

MOUZA	CHAKPANCHURIA	J.L. NO. 33	
Police Station	Rajarhat	District	24 Parganas [North]
R.S. DAG NO.	350	L. R. DAG NO.	350
R.S. KHATIAN NO.	X	L.R. KHATIAN NO.	1639
LAND AREA CONVEYED	[DECIMAL] 4.60 equivalent Cotta - chtk - sft. 6 2-12-24	TOTAL AREA IN DAG	[DECIMAL] ✓
B.L. & L.R.O.	Rajarhat	Nature of Land	Bastu / <del>Salt</del>
Vendor	SWAPAN SARDAR <del>X</del>	Purchaser	MAGNOLIA Properties P. LTD., Company.
CONVEYANCE DEED & REGISTRATION PARTICULARS			
DEED DATE	30-01-08	BEING NO. / YEAR	01388 / 2008
REGISTRAR	ADSR, BIDHAN NAGAR <del>OR</del>	BOOK - I	CD VOLUME NO. PAGES → 2
DEED VALUE	Rs. 21,52,950/-	MARKET VALUE	Rs. 21,52,950/-
STAMP DUTY	Rs. 107,648/-	REGN FEE	Rs. 23672/-
CONFIRMING PARTIES: 1) Muchiram Sardar & Methar Sardar 2) Lakhai Sardar S/o. - who is lunatic as well as Minor - Represented by Methar Sardar - Father.			

**SK. MEHBUBAR RAHMAN.  
LL.B(ADVOCATE),  
PRACTICING AT  
BARRACKPORE COURT,  
BARASAT JUDGES COURT.**

**RESIDENCE & CHAMBER  
KAIKHALI, BIMANNAGAR,  
AIRPORT, 24 PARGANAS (N)  
KOLKATA- 700052.  
PH NO - 9874323790**

**DATE: / / 2007**

**MAGNOLIA PROPERTIES  
PRIVATE LIMITED**

**Deed Value = 21,52,950/- only**

**5% Stamp = 1,07,500/- only**

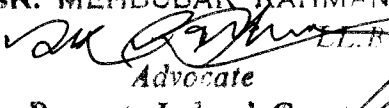
**1.1% Reg.Fee = 24000/- only**

**Adv. Charges 9% = 19,400/- only**

**Commission Fee = 1800/- only**

**Commission Fee = 1800/- only**

**TOTAL Rs. 1,54,500/- only**

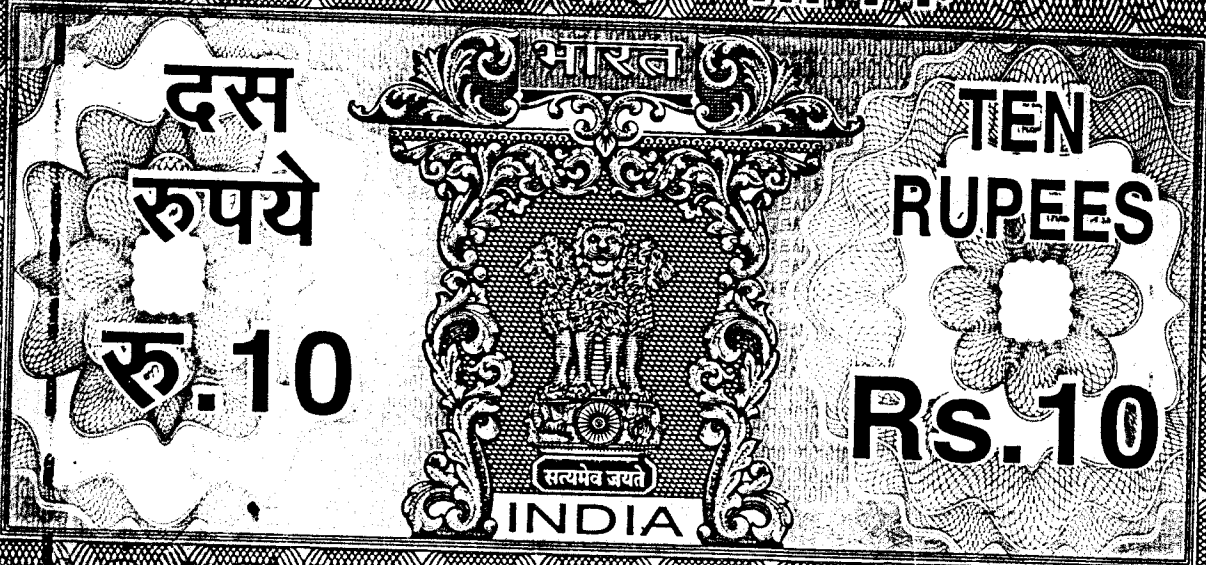
**SK. MEHBUBAR RAHMAN**  
  
**Advocate**  
**Barasat Judges' Court**

**SK. MEHBUBAR RAHMAN**  
**LL.B**  
**Advocate**  
**Barasat Judges' Court**

SL No 01044

01388

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

18AA 573158

V/c Case No. 00297 of 20/1/08

Additional District Sub-Registrar  
Bishnupur (Sai Lal)

FEB 2008

30 JAN 2008

**DEED OF SALE**

**VALUED AT RS 21,52,950/- ONLY**

CONTD. PAGE 2

23 Decimals (13 Decimals 10  
 ... having Rights  
 ... No. 1000, lying  
 ... of Ramnar  
 ... name in the records of  
 ... revenue at the office  
 ... of the Local Branch

1883 2008  
11/01/08

**M. MEHBUBAR RAHMAN**  
(Advocate)  
**BARASAT COURT**

1 of 10 pages

02/01/08  
136, 000f

L.T.I. of Swapan Sarda  
by Pore of Gatanbhing



V.C.  
712

L.T.I. of Swapan Sarda  
by Pore of Gatanbhing



V.C.  
718

गुणित मसुदा



V.C.  
713

L.T.I. of Methor Sarda  
by Pore of  
Gatanbhing



Additional District Sub-Register  
Muzaffarpur (Galt Labo 04)

30 JAN 2008

Gatanbhing  
510 St. Hazrat Ali  
510 St. Azim  
Baniya  
M.S.G.  
Sec - Business.

FEB 2008

**THIS INDENTURE OF CONVEYANCE** made this the 30th day of January **TWO THOUSAND AND EIGHT BETWEEN SWAPAN SARDAR**, son of Methor Sardar, by faith - Hindu, by occupation - cultivation, residing at Village - Chaukpanchuria, Police Station - Rajarhat, District - North 24 Parganas hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **ONE PART**

**AND**

**(1) MUCHIRAM SARDAR** sons of Methor Sardar, by faith - Hindu, by occupation - cultivation, both residing at Village - Chaukpanchuria, Police Station - Rajarhat, District - North 24 Parganas **(2) LAKHAI SARDAR**, son of Methor Sardar, by faith - Hindu, by occupation - cultivation, both residing at Village - Chaukpanchuria, Police Station - Rajarhat, District - North 24 Parganas who being minor and lunatic person represented by his father (guardian) Mathor Sardar, son of late Kanta Sardar, by faith hindu by occupation - cultivation, both residing at Village - Chaukpanchuria, Police Station - Rajarhat, District - North 24 Parganas hereinafter referred to as the **CONFIRMING PARTIES** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **ONE PART**

**AND**

**M/S. MAGNOLIA PROPERTIES PRIVATE LIMITED COMPANY**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12 C NORTH Chakraberia Road, Kolkata - 700 020, hereinafter referred to as the **PURCHASER** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and/or successors-in-office and/or successors-in-interest and assigns) of the **THIRD PART**

**WHEREAS:**

1) The Vendor herein is one of the recorded owners of R. S. Dag No. 350 and as such the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring **23 Decimals (13 Cottahs 14 Chittacks 29 Sq. ft.)** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **R. S. Dag No. 350**, corresponding to **L.R. Khatian No. 1693**, lying and situate at Mouza - Chaukpanchuria, J. L. No. 33, within the territorial limits of Rajarhat Police Station, in the District of North 24 Parganas and recorded his name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated his name in the records of the Local Gram

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Panchayat upon payment of proportionate rates and taxes as applicable therefor (hereinafter for the sake of brevity referred to as the said "**BASTU LAND**").

2) The Vendor herein has represented and declared that he and/or his Predecessors in title and/or interest have been in uninterrupted possession of the said Bastu land since more than last forty years and neither the Vendor herein nor his Predecessors in title /interest have ever been dispossessed of the said Bastu land during this period of last forty years, it has been further represented by the Vendor that there is no suit or proceedings of whatsoever nature or type pending before any court of law inter alia challenging the right, title and interest of the Vendor or his Predecessors in title/interest.

1) The Vendor herein has clearly represented and declared that the original documents of title and/or deeds have been misplaced from the possession of his Predecessors in title and that he is no longer in the possession of the original documents of title/deeds and hence the Vendor undertakes to keep the Purchaser indemnified, saved and harmless against any loss, damage, expenses, proceedings, impositions arising out of any defect in tile of the Vendor herein.

2) The Confirming Parties herein are also the co-owners along with the Vendor herein in the said R. S. Dag No. 350 and as such at the request of the Vendor and the Purchaser the Confirming Parties have agreed upon entering into these presents in confirmation of the Vendor agreeing to transfer his right, title and interest over and in respect of the said Bastu land in favour of the Purchaser herein.

3) The Vendor herein has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the said Bastu land measuring **4.60 Decimals (2 Cottahs 12 Chittacks 24 Sq. ft.)** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **R. S. Dag No. 350**, corresponding to **L. R. Khatian No. 1693**, lying and situate at Mouza - Chaukpanchuria, J. L. No. 33, within the territorial limits of Rajarhat Police Station, in the District of North 24 Parganas, (which is morefully and particularly described and mentioned in the **SCHEDULE**, hereunder written) (herein after for the sake of brevity referred to as the **SAID LAND**), at and for a consideration of **Rs. 21,52,950/- (Rupees Twenty One Lacs Fifty Two Thousand Nine Hundred Fifty only)** and subject to the terms and conditions hereinafter appearing.

4) At or before the execution of these presents the Vendor herein has assured, declared and represented to the Purchaser as follows (hereinafter referred to as **The Representations**).

- a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever
- b) That all rates, charges, taxes, cesses and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.
- c) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said Purchaser herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor has been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force.
- e) The Vendor is legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendor has full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendor has agreed for sale of the Said Land, morefully and particularly described and mentioned in the, **SCHEDULE** hereunder written, to the Purchaser.
- g) That the Vendor does not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- h) That the Vendor is and his predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.
- i) That there is no bargadar and/or bhagchasi into or upon the said land or any part or portion thereof.

j) That the Vendor nor any of his predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license created any other rights to or in favour of any person or persons, company or corporation or in respect of the land or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land.

k) That the Vendor has agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.

l) That the said land nor any part thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendor of the land or part thereof, which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.

m) That the Vendor is in possession power or control of the documents of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendor or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

**NOW THIS INDENTURE WITNESSETH** and it is hereby agreed by and between the parties hereto as follows.

l) THAT in pursuance of the said agreement and in further consideration of a sum of **Rs. 21,52,950/- (Rupees Twenty One Lacs Fifty Two Thousand Nine Hundred Fifty )** only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchaser and the said Land hereby intended to be sold transferred and conveyed) the Vendor with consent and concurrence of the Confirming Parties herein doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser ALL THAT the piece and parcel of the said Land having Rayati rights, containing by estimation an area measuring **4.60 Decimals (2 Cottahs 12 Chittacks 24 Sq. ft.)** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **R. S. Dag No. 350,**



corresponding to **L. R. Khatian No. 1693**, lying and situate at Mouza – Chaukpanchuria, J. L. No. 33, within the territorial limits of Rajarhat Police Station, in the District of North 24 Parganas, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, sewers, drain, ways water, courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds paths muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or parcel, thereof which now are or hereinafter shall or may be in the custody power possession or control 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 **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, easements and lispenses whatsoever.

II. **AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same.
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the Vendor or any of his/her ancestors or predecessors-in-title the Vendor has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said land and the

rights properties appurtenances hereditaments and premises hereby sold transferred and conveyed unto the Purchaser in the manner aforesaid.

- c. **THAT NOTWITHSTANDING** anything contained herein, the said land shall always be put to use for such purposes as the Purchaser deems fit and proper in accordance with law.
- d. **AND THAT** the said land together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, lispendences, debottor or trust made or suffered by the Vendor or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendor in the said land together with structures appurtenant thereto hereby sold in the manner aforesaid.
- e. **ALL THAT** the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or be the Vendor or any person or persons lawfully claiming through from under or in law or trust for the Vendor or any of his/her ancestors or predecessors-in-title.
- f. **AND FURTHER THAT** the Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land together with structures appurtenant thereto hereditaments and premises or any part or portion thereof through under or in trust for the Vendor or any of his/her ancestors or predecessors-in-title shall and will at all times hereafter at the request and cost of the purchaser does and execute or cause to be done and executed all such acts, deeds or things and hereditaments and premises and every part or portion thereof unto the Purchaser as may be reasonably required.
- g. **AND ALSO** the Vendor had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said land together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- h. **AND THAT** the Vendor shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.

- i. **AND** the Vendor doth hereby further covenant and assure the purchaser that he/she hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the purchaser is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the Vendor shall and will indemnify the Purchaser entirely for the losses and damages to be suffered by it in respect of the said land together with structures appurtenant thereto hereditament and premises hereby sold.
- j. **AND THAT** the Purchaser herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispendenses, debottor, acquisition or requisitions for trust, claim and demands whatsoever created occasioned or made by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.
- k. **AND FURTHER THAT** the Vendor doth hereby declare and confirm that he/she does not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l. **AND FURTHER THAT** the Vendor shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendor or any of his/her ancestors or predecessors-in-title up to the date of these presents.
- m. **AND** the Vendor has agreed to indemnify and keep the Purchaser, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendor covenant and assured the purchaser that all title deeds, muniments, papers, documents and receipts in respect of the said land hereby conveyed to the purchaser hereto and morefully described in the Schedule hereunder written shall remain in custody, control and power of the Vendor herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein shall have the right and power to take inspection thereof or extracts therefrom at its own costs and expenses at all times upon 48 hours prior notice in writing to the Vendor herein, and shall produce the original of these

Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the Purchaser herein upon 48 hours prior notice in writing.

- o. AND THAT** the Vendor also declares and confirms that he/she is in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- p. AND THAT** the Vendor herein declares and confirms that the said land more fully and particularly described and mentioned in the Schedule hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.
- III) AND THE VENDOR** doth hereby assure and covenant with the Purchaser that in the event of their being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the Vendor shall cause such defect to be removed, remedied and have agreed to keep the Purchaser saved, harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings arising out of such defect in title.
- IV)** The actual physical, vacant and peaceful possession of the Said Land has been handed over by the Vendor to the Purchaser simultaneously with the execution of this Deed of Conveyance.
- V) AND THAT** the Vendor never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition or the said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said land or any part thereof **AND THAT** not suit and/or proceeding is pending in any Court of law affecting the said land or any part of portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Land or any part thereof from through 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 makes do acknowledge and execute

all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said LAND and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

VI) **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Authorised Signatory and/or Director of the Purchaser as the Constituted Attorney and/or Authorized Representative of the Vendor is hereby authorized and shall be entitled to :

1. To defend, manage and maintain the said **LAND** and to pursue the plan to be sanctioned by the Competent Authority;
2. To cause the Building Plans to be revalidated/modified/alterd and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of the Building Plans to be sanctioned by the Competent Authority.
3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said **LAND** as necessary and for that purpose to make all necessary correspondences with the authorities concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said **LAND** and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.
5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Metropolitan Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said LANDS, the sanction of the said plan of the said **LAND** and/or change in use and character of the said **LAND** in the Land Records of the Govt. of West Bengal;
6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities.
7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.

8. To utilize or shift or connect the existing utilities in the said Premises in such manner as the Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Premises or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **LAND** or any part thereof).
10. To appear and represent and sign on behalf of the **Vendor** before all Authorities including those under the Municipality for fixation and/or finalisation of the annual valuation of the said **LAND** and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said Premises and obtaining sanction plan.
12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, C.M.D.A., Metro Railway or any other statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the KMC in respect of the said Premises and to do all other things ancillary thereto.
14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, C.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said Premises.
16. To obtain mutation of the said Premises in the records of the KMC and the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;

17. To obtain change in use and character of the LANDS contained in the said Premises from the Office of the B.L. & L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.
19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

**THE SCHEDULE ABOVE REFERRED TO**  
**(SAID LAND)**

**ALL THAT** piece and parcel of Bastu land measuring **4.60 Decimals (2 Cottahs 12 Chittacks 24 Sq. ft.)** corresponding to **L. R. Khatian No. 1693**, lying and situate at Mouza – Chaukpanchuria, J. L. No. 33, within the territorial jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas and within the jurisdiction of the Additional District Sub – Registration Office, Bidhannagar, Salt Lake City and District Registration Office at Barasat.

Sl. No.	R. S. Dag No.	L. R. Dag No.	L. R. Khatian	Nature of Land	Area conveyed (in Decimal)
1	350	350	1639	Bastu	4.60
<b>TOTAL</b>					<b>4.60</b>
<b>4.60 Decimals equivalent to 2 Cottahs 12 Chittacks 24 Sq. ft.</b>					

And upon payment of proportionate annual revenue and/or taxes is payable to the Government of West Bengal at the Office of the BL. & LRO Rajarhat as also upon payment of proportionate taxes with the concerned Gram Panchayat.

**OR HOWSOEVER OTHERWISE** the said **L. R. Dag No. 350** is morefully and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED**.

**OR HOWSOEVER OTHERWISE** the said **L. R. Dag No. 350** is butted and bounded in the manner as set out hereinafter

- ON THE NORTH : Part of R. S/L. R. Dag No. 348  
 ON THE EAST : Part of R. S/L. R. Dag No. 348  
 ON THE SOUTH : Part of R. S/L. R. Dag No. 350  
 ON THE WEST : Part of R. S/L. R. Dag No. 352

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribes their respective hands and seals the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the above named **VENDOR** in

The presence of:

1.



Goutam Khigora

L. T. 1. of Swapan Sarda  
by name of

2. Ranjit Sarda  
Bansu Sarda  
Charak Panchayat

**SIGNED, SEALED AND DELIVERED**

By the above named **CONFIRMING PARTIES**

In the presence of:

1. Goutam Khigora

স্বপন সর্দার

2. Ranjit Sarda



L. T. 1. of Swapan Sarda  
by name of Goutam Khigora

The contents of these presents have been Read over and explained by me to the Vendors herein in Bengali language which they admitted to have understood

Drafted By:

SK Mehboob ul Kalman  
Advocate P-2995/2963/02



:: ::

RECEIVED of and from the within-named PURCHASER the within-mentioned sums of Rs.21,52,950/- (Rupees Twenty one lacs Fifty Two Thousand Nine Hundred Fifty only) Being the consideration money payable under these presents as per memo below:

Rs. .21,52,950/-only

(Rupees Twenty one lacs Fifty Two Thousand Nine Hundred Fifty only)

MEMO OF CONSIDERATION

<u>NAME OF THE BANK</u>	<u>NATURE OF CHQ/DRAFT/P.O</u>	<u>AMOUNT</u>	<u>PAYEE</u>
INDIAN BANK SARAT BOSE RD. KOL- DO	P.O.NO-659026	RS.4,40,000/-	SWAPAN SARDAR
DO	P.O-NO-659020	RS.3,20,000/-	MUCHIRAM SARDAR
DO	P.O.NO-659025	RS.3,20,000/-	METHAR SARDAR
DO			
	IN CASH	RS.4,40,000/-	SWAPAN SARDAR
	IN CASH	RS.3,16,475/-	MUCHIRAM SARDAR
	IN CASH	RS.3,16,475 /-	METHAR SARDAR



L.T.I. of Swapam Sardar  
by Pore of  
Ganesh Khirong



L.T.I. of Methar Sardar  
by Pore of  
Ganesh Khirong

SIGNATURE OF THE VENDOR

&

CONFIRMING PARTY

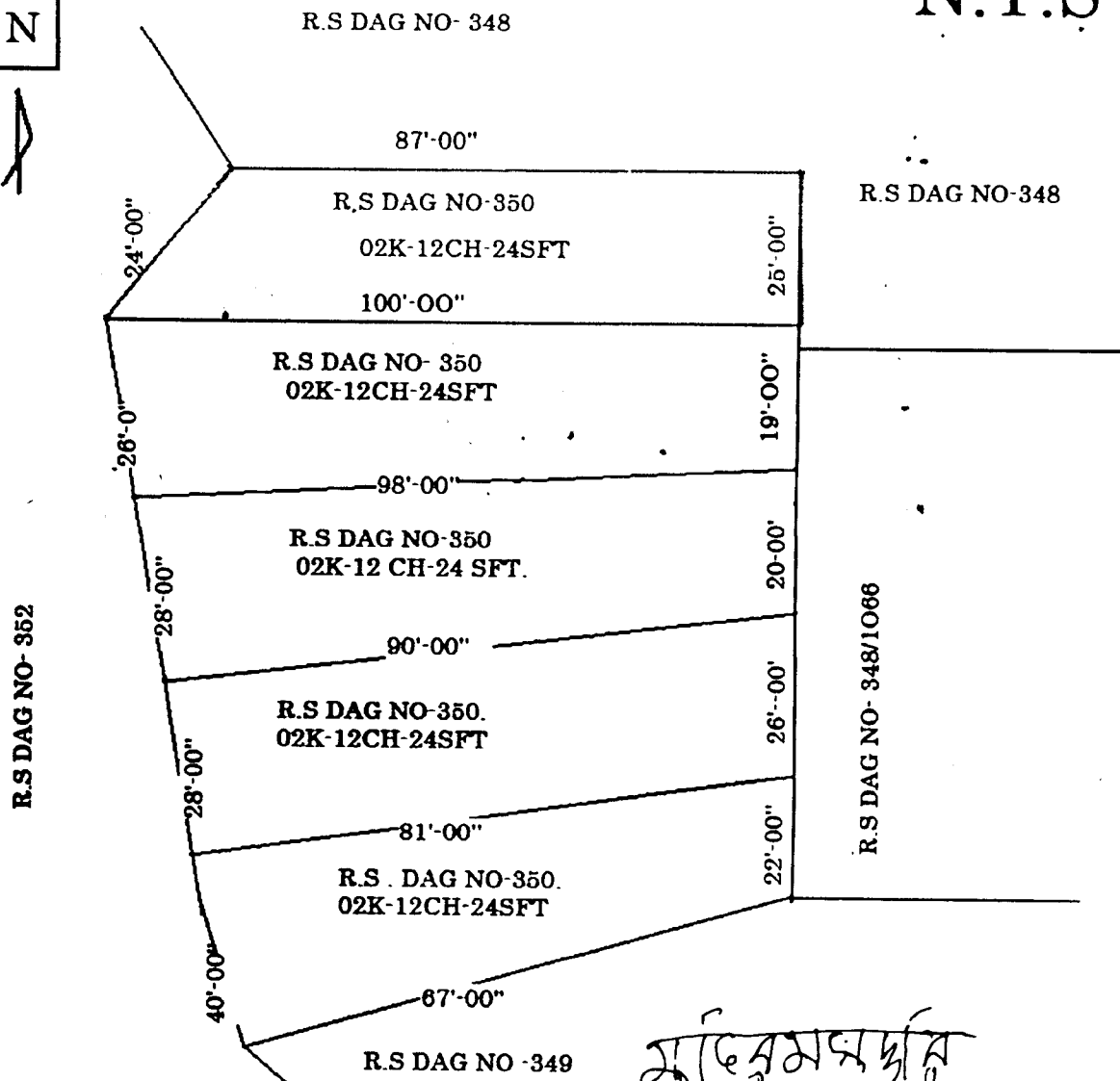
Witnesses:

Ranjit Sardar

Contd..page...

**SITE PLAN OF A PLOT OF BASTU LAND MEASURING ABOUT 02KATTA- 12 CHATTAK-24 SFT UNDER THE R.S DAG NO- 350, IN THE L.R KHATIAN NO- 1693, AT MOUZA-CAUKPANCHURIA, J.L NO-33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS.**

N.T.S



স্বাক্ষরিত



Goutam Ghosh  
L.T.I. of Swapan Sarda  
by one of

SIGNATURE OF THE VENDOR



L.T.I. of Methu Sarda  
by one of  
Goutam Ghosh

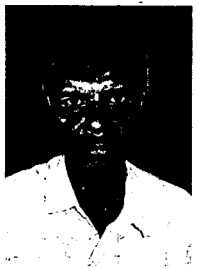










SIG. OF THE CONFIRMING PARTIES

COPIED BY  
Ananta Das

SIGNATURE OF THE  
REPRESENTANT/  
RECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

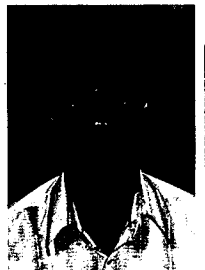










# UNDER RULE 44A OF THE I.R. ACT 1908

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

	LH.					
	RH.					

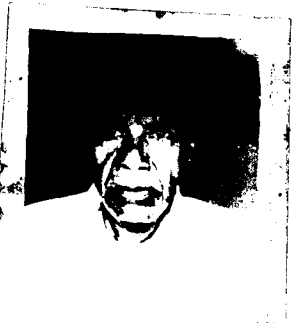










*Swapan Sarda*

ATTESTED :-

 <i>मुकैराम सार्दा</i>	LH.					
	RH.					

*Muckiram Sarda*

ATTESTED :-

	LH.					
	RH.					

*Mathor Sarda*

ATTESTED :-

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-01388 of :2008  
(Serial No. 01044, 2008)

On 30/01/2008

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

Presented for registration at 18.00 on :30/01/2008, at the Private residence by Swapan Sardar, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :30/01/2008 by

1. Swapan Sardar, son of Mathor Sardar, Chak Panchuria, Thana Rajarhat, Pin ., By caste Hindu, by Profession :Cultivation
2. Muchiram Sardar, son of Mathor Sardar, Chak Panchuria, Thana Rajarhat, Pin ., By caste Hindu, by Profession :Cultivation

Identified By Gautam Kabiraj, son of Lt. Hazarilal Kabiraj Aswini Nagar Baguiati Kolkata 700059 Thana: ... by caste Hindu, By Profession :Business.

Executed by guardian

1. Execution is admitted by Mathor Sardar, son of Lt. Kanta Sardar, Chak Panchuria, Thana:Rajarhat,... by Profession :Cultivation, as the guardian of minor 1. Lakhai Sardar
- Identified By Gautam Kabiraj, son of Lt. Hazarilal Kabiraj Aswini Nagar Baguiati Kolkata 700059 Thana: ... by caste Hindu, By Profession :Business.

Name of the Registering officer : Nurul Amin Khan  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/02/2008

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/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 23672/- on:01/02/2008

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-2152950/-

[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-01388 of :2008  
(Serial No. 01044, 2008)

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Certified that the required stamp duty of this document is Rs 107648 /- and the Stamp duty paid as: Impresive Rs- 10

**Deficit stamp duty**

Deficit stamp duty : 1.Rs 49000/- is paid by the draft no. :695862, Draft date:31/01/2008, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :01/02/2008. 2.Rs 49000/- is paid by the draft no. :695864, Draft date:31/01/2008, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :01/02/2008. 3.Rs 9650/- is paid by the draft no. :695866, Draft date:31/01/2008, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :01/02/2008.

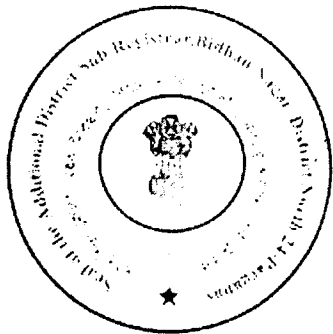
Name of the Registering officer :Nurul Amin Khan  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 5106 to 5125  
being No 01388 for the year 2008.



(Nurul Amin Khan) 06-February-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

FEB 2008