

1192

NAME *Suranjan Sarda*

ADD *[Signature]*

RE *[Signature]*

12 NOV 2009

SURANJAN MUKHERJEE

Witness Stamp Vendor

G. G. Green

100, N. 24th St., Salt Lake City, UT 84143

[Signature]

1657 21001 513 113

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N.C.
5451



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

17 NOV 2009

alias S. K. K. K. Sardar
 (1) SMT. KHADI SARDAR, wife of Subal Sardar. (2) SMT. CHINTA BALA

SARDAR, wife of Sudin Sardar. (3) SMT. RENU SARDAR, wife of Nilmoni Sardar, all are residing at Village & P.O. Chackpanchuria,

P.S. New Town, Dist. North 24-Parganas, (4) SMT. RENUKU

SARDAR, wife of Late Sushil Sardar, residing at Vill - Falti, P.O.

Shasan, P.S. Barasat, Dist. North 24 Parganas, hereinafter referred

to and called as the VENDORS (which term or expression shall

unless excluded by or repugnant to the subject or context be

deemed to include their heirs, executors, administrators, legal

representatives and assigns) of the ONE PART.

AND

MOONLITE BUILDCON PVT. LTD., a registered company having it's

principal place of business at 52, Weston Street, 4th Floor, Kolkata-

700012, represented by it's authorize signatory SRI RABI SINGHA

ROY, son of Late Ganesh Singh Roy, by Nationality-Indian, by

faith-Hindu, by Occupation - Business residing at 52, Weston

Street, 4th Floor, Kolkata- 700012, hereinafter called and referred to

as the PURCHASER (which terms or expressions shall unless

excluded by or repugnant to the subject or context be deemed to

include its executors, administrators, legal representatives and

assigns) of the OTHER PART.

WHEREAS one Kanta Sardar, Gosto Sardar and Kalo Sardar were

the absolute owners and possessor of a plot of Bastu land

measuring 16 decimals out of 32 decimals more or less lying and situated at Mouza - Chakpanchuria, J.L. No. 33, Re: Su: No. 205, Touzi No. 145, R.S. Dag No. 243, R.S. Khatian No. 354, P.S. Rajarhat at present New Town in the District of North 24 Parganas.

AND WHEREAS at the time of enjoying the said property the said Kanta Sardar, Gosto Sardar and Kalo Sardar have amicably settled, divided and verbally partitioned their property by mutual consent among themselves for better enjoyment and occupations. Each of them has got $1/3$ share i.e. 05.33 decimals out of 16 decimals.

AND WHEREAS while seized and possessed of the aforesaid plot of respective share of 05.33 decimals jointly out of 16 decimals the said Kanta Sardar died intestate leaving behind him surviving only 3 (Three) sons namely Dharma Sardar, Satish Sardar, Mathor Sardar and 4 (Four) daughters namely Khadi Sardar, Chinta Sardar, Renu Sardar and Nenuku Sardar Srikrishna as his legal heirs and successors in respect of his aforesaid plot of land.

AND WHEREAS at the time of jointly enjoying the said property the said Vendors and their three brothers have amicably settled, divided and verbally partitioned their property by mutual consent among themselves for better enjoyment and occupations. Each of them has got $1/7$ share i.e. 0.7028 decimals more or less out of 5.34 decimals.

NOW THIS DEED WITNESSETH that in pursuance of the Agreement and in consideration of the said sum of Rs. 373,634/- (Rupees Three lakh seventy three thousand six hundred thirty four) only to the **Vendors** paid by the Purchaser on or before the execution of these presents (the receipt whereof the **Vendors** hereby and by a Memo herein admit and acknowledge). The **Vendors** doth hereby grant, sell, transfer, convey, assign and assure unto the Purchaser the said Plot of land i.e. ALL THAT piece or parcel of "Bastu" land measuring an area of 3 decimals "Bastu" land more or less morefully described in the Schedule hereto and delineated and demarcated in the Map or Plan annexed hereto and border "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" OR HOWSOEVER OTHERWISE the said Plot of land now is or at any time hereto before were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all areas, fence, passage, sewerage, drain water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manners of former or other rights, liberties easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in any wise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or members thereof or appurtenant thereto AND the Reversion or Reversions, Remainder or Reminders and all rents, issues and profits thereof and all and every part thereof hereof granted, sold, conveyed, transferred, assigned or

assured or expressed or intended so to be and all the estate, right, title, interest, use, trust, property, claim or demand whatsoever both at law and in equity of the **Vendors** into, upon or in respect of the said plot of land or any part thereof which now are or were hereafter shall or may be in the custody power or possession of the **Vendors**, or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular the lands, hereditaments messuage, benefits, right and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, trusts, liens, dispendents, charges, attachments, claimants, bargadars (share croppers) requisitions, acquisitions, vesting and alignments whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

i) That notwithstanding any act, deed, matter or thing whatsoever by the **Vendors** or any of their predecessors or successors in title done or executed or knowingly suffered to the contrary, the **Vendors** are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby

granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.

ii) **AND THAT** notwithstanding any act, deed, matter or thing done as aforesaid, the **Vendors** now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

iii) **AND THAT** the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vesting, lease, lispendents, issues, debuttars or trusts made or suffered by the **Vendors** or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the **Vendors**.

iv) **AND THAT** the **Vendors** have at or before the execution of this conveyance delivered vacant and peaceful possession of the entirely or the said plot of land to the Purchaser and the **Vendors** have no claim or any nature whatsoever against the Purchaser.

v) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter, peaceably and quietly enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned, and assigned or expressed or intended so to be unto and to the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the **Vendors**.

vi) **AND WHEREAS** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the **Vendors** well and sufficiently entitled saved and indemnified of and encumbrances whatsoever suffered or created by the **Vendors** or any of their Predecessor in title or any person lawfully or equitably claiming as aforesaid.

vii. **AND THAT** the **Vendors** shall indemnify and keep the Purchaser absolutely discharged, saved harmless and kept indemnified against all encumbrances, liens, bargas, vestings, attachments, lispendents, uses, debuttars, trusts, claims and demands or any and every nature whatsoever by or against the

Vendors or any persons lawfully or equitably or rightfully claiming as aforesaid in respect of plot of land or any part thereof.

viii) **AND ALSO THAT** the **Vendors** and all persons having lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the **Vendors** shall and will from time to time and at all times hereafter, at the requests and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights here granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required.

ix) **AND ALSO THAT** the **Vendors** have not at any time heretofore done or executed or knowingly suffered or been party or privy to act, deed, matter or thing whereby the said plot of land and other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE OF LAND REFERRED TO ABOVE

ALL THAT piece or parcel of "Bastu" land measuring an area of 3 (three) decimals alongwith 100 sq. ft. tin Sheded Kancha Room thereon more or less out of 32 decimals in R.S. & L.R. Dag No.243, R.S. Khatian No.354, situated at Mouza- Chakpanchuria, J.L. No.33, Re. Sa. No.205, Touzi No.145, Shown and delineated in the site Plan marked within Boarder **RED** annexed hereto which do form part of this deed of Conveyance P.S. Rajarhat at present New Town, Additional District Sub Registration Office Bidhan Nagar Salt Lake City, District North 24 Parganas, along with all rights of common passages and right of egress and ingress and common facilities and amenities having Rayati possessory right under the Collector of the District North 24 Parganas on behalf of the Government of West Bengal, within the local limits of Pathorghata Gram Panchayet.

The Photographs, ten fingers impressions of the **Vendors** and the Purchaser and the **SITE PLAN** will be treated and considered as part of this Deed of conveyance.

The Govt. Rent of the sold property shall be fixed by the West Bengal Land revenue Act.

BUTTED AND BOUNDED BY

ON THE NORTH BY : R.S. Dag No.243(Part).
ON THE SOUTH BY : Plot No.A. R.S. Dag No. 348
ON THE EAST BY : Plot No.B & C.
ON THE WEST BY : Dag No.243 (r)

Photo of the site plan & map of the property is attached herewith.

IN WITNESS WHEREOF the **Vendors** and Purchaser hereto have set and subscribed their respective hands after knowing and understanding the full contents of this Deed in their sound health and sound mind on this the day, month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

In the presence of the Following

Witnesses:-

1. *Handwritten name in Bengali*



Handwritten notes in Bengali

Handwritten notes in Bengali

Handwritten notes in Bengali

Handwritten notes in Bengali



Handwritten notes in Bengali

2. *Handwritten name in Bengali*

SIGNATURE OF THE VENDORS

Drafted and explained by:-

Signature of Sri Balaram Sardar

Sri Balaram Sardar
Advocate
High Court, Calcutta

Computer Printed by me :

M/S. VIJAYA
10, Old Post Office Street
Kolkata-700001

RECEIVED form the withinnamed Purchaser the withinmentioned sum of Rs. 3,73,634/- (Rupees 3,73,634/- Three lakh Seventy three thousand six hundred thirty four) only being full consideration money as per Memo below:-

MEMO OF CONSIDERATION

Paid by different cheques. Rs 3,73,634/-

Total : Rs. 3,73,634/-
=====

(Rupees Three lakh seventy three thousand six hundred thirty four) only.

WITNESSES:-

1. Handwritten signature
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Handwritten signature

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SIGNATURE OF THE VENDORS

2. Handwritten signature
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Handwritten signature












UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS












R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :- *Handwritten signature and text in Hindi*

	LH.					
	RH.					

ATTESTED :- *Handwritten signature and text in Hindi*

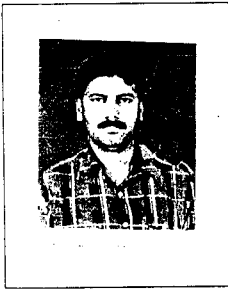
	LH.					
	RH.					

ATTESTED :- *Handwritten signature and text in Hindi*

SPECIMEN FORM FOR TEN FINGERPRINTS

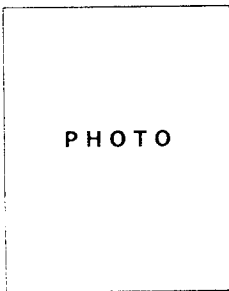


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

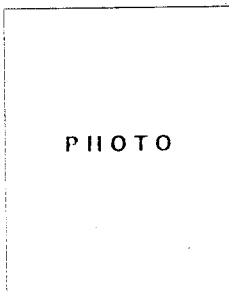


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Rabi Sreen Ray



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SITE PLAN OF R.S. DAG NO. - 243 R S KHATION NO 354
 AT KHATION NO AT MOUZA CHAKPACHURIAJ. NO 33
 S NO 205.5 TOUZI NO 145 P S RAJAR HAT NOW UNDER NEW TOWN
 DIST NORTH 24 PARGANAS
 AREA SHOWN IN RED BORDER
 SCALE 30' = 1"



PURCHASER - MOONLITE BUILDCON PVT LTD
 SOLD BY

Rishi Sanyal

স্বাক্ষর

১৪/০৫/১৯

১৪/০৫/১৯

১৪/০৫/১৯

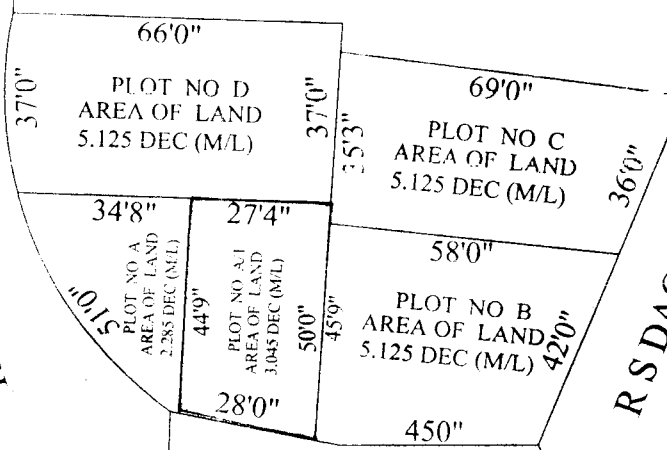
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R S DAG NO 243(P)

R S DAG NO 242

R S DAG NO 252

R S DAG NO 348



১৪/০৫/১৯

Drawn By :

Rajar



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

Endorsement For Deed Number : I - 10300 of 2009
(Serial No. 10175 of 2009)

17/11/2009

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

Presented for registration at 20.45 hrs on 17/11/2009, at the Private residence by Chinta Bala Sardar, one of the Executants.

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

Execution is admitted on 17/11/2009 by

1. Chinta Bala Sardar, wife of Sudin Sardar, Vill & P.o- Chackpanchuria N 24 Pgs, Thana New Town, By Caste Hindu, By Profession : ----
2. Khadi Sardar Alias Sabadali Sardar, wife of Subal Sardar, Vill & P.o- Chackpanchuria N 24 Pgs, Thana New Town, By Caste Hindu, By Profession : ----
3. Renu Sardar, wife of Nilmoni Sardar, Vill & P.o- Chackpanchuria N 24 Pgs, Thana New Town, By Caste Hindu, By Profession : ----
4. Renuku Sardar, wife of Lt Sushil Sardar, Vill- Falti P.o - Shasan N 24 Pgs, Thana Barasat, By Caste Hindu, By Profession : ----

Identified By Sukumoy Haldar, son of Lt Kalipada Haldar, Chackpanchuria N 24 Pgs, Thana: New Town, By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 18/11/2009

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) = 4103/- E = 14/- on 18/11/2009

Certificate of Market Value(WB PUVI rules of 2001)

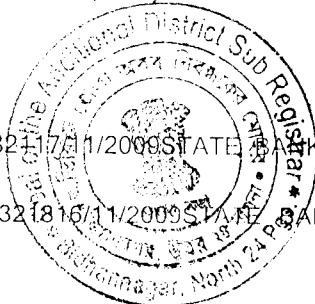
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-373634/-

Certified that the required stamp duty of this document is Rs.- 18702 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 1610/- is paid 14182117/11/2009 STATE BANK OF INDIA, Bikash Bhavan G. O., received on 18/11/2009
2. Rs. 17000/- is paid 20321816/11/2009 STATE BANK OF INDIA, Swasthya Bhawan, received on 18/11/2009



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

18/11/2009 12:15:00

18 NOV 2009

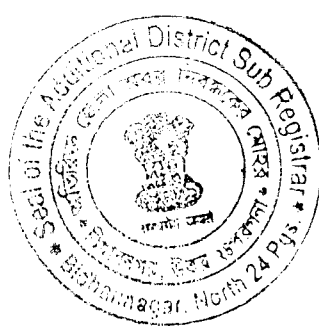
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 10300 of 2009
(Serial No. 10175 of 2009)

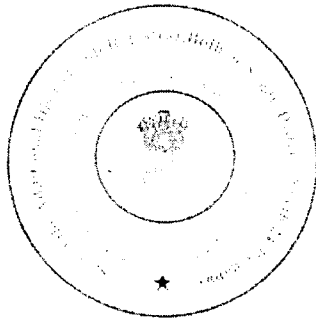
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR




18 NOV 2009
Additional District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 1540 to 1559
being No 10300 for the year 2009.




(Rajendra Prasad Upadhyay) 18-November-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal