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DHISA (01158)



अन्वितबला पश्चिम बंगाल WEST BENGAL

C 917387

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

[Signature]
 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)
 21 APR 2010

DEED OF CONVEYANCE

THIS INDENTURE made on this 20th Day of April, Two Thousand and Ten



B E T W E E N

MR. SAUVANIK DAS son of Sri Siladitya Das by faith Hindu, by occupation - student, by nationality Indian, presently residing at EH 654, Sector-1, Saltlake City, Kolkata-700064, 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 GRACE INFRACON PVT. LTD.** being a Company incorporated under the Companies Act, 1956 having its registered office at 50, J.L Nehru Road, Kolkata- 700071 represented by its Director **SRAWAN KUMAR HIMATSIINGKA**, son of Late D.N Himatsingka & 2) **IDEAL ABASAN PVT. LTD.** being a Company incorporated under the Companies Act, 1956 having its registered office at 50, J.L NEHRU ROAD, KOLKATA - 700071 represented by its Director **SRAWAN KUMAR HIMATSIINGKA** 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, MR. SAUVANIK DAS the vendor herein is the recorded owner of agricultural land measuring more or less 3 Satak out of 22 Satak in R.S. & L.R. DAG NO. 552 and 9.01 Satak out of 22 Satak in R.S. & L.R. DAG NO. 553 under L.R KHATTIAN NO. 1141 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Rajarhat in the district of 24 - Paraganas (North).

AND WHEREAS, MR. SAUVANIK DAS the vendor herein purchased the said property from Sri Panchanan Mondal by way of a Sale Deeds bearing no. 8767 Book No. 1, Volume No. , Pages 1 to 12 for the year 2006 duly registered at OFFICE OF District Sub Registrar - II Barasat, North 24 Pgs.

AND WHEREAS the vendor herein, 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 the vendor has agreed to sell and the purchaser no.1 has agreed to purchase the plot of land measuring an area of 1.5 Satak out of 22 Satak in R.S.& L.R. DAG NO. 552 under L.R KHATIAN NO. 1141 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Rajarhat in the district of 24 – Paraganas (North) hereinafter called the “said plot”, more fully and particularly described in Schedule I hereunder written, for a price of Rs. 3,02,120/- (Rupees Three Lakh Two Thousand One Hundred Twenty Only) and on the terms and conditions hereunder.

AND WHEREAS the vendor has agreed to sell and the purchaser no.2 has agreed to purchase the plot of land measuring an area of 1.5 Satak out of 22 Satak in R.S. & L.R. DAG NO. 552 under L.R KHATIAN NO. 1141 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Rajarhat in the district of 24 – Paraganas (North) hereinafter called the “said plot”, more fully and particularly described in Schedule II hereunder written, for a price of Rs. 3,02,120/- (Rupees Three Lakh Two Thousand One Hundred Twenty Only) and on the terms and conditions hereunder.

AND WHEREAS The vendor has agreed to sell and the both the purchasers herein has agreed to purchase a plot of land total measuring an area of 3 Satak out of 22 Satak in R.S.& L.R. DAG NO. 552 under L.R KHATIAN NO. 1141 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Rajarhat in the district of 24 – Paraganas (North) hereinafter called the “said plot”, more fully and particularly described in schedule – III hereunder written, for a total price of Rs. 6,04,240/- (Rupees Six Lakh Four Thousand Two Hundred Forty 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. 6,04,240/- (Rupees Six Lakh Four Thousand Two Hundred Forty 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 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 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 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 they are hereby executing this deed out of their 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 1.5 Satak out of 22 Satak in R.S.& L.R. DAG NO. 552 under L.R. KHATIAN NO. 1141 under ward No. 14, Bidhan Nagar Municipality within the limit of Rajarhat 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, R.S. No. 203, 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 1.5 Satak out of 22 Satak in R.S.& L.R. DAG NO. 552 under L.R. KHATIAN NO. 1141 under ward No. 14, Bidhan Nagar Municipality within the limit of Rajarhat 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, R.S. No. 203, 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 3 Satak out of 22 Satak in R.S.& L.R. DAG NO. 552 under L.R KHATIAN NO. 1141 under ward No. 14, Bidhan Nagar Municipality within the limit of Rajahat 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, R.S. No. 203, 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. 552

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 552
ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 552
ON THE EAST : PART OF R.S. & L.R.DAG NO. 553
ON THE WEST : PART OF R.S. & L.R.DAG NO. 561

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. Japan Adan
Sauvanik Das.

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

Received from the within named Purchaser no.1 a sum of Rs. 3,02,120/- (Rupees Three Lakh Two Thousand One Hundred Twenty Only) and Purchaser no.2 a sum of Rs. 3,02,120/- (Rupees Three Lakh Two Thousand One Hundred Twenty Only) i.e in total Rs. 6,04,240/- (Rupees Six Lakh Four Thousand Two Hundred Forty Only) towards full and final payment of the consideration for sale of the Said Plot described in the **Schedule** above, in the following manner.

Received by	Mode	Date	Bank	Amount(Rs)
Sauvanik Das	D D no. '047759'	20.04.10	Bank of India	3,02,120
Sauvanik Das	D D no. '047763'	20.04.10	Bank of India	3,02,120
			TOTAL =	6,04,240/-

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. *Sauvanik Das*

2. Jagan Adam

Sauvanik Das.

Saswati Poddar

Drafted by: SASWATI PODDAR, Adv.

SIGNATURE OF THE VENDOR

WB/236/01



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

Endorsement For Deed Number : I - 03989 of 2010

(Serial No. 04157 of 2010)

On 20/04/2010

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

Presented for registration at 17.12 hrs on 20/04/2010, at the Private residence by Sauwanik Das, Executant.

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

Execution is admitted on 20/04/2010 by

1. Sauwanik Das, son of Sitaditya Das , E H 654, Sec - I, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste Hindu, By Profession : Student Identified By Kshilish Mondal, son of Lt Sadhan Mondal, Mahishbathan, Thana:-Bidhan Nagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/04/2010

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) = 6644/- ,E = 14/- on 21/04/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-604240/-

Certified that the required stamp duty of this document is Rs.- 36274 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 36174/- is paid72131320/04/2010State Bank of India, B T ROAD, received on 21/04/2010



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Addl. District Sub-Registrar, Bidhanagar, (Salt Lake City) 21/04/2010

21/04/2010 19:35:00

**SITE PLAN OF LAND AT MOUZA-MAHISHBATHAN,
 J.L. NO.- 18, R.S. NO.-203, L.R. KHATIAN NO.-1140,
 R.S. & L.R. DAG NO.- 552, P.S.-BIDHAN NAGAR (EAST).
 DIST.-NORTH 24 PGS.**

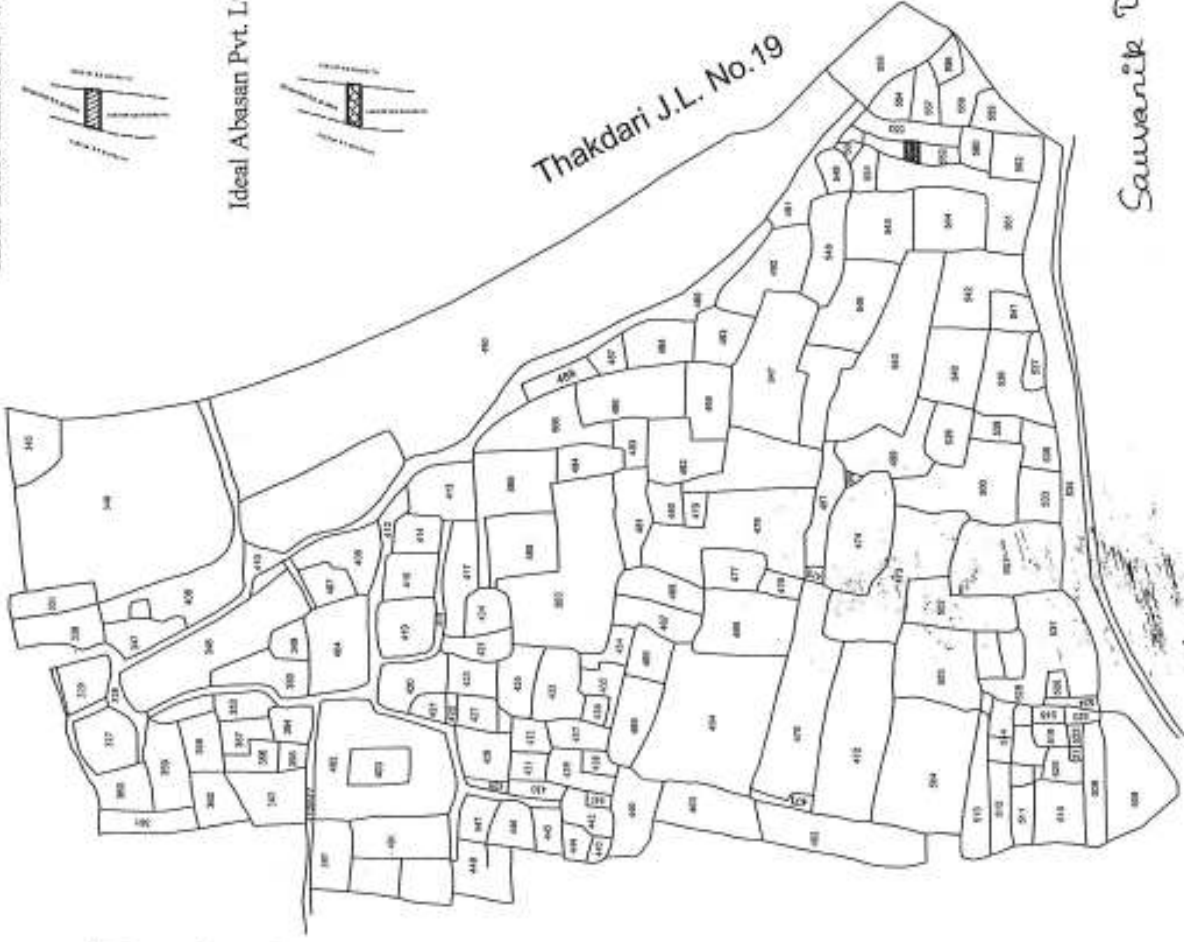
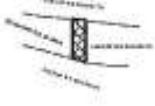
SCALE- 1:3960, 1:2000

AREA OF LAND : Ideal Grace Infracon Pvt. Ltd. = 1.5 Satak.
 Ideal Abasan Pvt. Ltd. = 1.5 Satak.

Ideal Grace Infracon Pvt. Ltd.








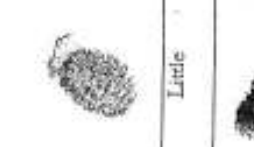
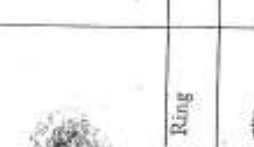










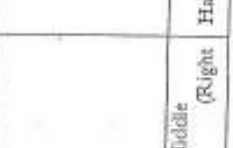
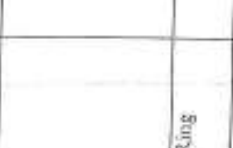



Ideal Abasan Pvt. Ltd.



Sauvenir Das.

SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
S.K. Kumar Singh						
	 Salim Singh					
						
						

Certificate of Registration under section 60 and Rule 69.

Registered in Book -1
CD Volume number 7
Page from 396 to 407
being No 03989 for the year 2010.



(Rajendra-Prasad Upadhyay) 22-April-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal