

01549

20520) 67



पश्चिम बंगाल WEST BENGAL

D- 683774

admissible under Rule 21 of the  
r/s 6 (1) of W. B. L. R. Act. 1938  
duly Stamp under the Indian  
Stamp Act 1899 Subsequently  
amended Schedule I.A. No. 23  
Taxes Paid

100  
A 65901  
66091

MV-1509 250/-  
21655/-  
26.8.09

12089.00  
7.00  
12128  
26.8.09

sale  
21  
1090848

13/11/08  
Chourangee (Cal)  
16

Stamp up to 100  
North 24 Parganas  
26 AUG 2009

DEED OF CONVEYANCE

12/12 September

MV 1509 250/-  
A 4510/-

THIS INDENTURE made on this \_\_\_ day of \_\_\_, Two Thousand and Eight

A 12089  
F 27  
H 26  
M 4  
10/12/08

Stamp duty of Rs. 65901/-  
has been realised on 11.2.09  
as per Bankers Cheque  
Bank Draft No. 62927  
Date 10/2/09 of B. T. Red (Cal)

MICAN - 2349  
10/2/09  
2009  
ST

D. S. R. 11  
Barrack North 24 PARGANAS

BETWEEN

KISHAN KUMAR BAHETI wife of SHANKAR LAL BAHETI residing at 15B, KALAKAR STREET, FOURTH FLOOR, P.S- BURRABAZAR, KOLKATA-700007, by faith Hindu, by occupation Business, By Nationality Indian 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.

Deficit Regn. Fees Rs. 4510/-  
realised on 26-8-09  
as per Misc. Receipt No. 3197  
dated 26-8-09

District Sub Registrar-II  
Barasat, North 24 Parganas  
26-8-09

AND

EXULT NIRMAN PVT. LTD., being a Company incorporated under the Companies Act, 1956 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, KISHAN KUMAR BAHETI the vendor herein, is also the recorded owner of agricultural land measuring more or less 4.68 Satak out of 309 Satak in R.S.& L.R. DAG NO. 852 under L.R KHATIAN NO.163/1 situated at Mouza- Thakdari, J. L. No. 19, P.S, Bidhan Nagar, North 24 Parganas.

REGISTRAR., BARASAT, NORTH 24 PARGANAS is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which he proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS 0.41 satak out of the said 04.68 Satak in R.S.& L.R. DAG NO. 852 under L.R KHATIAN NO. 163/1 situated at Mouza- Thakdari, J. L. No. 19, P.S. Bidhan Nagar, North 24 Parganas has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984. And accordingly the vendor herein, became the owner & occupier of the remaining 04.27 Satak in R.S.& L.R. DAG NO. 852 at Mouza - THAKDARI 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 lands and enjoy a good and marketable title on the said lands which he 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 04.27 Satak in R.S.& L.R. DAG NO. 852 at Mouza - THAKDARI hereinafter called the "said plot", more fully and particularly described in Schedule-I & Schedule-II hereunder written, for a price of Rs. 10,99,848/- (Rupees TEN LAKHS NINETY NINE THOUSAND EIGHT HUNDRED & FORTY EIGHT 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. 10,99,848/- (Rupees TEN LAKHS NINETY NINE THOUSAND EIGHT HUNDRED & FORTY EIGHT 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

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 vendors into or upon the said land hereditaments and property or any part thereof **TOGETHER WITH** All deeds patahs 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 evjection 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

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 of 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 4.27 Satak in R.S.& L.R. DAG NO. 852 under L.R. KHATIAN NO.163/1, 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 – 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 : Mouza Mahish Bathan

ON THE SOUTH : By R.S./L.R. Dag No 786- 788, 850, 900 & others ON THE

ON THE EAST : By R.S./L.R. Dag No 918.

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. K<sup>o</sup>richmendu Sankar  
DN- 37, Salt Lake city, Kol- 91
2. Nitish w/o  
Binit w/o

Kishan Kumar Baheti  
SIGNATURE OF THE VENDOR

**MEMO OF CONSIDERATION**

Received from the within named Purchaser a sum of Rs. 10,99,848/- (Rupees TEN LAKHS NINETY NINE THOUSAND EIGHT HUNDRED & FORTY EIGHT 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)
Draft No. 044008	12.9.2008	ABN AMRO BANK BANK OF INDIA	Rs. 10,99,848/-

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. *Krishan Kumar Baheti*  
DN- 37, Saltlake city, Kol-91.
2. *Anshu Waman*

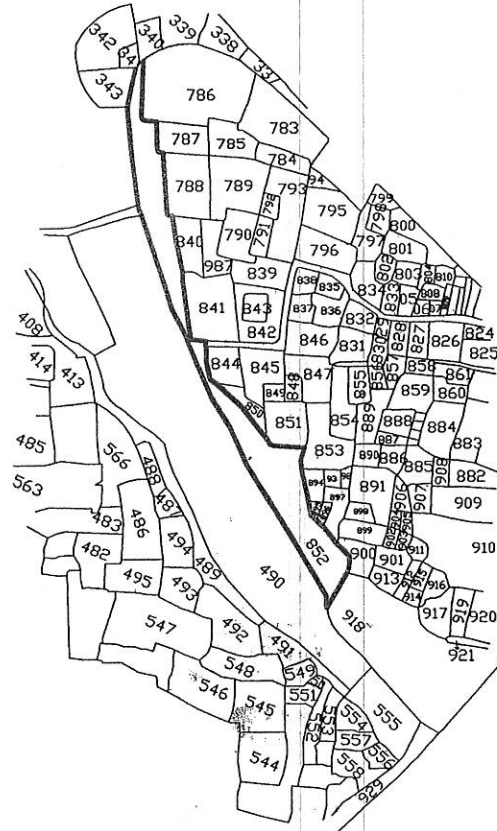
*P. Dandekar*

*Krishan Kumar Baheti*

SIGNATURE OF THE VENDOR

SITE PLAN OF LAND AT MOUZA-THAKDARI, J.L. NO.- 19,  
R.S. NO.-852, L.R. KHATIAN NO.-163/1, R.S. DAG NO.-852,  
P.S.-RAJARHAT, DIST.-NORTH 24 PARGANAS.


AREA OF LAND : 4.27 Satak.



Kishan Kumar Baheti



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
	<i>Kishan Kumar Bhat</i>						
		Little	Ring (Left Hand)	Middle	Fore	Thumb	
		Thumb	Fore (Right Hand)	Middle	Ring	Little	
		Little	Ring (Left Hand)	Middle	Fore	Thumb	
		Thumb	Fore (Right Hand)	Middle	Ring	Little	
		Little	Ring (Left Hand)	Middle	Fore	Thumb	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 7182 to 7192  
being No 05201 for the year 2009.



*M*

(Dinabandhu Roy) 01-January-2010  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal