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Stamp Act 1899 Subsequently
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(Chandernagher)

Deed of Conveyance

THIS INDENTURE made on this 2nd day of February Two Thousand and Eight

27.5.08

BETWEEN

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" (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.

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AND

MESSIEURS EXULT APARTMENTS 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, along with his other relatives, i.e., Krishna Pramanik, Bhupen Pramanik, Sopen Pramanik, all sons of Late Binod Pramanik, as well as Balaram Pramanik @ Balai Pramanik, Kanai Pramanik and Nimai Pramanik, all sons of Late Batakrishna Pramanik and Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Kumar Pramanik, all sons of Late Dilleshwor Pramanik, Gobinda Pramanik, Soumen Pramanik, Somnath Pramanik, Shambu Pramanik, all sons of Late Subodh Chandra Pramanik, Smt. Narayani Mondal, wife of Gopal Mondal, Smt. Maya Mondal, wife of Dulal Mondal, Smt. Dayarani Pramanik, wife of Basudeb Pramanik, all daughters of Late Subodh Chandra Pramanik, had enjoyed their inherited property undividedly among themselves, when the L.R. settlement was done and the aforesaid persons had recorded their names in the L.R. records for the said inherited land:

AND WHEREAS, Shri Panchanan Pramanik, son of Late Bireswar Pramanik, the Vendor herein, thereby, became 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, son of Late Bireswar Pramanik, the Vendor herein, thereby, became the recorded owner of 11 Decimals out of 73 Decimals in R.S./L.R. Dag No.489, 16 Decimals out of 730 Decimals in R.S./L.R. Dag No.490, 08 Decimals out of 35 Decimals in R.S./L.R. Dag No.491, comprised in R.S. Khatian No.10, L.R. Khatian No.180:

AND WHEREAS, in the year 1990, the persons aforesaid have divided their Property among themselves by a Partition Deed (**Hereinafter referred to as the said Partition Deed**) registered in the Office of District Registrar, Barasat in Book No. I, Volume No.35, Pages 298 to 325, Being No.2286, for the year 1990:

AND WHEREAS, as per the Said Partition Deed, Shri Panchanan Pramanik, the Vendor herein, has received more or less 45 decimals of land in L.R. Dag No.489, 2 acre 98.5 decimals of *sali* land in L.R. Dag No.490 and 33.5 decimals of *sali* land in L.R. Dag No.491 in Mouza Mahishbathar, J.L. No.18 and 1 acre 28 decimals of *sali* land in L.R. Dag No.852 along with 32.5 decimals of *sali* land in L.R. Dag No.918 of Mouza Thakdari, J.L. No.19 (hereinafter collectively referred to as the **Said Property**):

AND WHEREAS said Shri Panchanan Pramanik, the Vendor herein, has acquired his title by virtue of the said Partition deed, over, 1 decimal of land recorded in L.R. Khatian No.253, 1 decimal of land recorded in L.R. Khatian No.337, 1 decimal of land recorded in L.R. Khatian No.376, 5 decimal of land recorded in L.R. Khatian No.392, 4 decimal of land recorded in L.R. Khatian No.393, 4 decimal of land recorded in L.R. Khatian No.05, 1 decimal of land recorded in L.R. Khatian No.554, 05 decimal of land recorded in L.R. Khatian No.06, being part of R.S./L.R. Dag No. 491, and 47 decimal of land recorded in L.R. Khatian No.392, 49 decimal of land recorded in L.R. Khatian No.393, 49 decimal of land recorded in L.R. Khatian No.05, 48 decimal of land recorded in L.R. Khatian No.06, being part of R.S./L.R. Dag No.490, as well as 6 decimal of land recorded in L.R. Khatian No.392, 06 decimal of land recorded in L.R.

Khatian No.393, 7 decimal of land recorded in L.R.Khatian No.05, 7 decimal of land recorded in L.R. Khatian No.06, being part of R.S./L.R. Dag No. 489, in Mouza- Mahish bathan, P.S, Rajarhat North 24 parganas, and thereby said Shri Panchanan Pramanik, the Vendor herein, became the title holder of total more or less 4 Acres 35 Decimals of land (**Said Property**) as aforesaid:

AND WHEREAS the Vendor has agreed to sell out of his Said Property the land measuring 7 cottah, equivalent to 11.55 (eleven point five five) decimal out of total 730(seven hundred thirty) decimal, more or less, contained in R.S./L.R. Dag No.490 recorded in L.R. Khatian No. 392, 393, 5, 6, and 180, *Mouza-Mahishbathan*, J.L. No.18, Police Station Rajarhat, 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.17,50,000/- (Rupees Seventeen Lac Fifty Thousand 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.17,50,000/- (Rupees Seventeen Lac Fifty Thousand 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.

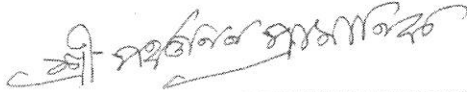
IN WITNESS WHEREOF the Vendor doth hereby executing this Deed in respect of the land out of his free will and in sound mind with full knowledge of the contents of this Deed and is not subjected to any outside influence in the execution of this sale Deed.

SCHEDULE OF THE PROPERTY
(Said Plot)

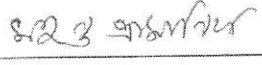
ALL THAT piece and parcel of sali land measuring 7(seven) cottahs, equivalent to 11.55 (eleven point five five) decimal out of total 730 (seven hundred thirty) decimal more or less, contained in R.S./L.R. **Dag No.490** recorded in R.S, Khatian No. 10, L.R. *Khatian* No 392, 393, 5, 6, and 180, *Mouza* Mahishbathan, J.L. No. 18 Police Station Rajarhat, 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:

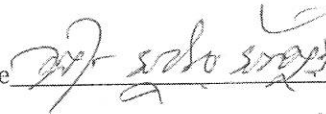
- On the North : By R.S./L.R. *Dag* No.344
On the East : Mouza Thakdari
On the South : Mouza Thakdari
On the West : By R.S./L.R. *Dag* No. 489 & 491

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



[Panchanan Pramanik]
[Vendor]

Witnesses: 
Signature

Signature 

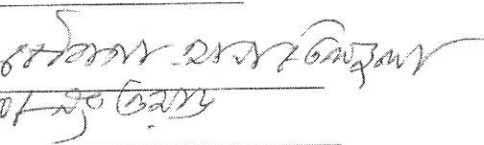
Name _____

Name _____


Father's Name _____

Father's Name _____

Address 

Address 

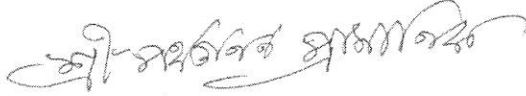
Prepared, read over and explained this Indenture of Conveyance to the Vendor in Bengali language


Chandrachur Chanda
Advocate
W.B.555/77

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.17,50,000/- (Rupees Seventeen Lac Fifty Thousand 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. 639202	01.02.2008	Bank Of India (J.N.Road Br.)	17,50,000/-



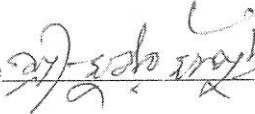
[Panchanan Pramanik]
[Vendor]

Witnesses:

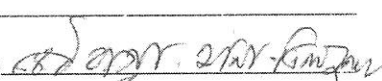
Signature  _____

Name _____

Address  _____

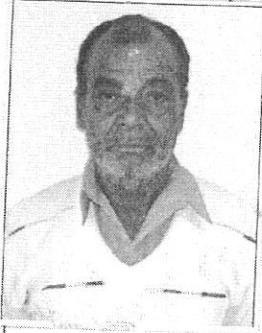
Signature  _____

Name _____

Address  _____



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



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	THUMB	FORE	MIDDLE	RING	LITTLE

Handwritten signature: श्री-महेश्वर लाल

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	THUMB	FORE	MIDDLE	RING	LITTLE

	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

Attested

