পশ্চিমাবঙ্গা पश्चिम बंगाल WEST BENGAL

G 107388

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

Addi. District Sub-Registrer
Ridhan Nagar (Salt Lake City)

1 8 NOV 2009

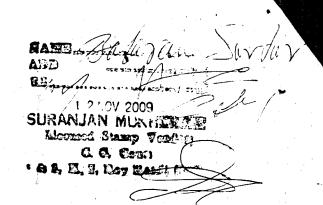
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 1714 day of November

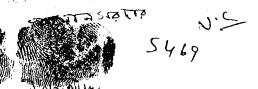
Year Two thousand Nine;

BETWEEN

Weston Street, 4th Floor, Kolkata- 700012, hereinafter called and referred to as the *PURCHASER* (which terms or expressions shall



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यां का क्षेत्रेश्व अमानि



Addl. District Sub-Registrar Bidhen Nagar (Salt Lake City) 1 7 NOV 2007 (1) SRI NILMONI SARDAR, (2) SRI NAKUL SARDAR, (3) SRI ANAND SARDAR, (4) SRI KHAGEN SARDAR, (5) SRI MADHAB . SARDAR, all sons of Late-Subal Sardar, (6) SMT. SUSHILA SARDAR, wife of Late Subal Sardar, (7) SRI KONGYA SARDAR alias PYADA SARDAR, (8) SRI SURYA SARDAR, both are sons of all are residing at Vill + Srikrishna Sardar, Late Chakpanchuria, P.S. New Town, District North 24 Parganas, Kolkata-700136, (9) SMT. KALYANI MONDAL, wife of Sri Uttam Mondal, residing at Vill- Mirjapur, P.O.-Duttapukur, P.S. Deganga, (10) SMT. SARALA SARDAR, wife of Late Subal Sardar, residing at Vill - Mathkal, P.S. Dum Dum, (11) SMT. JAMUNA SARDAR, wife of Late Haridas Sardar, residing at Vill + P.O. Arjunpur, P.S. Baguiati, Kolkata - 700059, 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

ACCURATE TOWERS PVT. LTD., a registered company having it's principal place of business at 52, Weston Street, 4th Floor, Kolkata-700012, represented by it's authorised signatory SRI RABI SINGHA ROY, son of Late Ganesh Singha 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 <u>OTHER PART.</u>

WHEREAS one Binod Sardar was the absolute owner 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 while seized and possessed of the aforesaid plot of respective share of 16 decimals out of 32 decimals the said Binod Sardar died intestate leaving behind him surviving only 3 (Three) sons namely Santosh Sardar, Haran Sardar and Srikrishna Sardar as his legal heirs and successors in respect of his aforesaid plot of land.

AND WHEREAS at the time of enjoying the said property the said Haran Sardar, Srikrishna Sardar and Santosh 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 defimals out of 16 decimals.

AND WHEREAS the Srikrishna Sardar and two others became the absolute owners of the 16 decimals of land out of 32 decimals of land by virtue of inheritance and at the time of enjoying the same jointly the said Srikrishna Sardar has also died intestate leaving behind him surviving only 3 (three) sons namely Subal Sardar, Kongya Sardar, Surya Sardar and 2 (two) daughters namely Sarala Sardar and Jamuna Sardar as his legal heirs and successors in respect of his aforesaid plot of land.

AND WHEREAS the Subal Sardar and five others became the absolute owners of the 05.34 decimals of land out of 32 decimals of land by virtue of inheritance and at the time of enjoying the same jointly the said Subal Sardar has also died intestate leaving behind him surviving wife namely Sushila Sardar, five sons namely Nilmoni Sardar, Nakul Sardar, Anand Sardar, Khagen Sardar, Madhab Sardar and one daughter namely Kalyani Mondal as his legal heirs and successors in respect of his aforesaid plot of land.

AND WHEREAS the Vendors herein got the property by virtue of inheritance in Mouza- Chakpanchuria, J.L. No.33, Re. Su. No.205, Touzi No.145, R.S. & L.R. Dag No. 243, R.S. Khatian No. 354, L.R. Khatian No. 2190, 2191, 2192 measuring about 05.33 decimals out of 32 decimals and seized and possessed the below Schedule land and morefully and particularly described in the Schedule hereunder written, free simple in possession, free from all

encumbrances, Now the present **Vendors** are seized and possessed of land by mutate their names in the B.L. & L.R.O. Rajarhat/ or otherwise by paid the rent to the concern authority well and sufficiently entitled to the said property and enjoyed the same peacefully freely, absolutely and without any interruptions from any corner together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the **Vendors** shall think fit and proper.

Deed of Sale announced their intention to dispose of a piece or parcel of Bastu Land measuring an area of 05.33 decimals along with 100 sq. ft. Kancha room which is morefully described in the Schedule below for a highest market price of Rs. 6,40.524/(Rupees Six Lake forly thousand five humber them) only and the Purchaser having come to known the said intention of the Vendors agree to purchase the same at the said market price.

NOW THIS DEED WITNESSETH that in pursuance of the Agreement and in consideration of the said sum of Rs. 6,40,524/CRupees Six lake forly thousand furthern 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 06 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, sewearage, 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, Reminder 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, lispendents, 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.
- 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.

- 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, ussues, 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**.
- 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.
- 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**.

- absolutely acquitted, exonerated, released and forever discharges 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. <u>AND THAT</u> 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.

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.

fore 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 05.328 decimals alongwith 100 sq. ft. tin sheded Kancha Room thereon more or less out of 32 decimals of R. S. & L.R. Dag No. 243, R.S. Khatian No. 354, L.R. Khatian No. 2190, 2191 & 2192,

situated at Mouza- Chakpanchuria, J.L. No.33, Re. Su. No.205, Touzi No. 145, Shown and delineated in the site Plan marked with Border RED annexed hereto which do form part of this Deed of Conveyance P.S. Rajarhat at present New Town, Addl. 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 : Plot No."C".

ON THE SOUTH BY : R.S. Dag No.348.

ON THE EAST BY R.S. Dag No. 252.

ON THE WEST BY : Plot No."A".

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. @ haltuSwider @ hakpun@huzier PS - New town Kol - 135
- 2. Rompit Sanders
 Chark Penchuse
 P.S. neutlanen
 Kort- 1315

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SIGNATURE OF THE VENDORS

Drafted and explained by:-

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. 640,524/ (Rupees Six Lakh forty trousand five hundred fiventy four) only being full consideration money as per Memo below:-

MEMO OF CONSIDERATION

Paid by different cheques of Rs. 6,40,524/

Total: Rs. 640.524/

(Rupees Six lakh forty thousand fire hundre) twenty four) only.

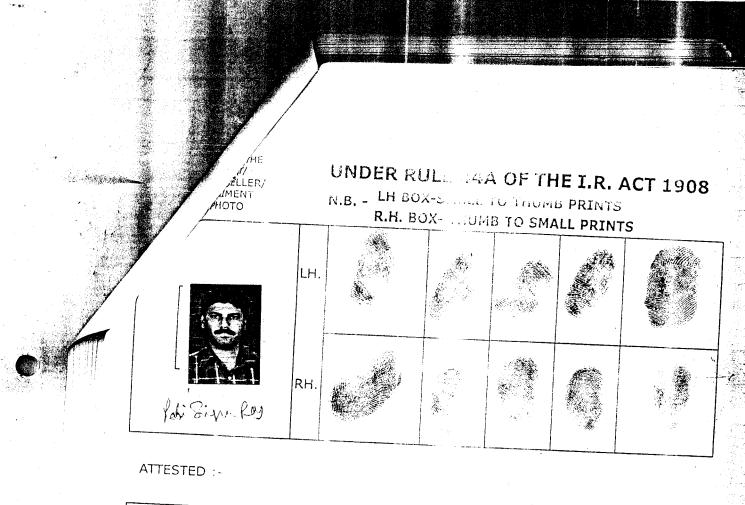
WITNESSES:-

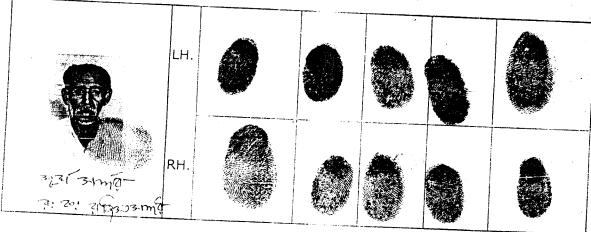
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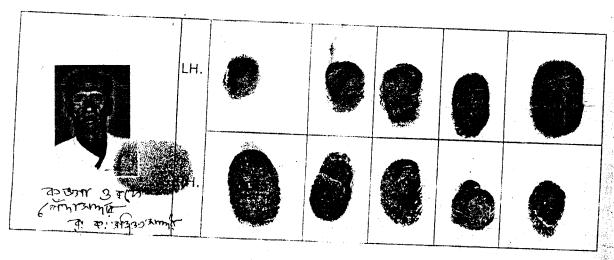
SIGNATURE OF THE VENDORS

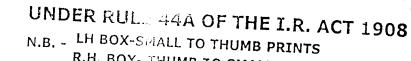
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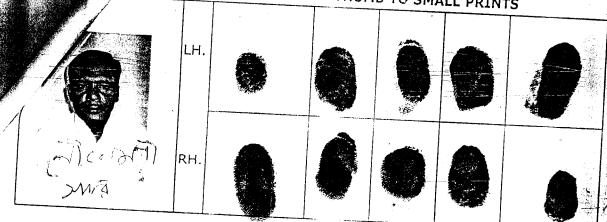


ATTESTED :-

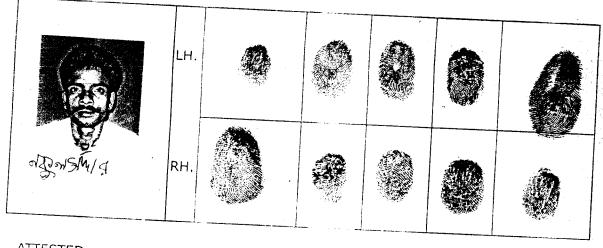




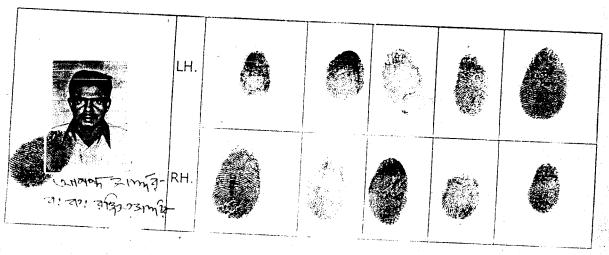
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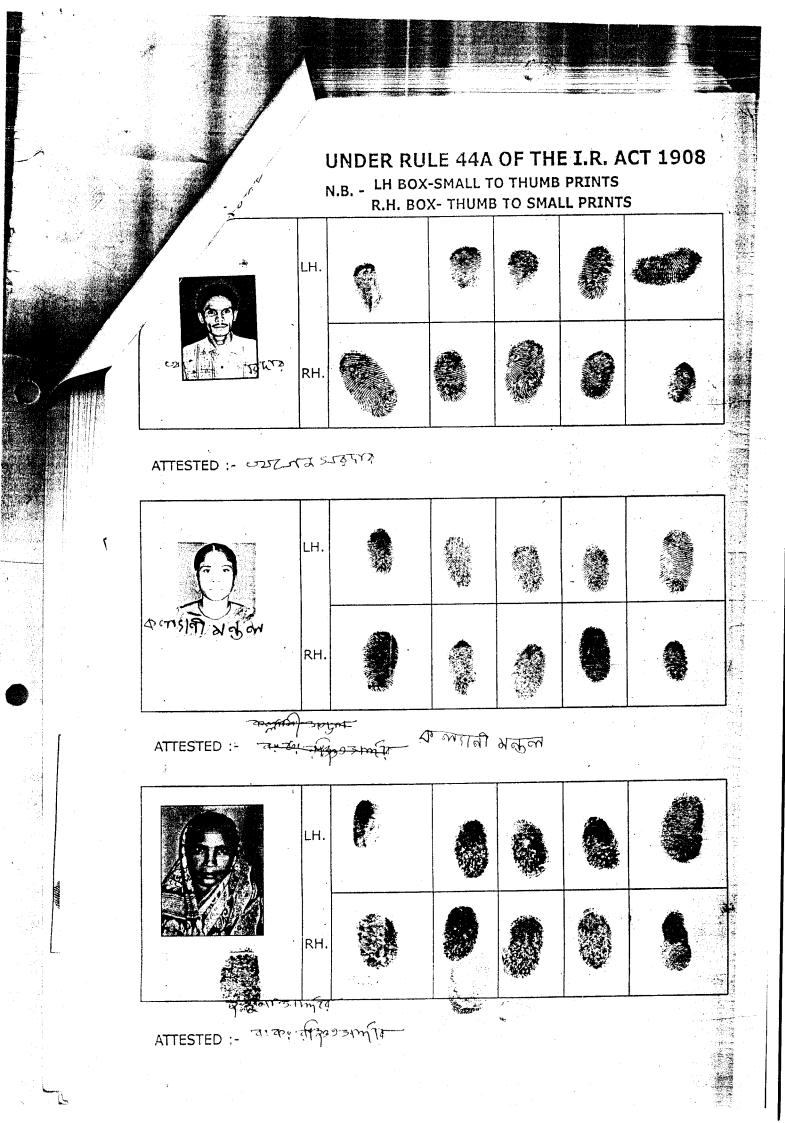
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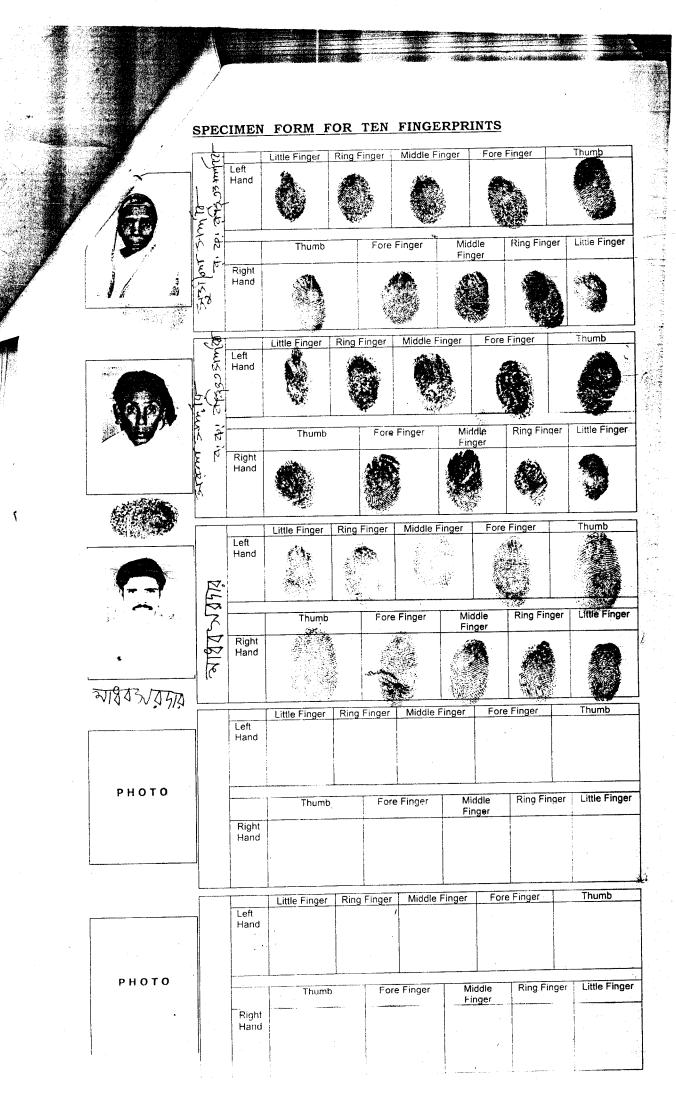


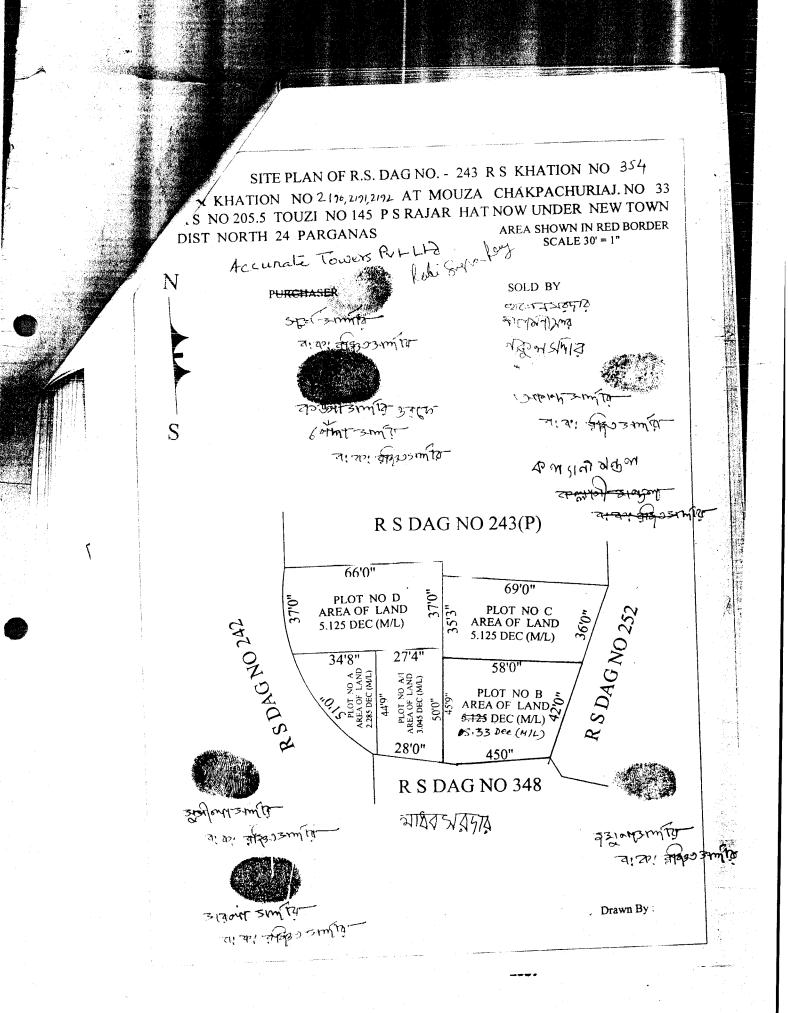
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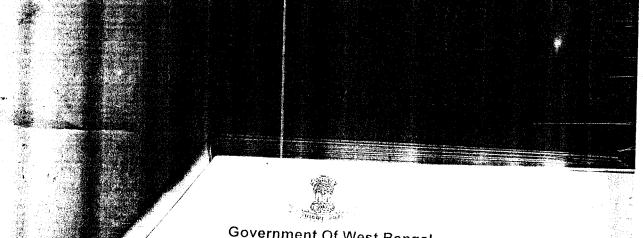


ATTESTED :-









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

Endorsement For Deed Number: I - 10327 of 2009 (Serial No. 10178 of 2009)

ment of Fees:

Fee Paid in rupees under article : A(1) = 7040/- 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

Certified that the required stamp duty of this document is Rs.- 32046 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 32000/- is paid20321616/11/2009STATE BANK OF INDIA, Swasthya Bhawan, received on 18/11/2009

(Rojendra Prasad Upadhyay) ADDITIONAL DISTRICT SUB-REGISTRAR

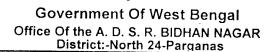


Add Affiner Sil Registra Bidhan (Aagar (Salt Lake City)
(Rajendra Prasad Upadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

1 8 NOV 2009

EndorsementPage 2 of 2



Endorsement For Deed Number : I - 10327 of 2009 (Serial No. 10178 of 2009)

/17/11/2009

resentation(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 Khagen Sardar, one of the Executants.

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

Execution is admitted on 17/11/2009 by

- Nilmoni Sardar, son of Lt Subal Sardar, Vill & P.o -chakpanchuria N 24 Pgs., Thana New Town, By Caste Hindu, By Profession: ----
- Nakul Sardar, son of Lt Subal Sardar. Vill & P.o -chakpanchuria N 24 Pgs., Thana New Town, By Caste Hindu. By Profession: ----
- Anand Sardar, son of Lt Subal Sardar, Vill & P.o -chakpanchuria N 24 Pgs., Thana New Town, By Caste Hindu, By Profession: ----
- 4. Khagen Sardar, son of Lt Subal Sardar , Vill & P.o -chakpanchuria N 24 Pgs , Thana New Town, By Caste Hindu, By Profession : ----
- 5. Madhab Sardar, son of Lt Subal Sardar, Vill & P.o -chakpanchuria N 24 Pgs , Thana New Town, By Caste Hindu, By Profession: ----
- 6. Sushila Sardar, wife of Lt Subal Sardar, Vill & Po-chakpanchuria N 24 Pgs, Thana New Town, By Caste Hindu, By Profession: ----
- Kongya Sardar Alias Pyada Sardar, son of Lt Srikrishna Sardar, Vill & P.o -chakpanchuria N 24 Pgs
 Thana New Town, By Caste Hindu, By Profession
- 8. Surya Sardar, son of Lt Srikrishna Sardar, Vill & P.o -chakpanchuria N 24 Pgs , Thana New Town, By Caste Hindu, By Profession : ----
- 9. Kalyani Mondal, wife of Uttam Mondal , Vill- Mirjapur P.o Duttapukur , Thana Deganga, By Caste Hindu, By Profession : ----
- Sarala Sardar, wife of Lt Subal Sardar, Vill- Mathkal. Thana Dum Dum, By Caste Hindu, By Profession: ----
- 11. Jamuna Sardar, wife of Lt Haridas Sardar , Vill & P.o- Arjunpur Kol-59 , Thana Baguiati, By Caste Hindu, By Profession : Cultivation

Identified By Ranjit Sardar, son of Basudeb Sardar, Vill & P.o- Chakpanchuria 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 also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/3333813

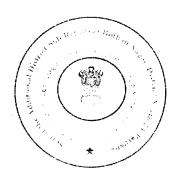
Addl District Sub-Registray (Rajendra Prasad Upadhyay) Bidhan Nagar (Salaberton AL DISTRICT SUB-REGISTRAR

18/11/2009 14:06:00

- 'EndorsementPage 1 of 2 🦏

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 11 Page from 1999 to 2021 being No 10327 for the year 2009.



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

HIGH COURT, CALCUTTA