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पश्चिम बंगाल WEST BENGAL

G 254711

Q-22722

Certify that the document is admitted to registration. The signature sheets and enclosures attached with this document are the part of this document.

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

- 1 NOV 2010

DEED OF CONVEYANCE

THIS INDENTURE made on this 29th day of Oct, Two Thousand and Ten *Ramkrishna*

Ramkrishna Jaha

BETWEEN

SUDARSAN SHARMA son of Late Kashiramji Sharma by faith Hindu, by occupation-business, by nationality Indian, presently residing at C.K. - 34/41, Saraswaty Phatak, Varanasi (U.P.) hereinafter called the '**Vendor**' represented by his Constituted Attorney Ram Niwas Joshi son of ^{Late} Hetram Joshi, by faith hindu, by occupation business, by nationality Indian, residing at Club Town, Block V, Flat No. 4A, VIP Road, Teghoria, Kolkata - 700052 by virtue of a General Power of Attorney, executed on 24.07.08 registered with the Office of the A.R.A III, Kolkata and recorded in Book No. IV, Being no. 4090, Volume No. 71, Pages from 111 to 116, for the year 2008 (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**.

AND

EXULT PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office situated at 50, Jawahar Lal Nehru Road, Kolkata 700071, represented by its Authorised Representative, Anuj Tulsyan, son of N. K. Tulsyan 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, successors-in-interest, legal representatives, administrators and assigns) of the **OTHER PART**

AND

JAIGURU VINTRADE PVT. LTD. being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 391/131, Price Anwar Shah Road, Kolkata - 700068 and represented by its Director Mr. Arvind Kumar Munka son of Late Ram Gopal Munka hereinafter called and referred to as the as the '**Confirming Party**' (which term and expression, shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, nominees and assigns) of the **THIRD PART**.

Ram Niwas Joshi

Ram Niwas Joshi

WHEREAS, Sudarsan Sharma the vendor herein, is the recorded owner of agricultural land measuring more or less 3.31 Satak out of 309 Satak in R.S. & L.R. DAG NO. 852 under L.R KHATIAN NO. 932/1 situated at Mouza – Thakdari, J.L. No. 19, TOUZI NO. 10 under P.S. – Bidhan Nagar (East) now Electronic Complex police station (Sector-V), in the district of 24 – Paraganas (North) hereafter called the said property.

AND WHEREAS, Sudarsan Sharma the vendor herein, purchased the said property from Panchanan Pramanik by way of a Sale Deed bearing no. 5005, book no. I, vol. no. 91, pages from 244 to 251, for the year 1995 duly registered at Office of The District Registrar, Barasat, North 24 Parganas is the absolute owner & occupier of the said property and enjoys a good and marketable title on the said property.

AND WHEREAS, out of the above said property 0.2889 satak has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984 and the Vendor herein is entitled to receive the compensation for such acquisition from the concerned authority of Government of West Bengal without any interference or claim of the Purchaser and accordingly the vendor herein, became the absolute owner & occupier of the remaining 3.02 Satak in R.S. & L.R. DAG NO. 852 under L.R KHATIAN NO. 932/1 situated at Mouza – Thakdari, J.L. No. 19, TOUZI NO. 10 under P.S. – Bidhan Nagar (East) now Electronic Complex (Sector-V) police station, in the district of 24 – Paraganas (North) hereafter called the said Land.

AND WHEREAS SUDARSAN SHARMA, the vendor herein, appointed one Ram Niwas Joshi son of Hetram Joshi, by faith hindu, by occupation business, by nationality Indian, residing at Club Town, Block V, Flat No. 4A, VIP Road, Teghoria, Kolkata – 700052 as his constituted attorney by way of a registered G.P.A. executed on executed on 24.07.08 registered with the Office of the A.R.A III, Kolkata and recorded in Book No. IV, Being no. 4090, Volume No. 71, Pages from 111 to 116, for the year 2008 for the above mentioned property more fully and particularly described in Schedule hereunder written.

AND WHEREAS the Vendor herein, being desirous of selling the said Land entered into an agreement with the Confirming Party for sale of the said Land for the consideration terms and conditions mentioned in the said Agreement, whereby the Confirming Party has paid the sum of Rs. 10,000/- to the Vendor herein towards the advance and/or earnest money.

Ram Niwas Joshi

AND WHEREAS the Confirming Party herein, assigned its vested right title and interest in the said Land in favour of the purchaser herein and nominated the Purchaser herein to complete the transaction by taking a Conveyance Deed against payment of the balance consideration amount of Rs. 6,53,000/- (Rupees Six Lakh Fifty Three Thousand Only) to the Vendor and Rs. 4,17,500/- (Rupees Four Lakh Seventeen Thousand Five Hundred Only) to the Confirming Party as the nomination charges for sale of the said Land directly by the Vendor to the Purchaser. The vendor hereby agreed to refund to the Confirming Party all amount received as advance.

AND WHEREAS the Vendor has accepted the nomination made by the Confirming Party and agreed to sell and the Purchaser has agreed to purchase the said Land being the plot of land measuring an area of 3.02 Satak at Mouza – THAKDARI, more fully and particularly described in Schedule hereunder written, for the total price of Rs.10,70,500/- (Rupees Ten Lakh Seventy Thousand Five Hundred Only) (which is inclusive of Rs. 4,17,500/- (Rupees Four Lakh Seventeen Thousand Five Hundred Only) paid to the Confirming Party towards its profit on nomination) and on the terms and conditions mentioned herein.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the Parties and in consideration of a sum of Rs.10,70,500/- (Rupees Ten Lakh Seventy Thousand Five Hundred Only) paid by the Purchaser to the Vendor and the Confirming Party before the execution of these presents (the receipt of which the Vendor and the Confirming Party doth hereby admit and acknowledge) the Vendor doth hereby grant convey and transfer unto the Purchaser all that piece or parcel of the said Land, more fully described in the 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 Vendor 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 may procure the same without any action or

Ram Nishan Joshi

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 he is hereby executing this deed out of his free will and is not subject to any outside influences, in a sound mind and good health and with full knowledge of the contents of this deed.

The Confirming Party represents that it has not dealt with the said Land nor created any mortgage or encumbered the said Land in any manner whatsoever, and further confirm that the Confirming Party have no future claim or demand against the said Land and/or against the vendor herein in respect of the said Land.

Ram Narain Joshi

SCHEDULE OF THE PROPERTY

(the Said Land)

ALL THAT piece of Shali Land measuring an area of 3.02 Satak in R.S. & L.R. DAG NO. 852 under L.R KHATIAN NO. 932/1, under ward No. 14, Bidhan Nagar Municipality within the limit of Bidhan Nagar (East) Police Station now Electronic Complex (Sector-V) 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 - THAKDARI, J.L. No. 19, 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. 852

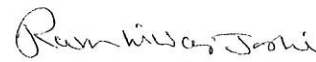
ON THE NORTH : Part of R.S. & L.R. Dag No. 841,844, 850, 851, 853, 894 to 897
ON THE SOUTH : Mouza Mahisbathan
ON THE EAST : Part of R.S. & L.R. Dag No. 894 to 900
ON THE WEST : Mouza Mahisbathan

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.

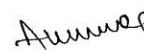
WITNESSES:

1. 
(PRATEK JOSHI)
S/o Mr. K.N. Joshi
Club Town BLS/4A VIP Rd
Teghoria Kolkata - 700052

2. 
50, J. N. Road
K51-71


As Constituted Attorney of Sudarshan
Sharma.

**SIGNATURE OF THE CONSTITUTED
ATTORNEY OF VENDOR**


**SIGNATURE OF THE CONFIRMING
PARTY**

MEMO OF CONSIDERATION

Received from the within named Purchaser by a sum of Rs.10,70,500/- (Rupees Ten Lakh Seventy Thousand Five Hundred Only) full and final payment of the consideration for sale of the Said Land described in the Schedule above, out of which the vendor herein has received a sum of Rs. 6,53,000/- (Rupees Six Lakh Fifty Three Thousand Only) towards the total consideration amount and the confirming party herein received a sum of Rs. 4,17,500/- (Rupees Four Lakh Seventeen Thousand Five Hundred Only).

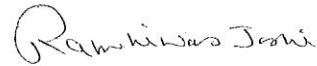
Received by	Mode	Date	Bank	Amount (Rs.)
Vendor	Ch. No. '644313'	28/10/2010	Bank Of India	Rs. 6,53,000/-
Confirming party	Ch. No. '644315'	27/10/2010	Bank Of India	Rs. 4,17,500/-
			Total =	Rs. 10,70,500/-

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. 

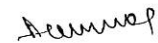
2. 



As Constituted Attorney of
Sudhakar Sharma

**SIGNATURE OF THE CONSTITUTED
ATTORNEY OF VENDOR**





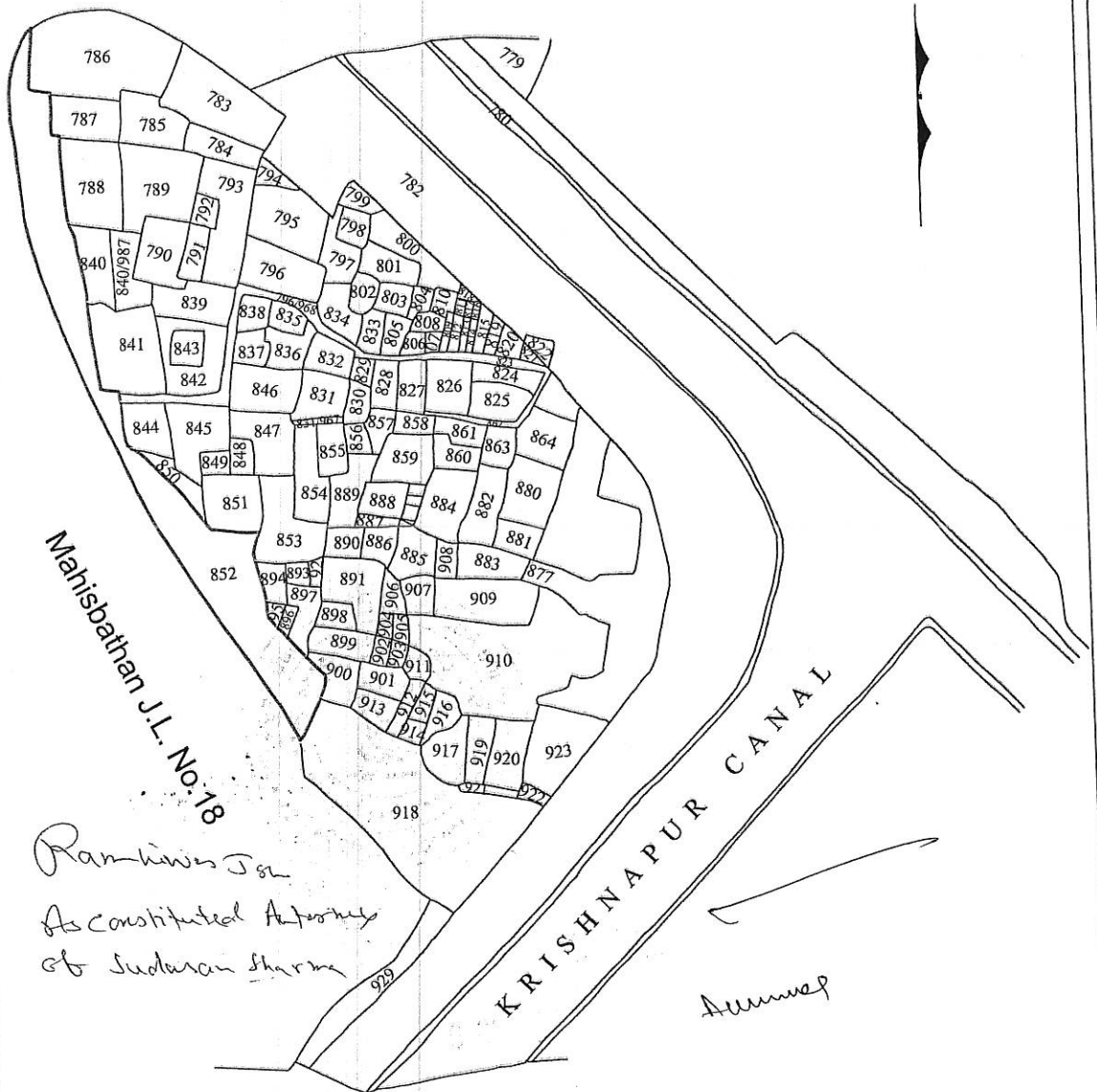
**SIGNATURE OF THE CONFIRMING
PARTY**

Drafted by : 
Ratul Banerjee, Adv.
WB/2009/1953/03

SITE PLAN OF LAND AT MOUZA-THAKDARI, J.L. NO.- 19,
R.S. NO.-216, TOUJI NO.- 10 , L.R. KHATIAN NO.-932/1,
R.S. & L.R. DAG NO.-852, P.S.-BIDHAN NAGAR (EAST).
DIST.-NORTH 24 PGS.

AREA OF LAND : 3.02 Satak.

SCALE- 1:3960



Mahisbathan J.L. No:18

Ramkumar Jee
As constitutional Attorney
of Sudasan Sharma

KRISHNAPUR CANAL
Ammep



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

Endorsement For Deed Number : I - 10864 of 2010
(Serial No. 10714 of 2010)

On 29/10/2010

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

Presented for registration at 17.05 hrs on :29/10/2010, at the Private residence by Ram Niwas Joshi ,
one of the Executants.

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

Execution is admitted on 29/10/2010 by

1. Arvind Kumar Munka
Director, Jaiguru Vintrade Pvt Ltd, 391/131, Price Anwar Shah Road, District:-Kolkata, WEST BENGAL,
India, P.O. :- Pin :-700068 .
, By Profession : Others

Identified By Pratik Joshi, son of R N Joshi, Club Town, BI S / 4 A, V I P Road, Teghoria, Kolkata,
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700052 , By Caste: Hindu, By
Profession: Others.

Executed by Attorney

Execution by

1. Ram Niwas Joshi, son of Late Hetram Joshi , Club Town, BI - V, Flat No 4 A, V I P Road, Teghoria,
Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700052 By Caste Hindu By
Profession: Business,as the constituted attorney of Sudarsan Sharma is admitted by him.

Identified By Pratik Joshi, son of R N Joshi, Club Town, BI S / 4 A, V I P Road, Teghoria, Kolkata,
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700052 , By Caste: Hindu, By
Profession: Others.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/11/2010

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.
Article number : 23,4 of Indian Stamp Act 1899.

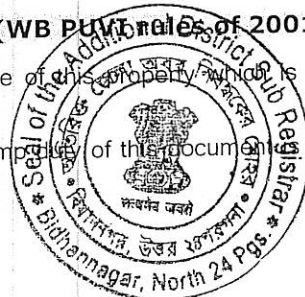
Payment of Fees:

Fee Paid in rupees under article : A(1) = 11770/- ,E = 14/- on 01/11/2010

Certificate of Market Value(WB PUVRules of 2001)

Certified that the market value of this property is the subject matter of the deed has been
assessed at Rs.-1070500/-

Certified that the required stamp duty of this document is Rs.- 64250 /- and the Stamp duty paid as:
Impresive Rs.- 100/-



• 7 NOV 2010
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 10864 of 2010
(Serial No. 10714 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 64150/- is paid 28020228/10/2010 State Bank of India, CHOWRINGHEE,
received on 01/11/2010




































(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



7
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

SPECIMEN FORM TEN FINGER PRINTS

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