

08127

D-05202

(49)

(4)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 682935

100
49000 x 2
= 98000
48910
164010

admissible under Rule 31 & s/s 6 (1) of W. E. L. R. Act, 1980
duty Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23

MV - 3779996

1176201-
26.8.08

A 26939.00
E 7.00
A 28000
Mb 26978

Stamp duty of Rs. 134107
has been realized on
as per Bankers Cheque
Bank Draft No. 134107
Date 26/8/08

Barasat North 24-Parganas

26 AUG 2008

Sale
23
2A50000

D. S. R. - II
Barasat North 24-Parganas

26819

49000/- + 49000/- + 489
Definit Stamp duty of Rs. 16.7.08
has been realized on
as per Bankers Cheque
Bank Draft No. 602967, 602967,
602982
Date 15/7/08 of 15/7/08

Deed of Conveyance

D. S. R. - II
Barasat North 24-Parganas

THIS INDENTURE made on this 3rd day of July, Two Thousand and Eight 16.7.08

A 26939
E 7
A 28
Me 4

26978

49000
49000
489

MV 3779996
A 146307

NICAD-1643
50000
26/8/08
25000
322.W

Deficit Regn. Fees Rs. 146308
realised on 26-8-03
as per Misc Receipt No. 3198
dated 26-8-03

BETWEEN

District Sub-Registrar - II
Barasat, North 24-Parganas
26-8-03

1. BHUPEN PRAMANIK son of Late Bipin Behari Pramanik alias Binod Behari Pramanik,
2. TARUBALA PRAMANIK wife of Late Supen Pramanik, 3. DIPANKAR PRAMANIK,
4. SUBHANKAR PRAMANIK both sons of Late Supen Pramanik, 5. KABITA KHELO
daughter of Late Supen Pramanik, 6. NIRANJAN PRAMANIK, 7. MANORANJAN
PRAMANIK, 8. CHITTARANJAN PRAMANIK all sons of Late Sri Krishna Pramanik,
9. KANAI PRAMANIK, 10. NIMAI PRAMANIK & 11. BALARAM PRAMANIK all
sons of Late Bata Krishna Pramanik an Indian citizen, all by faith Hindu, by occupation
Business, residing at Vill- Thakdari, P.S. Rajarhat, North 24 Parganas, hereinafter called the
"VENDORS" (which expression shall unless excluded by or repugnant to the subject or
context be deemed to mean and include their heirs, representatives, executors,
administrators and assigns) the Vendors are represented by their lawfully Constituted
Attorney ANUKUL CHANDRA MONDAL son of Satish Chandra Mondal by Faith-
Hindu, by Occupation- Business, residing at Krishnapur Mission Bazar, P.S.- Rajarhat, DIST.
24 - PARAGANAS (NORTH) of the ONE PART.

AND

EXULT ENCLAVE PRIVATE LIMITED, a company Registered under the Companies
Act, 1956, having its registered office at 50, Jawaharlal Nehru Road, 11th floor, 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, Bani Bala Pramanik alias Rani Bala Pramanik wife of Late Bipin Behari Pramanik alias Binod Behari Pramanik, had been the recorded owner of 68 Decimals of land out of total 254 decimals, lying and situated in R.S/L.R Dag No.918 under L.R. Khatian No.158, in Mouza- Thakdari, P.S, Bidhan Nagar, North 24 Parganas.

AND WHEREAS Bani Bala Pramanik alias Rani Bala Pramanik died leaving behind her four sons namely Bata Krishna Pramanik, Sri Krishna Pramanik, Bhupen Pramanik and Supen Pramanik and accordingly all of them became the owners of the said lands by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS Bata Krishna Pramanik and his wife Malati Pramanik died , leaving behind their three sons namely Kanai Pramanik, Nimai Pramanik & Balaram Pramanik and accordingly all of them became the owners of the said lands by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS Sri Krishna Pramanik and his wife Usha Pramanik died, leaving behind their three sons namely Niranjan Pramanik, Manoranjan Pramanik & Chittaranjan Pramanik and accordingly all of them became the owners of the said lands by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS Supen Pramanik died leaving behind his wife Tarubala Pramanik, two sons namely Dipankar Pramanik & Subhankar Pramanik & only daughter Kabita Khelo and accordingly all of them became the owners of the said lands by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS the vendors herein appointed one ANUKUL CHANDRA MONDAL son of Satish Chandra Mondal by Faith- Hindu, by Occupation- Business, residing at Krishnapur Mission Bazar, P.S.- Rajarhat, DIST. 24 – Parganas,(North) as their constituted attorney by way of a registered G.P.A. bearing no. 623 dated 09.06.2008 duly registered at D.S.R II, NORTH 24 PARGANAS, copied in Book NO. IV, Vol. No.1, for the year 2008 for their share in the above mentioned property.

AND WHEREAS the vendors herein, are the absolute owners & occupiers of the said land measuring 68 Decimals 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 Vendors have agreed to sell out of their Said Property the land measuring 7 cottah, equivalent to 11.55 (eleven point five five) decimal out of total 254(Two hundred and Fifty Four) decimal, more or less, contained in R.S./L.R. *Dag* No.918 recorded in L.R. *Khatian* No.158, *Mouza* Thakdari, J.L. No.19, Police Station Bidhan Nagar(Salt lake), 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.24,50,000/- (Rupees Twenty Four 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.24,50,000/- (Rupees Twenty Four Lac Fifty Thousand only)** paid by the Purchaser to the Vendors before the execution of this present (the receipt of which the Vendors doth hereby admit and acknowledge) and of and from the same the Vendors 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 Vendors or of any other person from whom the Vendors 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 Vendors 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 Vendors hath in themselves have 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 Vendors or any persons lawfully equitably claiming or in trust them. **AND FURTHER** that the Vendors and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the Vendors 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 Vendors doth hereby executing this Deed in respect of the land out of their 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 254(Two hundred and Fifty Four) decimal more or less, contained in R.S./L.R. Dag No.918 recorded in L.R. Khatian No. 158, Mouza Thakdari, J.L. No. 19 Police Station Bidhan Nagar (Salt lake), 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:

A Map or Plan Annex hereto bordered " RED" line being part of this document

On the North : R.S/L.R. Dag No. 852, 900 & 913

On the East : R.S/L.R. Dag No. 921 & 922

On the South : R.S/L.R. Dag No. 930

On the West : Mouza Mahishbathan

In Witness Whereof the Vendors have executed and delivered this Conveyance on the date mentioned above.



Signature Of the Constituted Attorney of the

Vendors

Witnesses:

Signature _____

Signature Krishendu Sarkar

Name সস্বতী পোদার
37/37, Salt Lake City, Kolkata

Name Krishmendu Sarkar

Father's Name

Father's Name
S. N. Sarkar

Address

Address
DN-37, Salt Lake City, Kolkata-91

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

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

WB/236/01

Receipt And Memo of Consideration

Received from the within named Purchaser a sum of **Rs.24,50,000/- (Rupees Twenty Four 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:

NAME OF VENDORS	DATE	CHE. NO.	BANK	AMOUNT RS.
BHUPEN PRAMANIK	03/07/2008	000003	Bank of India , J.N Rd Br.	6,12,500/-
TARUBALA PRAMANIK	03/07/2008	000004	Bank of India , J.N Rd Br	1,53,125/-
DIPANKAR PRAMANIK	03/07/2008	000005	Bank of India , J.N Rd Br	1,53,125/-
SUBHANKAR PRAMANIK	03/07/2008	000006	Bank of India , J.N Rd Br	1,53,125/-
KABITA KHELO	03/07/2008	000007	Bank of India , J.N Rd Br	1,53,125/-
NIRANJAN PRAMANIK	03/07/2008	000008	Bank of India , J.N Rd Br	2,04,167/-
MANORANJAN PRAMANIK	03/07/2008	000009	Bank of India , J.N Rd Br	2,04,167/-
CHITTORANJAN PRAMANIK	03/07/2008	000014	Bank of India , J.N Rd Br	2,04,166/-
KANAI PRAMANIK	03/07/2008	000011	Bank of India , J.N Rd Br	2,04,167/-
NIMAI PRAMANIK	03/07/2008	000012	Bank of India , J.N Rd Br	2,04,167/-
BALARAM PRAMANIK	03/07/2008	000015	Bank of India , J.N Rd Br	2,04,166/-



Signature Of the Constituted Attorney of the

Vendors

Witnesses:

Signature _____

Signature Krishnendu Sarkar

Name: କ୍ରୀଷ୍ଣେନ୍ଦୁ ସରକାର
ଆମ୍ଭ ଛାତ୍ର ସଂଗଠନ

Name _____

Father's Name _____

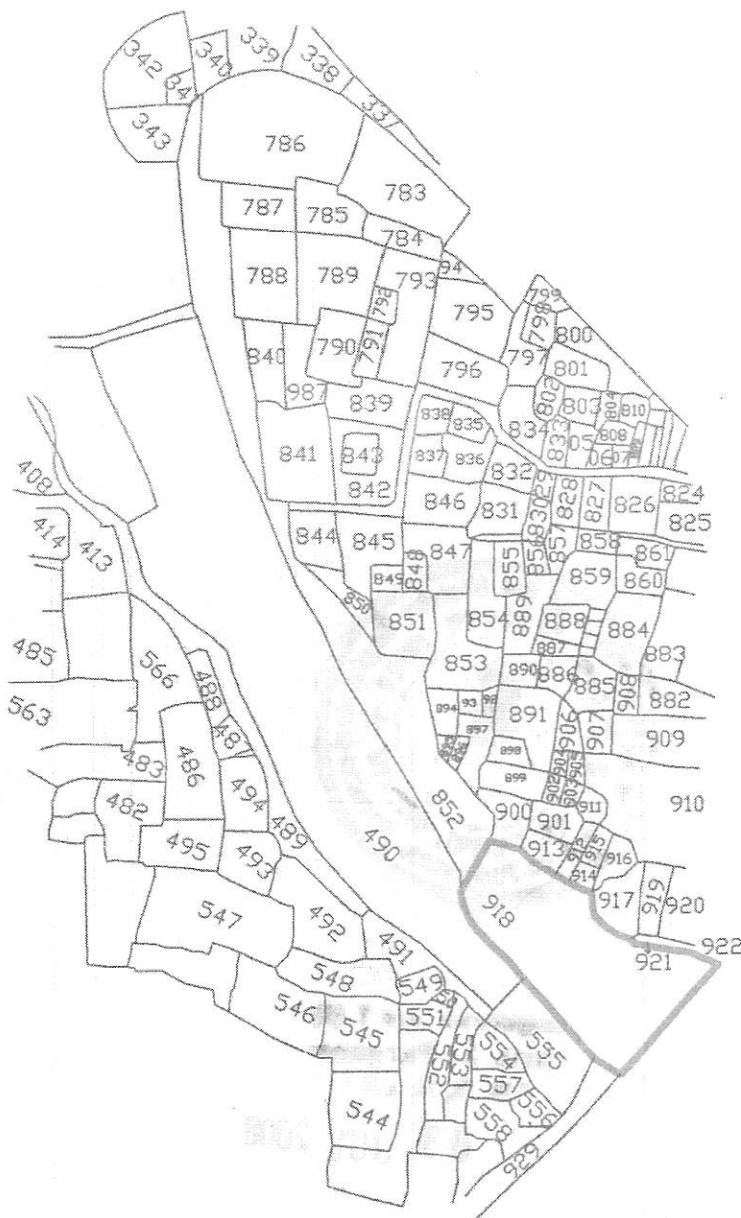
Father's Name _____

Address _____

Address Salt Lake












SITE PLAN OF LAND AT MOUZA-THAKDARI, J.L. NO.- 19,
R.S. NO.-852, TOUJI NO.- , L.R. KHATIAN NO.-158,
R.S. DAG NO.-918, P.S.-RAJARHAT, DIST.-NORTH 24 PARGANAS.

AREA OF LAND : 11.55 SATAK.



Arun Kumar Sa. Mondal

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
<i>Arun Kumar Ch. Konda</i>							
		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)							

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 7193 to 7205
being No 05202 for the year 2009.



(Handwritten signature)

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