

8049

J-08172 (83)



गण्डिप्रदेश पश्चिम बंगाल WEST BENGAL

8 917325

[Signature]
 Adl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

4 SEP 2009

DEED OF CONVEYANCE

THIS INDENTURE made on this 2nd Day of Sep, Two Thousand and Nine.

[Handwritten notes in left margin:]
 02/11/09
 5388
 03/11/09
 Bhowanipore

B E T W E E N

KALA NIKETAN PVT. LTD. being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 38, Padmapukur Road, Kolkata-700020 and represented by its Director **ADITYA KUMAR BAJORIA** son of **HARI SANKAR BAJORIA** by faith Hindu, by occupation-business, presently residing at 125, S.P MUKHERJEE ROAD, P.S TALLYGUNGE, KOLKATA-700025 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

IDEAL NIWAS PVT. LTD., being a Company incorporated under the Companies Act, 1956 and represented by its Director **SRAWAN KUMAR HIMATSINGKA** and having its registered office situated at 50, J.L.NEHRU ROAD, KOLKATA-700071 hereinafter called the **PURCHASER** (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, **KALA NIKETAN PVT. LTD.**, the vendor herein, is the recorded owner of agricultural land measuring more or less 8.98 Satak out of 730 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.40/6 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Bidhan Nagar (East) in the district of 24 – Paraganas (North).

AND WHEREAS, **KALA NIKETAN PVT. LTD.**, the vendor herein, purchased the said property from **SOUMEN PRAMANIK & 12 OTHERS**, by way of a Sale Deed bearing no. 5380 for the year 1995 duly registered at OFFICE OF THE DISTRICT REGISTRAR., BARASAT, NORTH 24 PARGANAS is the absolute owner & occupier

AND WHEREAS out of the above said property 1.12 satak has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984 and accordingly the vendor herein, became the absolute owner & occupier of the remaining 07.86 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.40/6 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Bidhan Nagar (East) in the district of 24 – Paraganas (North) and is now well entitled to transfer the same to anyone in anyway.

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 they proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 07.86 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.40/6 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. -- Bidhan Nagar (East) in the district of 24 – Paraganas (North) hereinafter called the “said plot”, more fully and particularly described in Schedule hereunder written, for a price of Rs.15,80,320/- (Rupees FIFTEEN LAKHS EIGHTY THOUSAND THREE HUNDRED & TWENTY 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.15,80,320/- (Rupees FIFTEEN LAKHS EIGHTY THOUSAND THREE HUNDRED & TWENTY 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 anyway 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

ALL THAT piece of Sali Land measuring an area of 7.86 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.40/6 situated at Mouza – MAHISHBATHAN under ward No. 14, Bidhan Nagar Municipality within the limit of Bidhan Nagar (East) 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, 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. 490

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 490
ON THE SOUTH : R.S. & L.R.DAG NO. 555
ON THE EAST : MOUZA THAKDARI
ON THE WEST : R.S. & L.R.DAG NO. 487, 488 & 489

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. Jagan Adan
Chandan Nagar
Hooghly

2. Krishnendu Sankar.
DN-37, Saltlake city,
Kot-91.

BALAJI INVESTMENTS LTD

Antony
CHIEF

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs.15,80,320/- (Rupees FIFTEEN LAKHS EIGHTY THOUSAND THREE HUNDRED & TWENTY 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)
Cheque no: '641122'	2/09/09	Bank of India	Rs.15,80,320/-

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. Dapan - A dan
2. Koushikmendu Goswami.

KALA NIKHTAN (P) LTD

[Handwritten Signature]
Director


SIGNATURE OF THE VENDOR

Saswati Poddar.
Drafted by: **SASWATI PODDAR, Adv.**

WB/236/01

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

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

SITE PLAN OF LAND AT MOUZA-MAHISHBATHAN,
J.L. NO.- 18, R.S. NO.-203, L.R. KHATIAN NO.-40/6,
R.S. & L.R. DAG NO.-490, P.S.-BIDHAN NAGAR (EAST).
DIST.-NORTH 24 PGS.

AREA OF LAND : 07.86 Satak.


SCALE- 1:3960



KALA NIKETAN (P) LTD

Anand Kumar

SPECIMEN FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
<p>1</p> <p>30/11/2018</p> <p>3</p>	 <p>30/11/2018</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-08172 of :2009
(Serial No. 08049, 2009)

On 02/09/2009

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

Presented for registration at 05.30 hrs on 02/09/2009 at the Private residence by Aditya Kr Bajoria Executive.

Admission of Execution(Under Section 58)

Execution is admitted on 02/09/2009 by

1. Aditya Kr Bajoria, Director, Kala Niketan Pvt Ltd, 38 Padmapukur Road, Kol - 20, profession :Business
Identified By Krishnendu Sarkar, son of S N Sarkar D N - 37 Salt Lake City Thana, by caste Hindu, By Profession
Service.

Name of the Registering officer :Rajendra Prasad
Upadhyay
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 04/09/2009

Certificate of Admissibility(Rule 43)

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.
10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 17380/- ,E = 14/- on 04/09/2009

Certificate of Market Value(WB PUVI rules 1999)

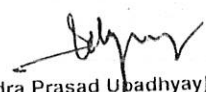
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-
1580320/-

Certified that the required stamp duty of this document is Rs 94839 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty Rs 94739/- is paid, by the draft number 718369, Draft Date 02/09/2009 Bank Name STATE BANK OF
INDIA, B. T. Rd. Cal., received on :04/09/2009.

Name of the Registering officer :Rajendra Prasad
Upadhyay
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR


[Rajendra Prasad Upadhyay]
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal