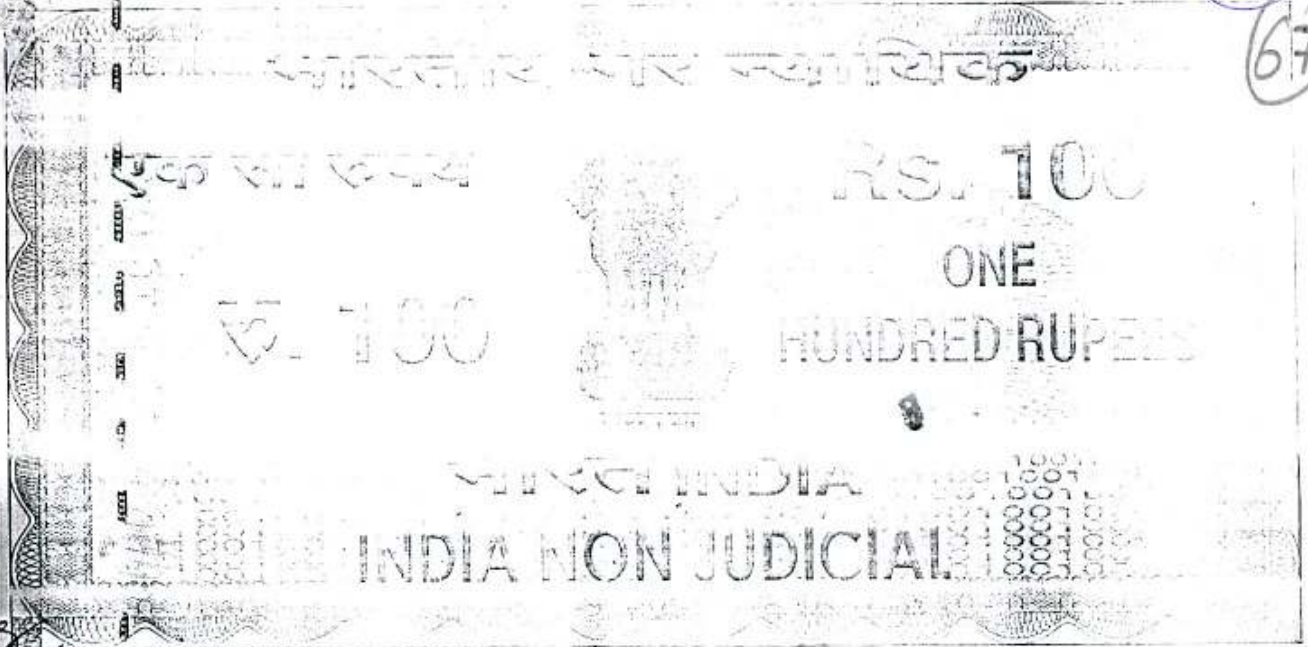


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 682950

DIV 214475502

*Handwritten signature*  
 16 APR 2009

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 13<sup>th</sup> Day of April, Two Thousand and Nine

17

13 4 2009

1-

**B E T W E E N**

SAROJ MIMANI wife of GOVIND DAS MIMANI alias GOBINDA DAS MIMANI residing at 16 NO. KALIKRISHNA TAGORE STREET, KOLKATA- 700007 by faith Hindu, by occupation Housewife, 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.

**A N D**

1) IDEAL AWAS PVT.LTD. being a Company incorporated under the Companies Act, 1956 having its registered office situated at 50, J.L NEHRU ROAD, KOLKATA- 700071 represented by its Director SRAWAN KUMAR HIMATSINGKA son of Late D.N HIMATSINGKA & 2) ODIN HOUSING PROJECTS PVT. LTD. being a Company incorporated under the Companies Act, 1956 having its registered office situated at 50, J.L NEHRU ROAD, KOLKATA- 700071 represented by its SRAWAN KUMAR HIMATSINGKA son of Late D.N HIMATSINGKA hereinafter called the PURCHASERS (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 one SAROJ MIMANI the vendor herein, is the recorded owner of agricultural land measuring more or less 8.25 Satak corresponding to 05 (five) Cottahs out of 730 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.358/1 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Bidhan Nagar ( East ) in the district of 24 – Paraganas (North).

AND WHEREAS, SAROJ MIMANI the vendor herein, purchased the said plot from PANCHANAN PRAMANIK son of Late BIRESWAR PRAMANIK, by faith Hindu by occupation Business, By Nationality Indian by way of a Sale Deed bearing no. 7932 for

the year 1995 dated 02.12.1995 copied in Book No. 1, Vol. No. 143, Pages 171 to 176 for the year 1995 duly registered at OFFICE OF THE DISTRICT 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 she proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS 2.63 satak out of the said 8.25 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATTAN NO.358/1 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Bidhan Nagar ( East ) in the district of 24 - Paraganas (North) 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 5.62 Satak equivalent to 3.406 cottahs of the above mentioned property and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS SAROJ MIMANI, the vendor herein, is the absolute owner & occupier of the said 5.62 Satak of land and enjoy a good and marketable title on the said land which she proposes to transfer unto the purchaser herein for good and valuable consideration

AND WHEREAS the vendor has agreed to sell and the purchasers no.1 herein has agreed to purchase a plot of land measuring an area of 2.81 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.7,23,775 /- (Rupees SEVEN LAKH TWENTY THREE THOUSAND SEVEN HUNDRED & SEVENTY FIVE ONLY) and on the terms and conditions hereunder.

AND WHEREAS the vendor has agreed to sell and the purchasers no.2 herein has agreed to purchase a plot of land measuring an area of 2.81 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - II hereunder written, for a price of Rs.7,23,775 /- (Rupees SEVEN LAKH TWENTY THREE THOUSAND

SEVEN HUNDRED & SEVENTY FIVE ONLY) and on the terms and conditions hereunder.

AND WHEREAS the vendor has agreed to sell and both the purchasers herein has agreed to purchase a plot of land total measuring an area of 5.62 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - III hereunder written for a total price of Rs.14,47,550/- (Rupees FOURTEEN LAC FORTY SEVEN THOUSAND FIVE HUNDRED & FIFTY 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.14,47,550/- (Rupees FOURTEEN LAC FORTY SEVEN THOUSAND FIVE HUNDRED & FIFTY 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 purchasers 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 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 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 she is hereby executing this deed out of her 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-I

( SCHEDULE OF THE PURCHASER NO.1)

ALL THAT piece of Sali Land measuring an area of 2.81 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.358/1, 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 – MAHISHBATHAN, J. L. No. 18. TOUZI NO. 10 in the district of 24 – Paraganas (North).

## SCHEDULE OF THE PROPERTY-II

( SCHEDULE OF THE PURCHASER NO.2)

ALL THAT piece of Sali Land measuring an area of 2.81 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.358/1, 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 – MAHISHBATHAN, J. L. No. 18. TOUZI NO. 10 in the district of 24 – Paraganas (North).

## SCHEDULE OF THE PROPERTY-III

(FINAL SCHEDULE OF THE PROPERTY)

ALL THAT piece of Sali Land measuring an area of 5.62 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.358/1, 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 – 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. *Ganesh Ch. Mulakar*  
S/o. *Sri Saayash Ch. Mulakar*  
*10, Santa Pally,*  
*P.O. Jyampur, P.S. Baginich,*  
*Kolkata - 700059.*

2. *Prasen Saha*  
S/o. *S.N. Saha*  
*50, J. L. Nehru Road*  
*Kolkata*

*Sarej Minani*

SIGNATURE OF THE VENDOR

## MEMO OF CONSIDERATION

Received from the within named Purchaser no.1 a sum of Rs.7,23,775 /- (Rupees SEVEN LAKH TWENTY THREE THOUSAND SEVEN HUNDRED & SEVENTY FIVE ONLY) and Purchaser no.2 a sum of Rs.7,23,775 /- (Rupees SEVEN LAKH TWENTY THREE THOUSAND SEVEN HUNDRED & SEVENTY FIVE ONLY) i.e. in total Rs.14,47,550/- (Rupees FOURTEEN LAC FORTY SEVEN THOUSAND FIVE HUNDRED & FIFTY ONLY) towards full and final payment of the consideration for sale of the Said Plot described in the **Schedule** above, in the following manner.

Purchaser	Mode	Date	Bank	Amount(Rs)
No.1	D.D no. " 045378 "	13.04.09	Bank of India	7,23,775
No. 2	D.D no. " 045377 "	13.04.09	Bank of India	7,23,775
			<b>TOTAL =</b>	14,47,550 /-

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. *[Handwritten Signature]*

2. *[Handwritten Signature]*

*Sarej Minomi*

SIGNATURE OF THE VENDOR

*[Handwritten Signature]*  
Drafted by: SASWATI PODDAR, Adv.



Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-03344 of :2009  
(Serial No. 03350, 2009)

On 13/04/2009

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

Presented for registration at 12.57 hrs on :13/04/2009 at the Private residence by Saroj Mimani, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 13/04/2009 by  
1. Saroj, Mimani, wife of Govind Das Mimani, 16 No Kalikrishna Tagore St. Kol, Thana, Pin 700007. By caste Hindu, by Profession :House wife  
Identified By G De Malakar, son of S De Malakar Jyangra Sukanta Pally Kol Thana: Baguiati, by caste Hindu. By Profession :Service.

Name of the Registering officer :**Saikat Patra**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**

On 16/04/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 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) = 15917/- on:16/04/2009

Certificate of Market Value(WB PUVI rules 1999)

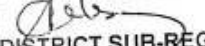
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1447550/-

Certified that the required stamp duty of this document is Rs 86853 /- and the Stamp duty paid as: Impressive Rs- 100



















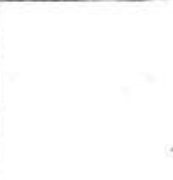





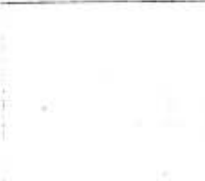


Deficit stamp duty

Deficit stamp duty 1.Rs 43376/- is paid, by the draft number 985177, Draft Date 13/04/2009 Bank Name STATE BANK OF INDIA, Salt Lake Elect Comp. received on 16/04/2009. 2.Rs 43377/- is paid, by the draft number 985176. Draft Date 13/04/2009 Bank Name STATE BANK OF INDIA, Salt Lake Elect Comp, received on :16/04/2009.

Name of the Registering officer :**Saikat Patra**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**

[Saikat Patra]   
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal

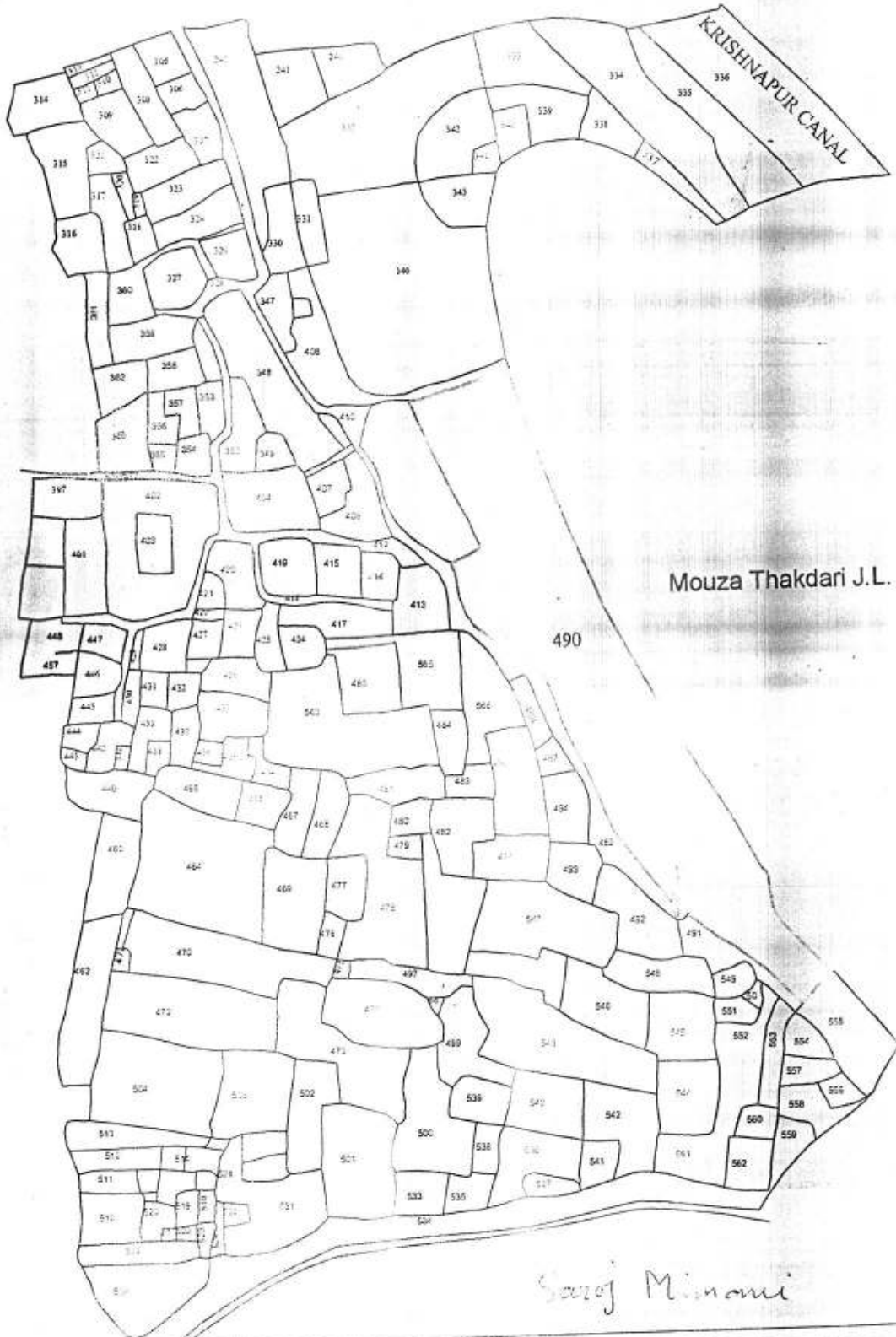
SPECIMEN FOR TEN FINGERPRINTS

Sl. No.	Signature of the executant and/or purchaser Presentants					
S. U. Humat Singh		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
Sardj Minami		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
CWS		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

**THE PLAN OF LAND AT MOUZA MAHISBATHAN, J.L. NO.- 18,  
R.S. NO.-203, TOUJI NO.-10, L.R. KHATIAN NO.- 358/1,  
R.S. & L.R. DAG NO.- 490, P.S.-BIDHAN NAGAR (EAST),  
DIST.-NORTH 24 PARGANAS.**

AREA OF LAND : (2.81+2.81)=5.62 Satak

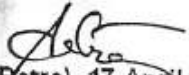
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 23600 to 23612  
being No 03344 for the year 2009.



  
(Saikat Patra) 17-Apr-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal