakes to co-operate with the Purchaser in all respects to cause mutation of the said Property in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser from time to time **AND THAT NOTWITHSTANDING** anything to the contrary contained elsewhere it is specifically made clear that the entire right, title and interest of the Vendor in the said Property is being transferred absolutely in favour of the Purchaser herein by this Deed and that upon execution of this Deed the Vendor shall not have any right, title or interest whatsoever in respect of any portion of the said Property **AND THAT** the Vendor doth hereby indemnify the Purchaser of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said Property or any portion thereof and/or in case of any act omission breach violation or default by the Vendor **AND FURTHER THAT** the Vendor and all persons



having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

**AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that to enable the Purchaser to take full benefit and advantage of the sanctioned plan and the permissions, approvals etc. granted and/or issued in respect of the said Holding (which includes the said Property) to the extent of the Vendor's entitlement in respect thereof as also to enable the Purchaser to use enjoy and deal with the said Property in any manner whatsoever irrespective of pendency of mutation in the name of the Purchaser the Vendor doth hereby empower and authorize the Purchaser to do all acts, deeds, matters and things and to sign all deeds, documents, papers, plans, applications, declarations, affidavits, representations, pleadings etc. in the name of the Vendor in respect of the said Property and/or the construction thereon as may be required from time to time including for applying and obtaining any revised, modified or fresh map or plan as also all necessary permissions approvals consents and/or sanctions and represent the Vendor before all concerned statutory bodies and/or authorities and notwithstanding the above the Vendor undertakes to co-operate with the Purchaser in all respects in this regard and shall sign all documents and papers as required by the Purchaser from time to time.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece or parcel of Bastu land measuring about 1.52 cottahs equivalent to about 2.50 decimals together with one R.T. structure and dwelling unit measuring about 100 square feet erected thereon in R.S./L.R. Dag No. 492 in Mouza Mahishbathan, J.L. No. 18 L.R. Khatian No. 1215 (previous L. R. Kri Khatian No. 194) Polerait Road, Mouza Mahishbathan, Police Station Salt Lake Electronics Complex (earlier Bidhan Nagar East) under Bidhan Nagar Municipality being part of Provisional Holding no. 001 in the District of North 24 Parganas. The entire R.S./L.R. Dag No. 492 (of which a portion is sold by this Deed of Conveyance) is butted and bounded as follows:

<b>On the North</b>	:	By Part of R.S./L.R. Dag Nos. 489 and 493;
<b>On the East</b>	:	By Part of R.S./L.R. Dag Nos. 489 and 491;
<b>On the West</b>	:	By Part of R.S./L.R. Dag Nos. 547; and
<b>On the South</b>	:	By Part of R.S./L.R. Dag No. 548

<i>Mouza</i>	<i>R.S./L.R. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Nature of Land</i>	<i>Total Area of Dag (in decimal)</i>	<i>Area sold by this Deed (in decimal)</i>
Mahishbathan	492	1215	Bastu	52	2.50

*Att*

*P*

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

**SIGNED AND DELIVERED** by  
the within-named **Vendor** at  
Kolkata in the presence of:

Soumya Ghosh  
7C, Kiran Shankar Roy Road  
Kolkata - 700 001

Karuna J. Dujari

Panickal Poddar  
Flat - 1115, Cluster - 8  
Prasanna, Salt Lake  
100192

**SIGNED AND DELIVERED** by  
the within-named **Purchaser** at  
Kolkata in the presence of:

Soumya Ghosh  
Panickal Poddar

For GREENVIEW AWAS PRIVATE LIMITED

Rajiv Hmatsuigka  
Director

Neelanjana Bhattacharya

Prepared by: Neelanjana Bhattacharya  
Enrolment Number: F/825/2003  
C/o. Messrs. R. Ginodia & Co.,  
7C, Kiran Shankar Roy Road,  
Kolkata - 700001.



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 16944 of 2013  
(Serial No. 16274 of 2013 and Query No. 1902L000039034 of 2013)

On 20/12/2013

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

Presented for registration at 14.31 hrs on :20/12/2013, at the Private residence by Rajiv Himatsingka ,Claimant.

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

Execution is admitted on 20/12/2013 by

1. Smt Karuna J. Dujari, wife of J K Dujari , 9, Bangur Avenue, Block - C, 1st Floor, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business
2. Rajiv Himatsingka  
Director, Greenview Awas Pvt Ltd, 222, A J C Bose Road, Room- 6, Kol, Thana:-Beniapukur, District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Business

Identified By Viswanath Kedia, son of Late S M Kedia, 671, O Block, New Alipore, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: Others.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

On 21/12/2013

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-15,53,000/-

Certified that the required stamp duty of this document is Rs.- 93200 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

On 24/12/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 17170/- is paid , by the draft number 494895, Draft Date 23/12/2013, Bank Name State Bank of India, Samriddhi Bhavan, 1, Strand Rd, received on 24/12/2013





Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

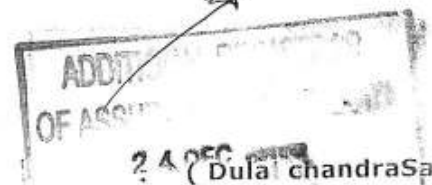
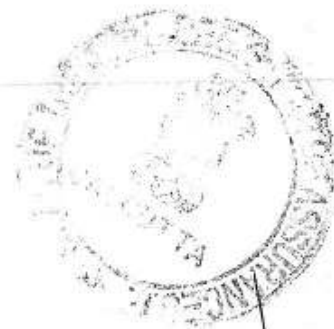
Endorsement For Deed Number : I - 16944 of 2013  
(Serial No. 16274 of 2013 and Query No. 1902L000039034 of 2013)

( Under Article : A(1) = 17072/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/12/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 93200/- is paid , by the draft number 494894, Draft Date 23/12/2013, Bank :  
State Bank of India, Samridhi Bhavan, 1, Strand Rd, received on 24/12/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

Dated this 20<sup>th</sup> day of December 2013

BETWEEN

SMT. KARUNA J. DUJARI

... Vendor

AND

GREENVIEW AWAS PRIVATE LIMITED

... Purchaser


DEED OF CONVEYANCE

R. Ginodia & Co.  
Advocates  
7C, Kiran Shankar Roy Road  
Kolkata - 700001.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 53  
Page from 2061 to 2075  
being No 16944 for the year 2013.



  
(Dulal chandra Saha) 26-December-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal