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03135/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 981620

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

[Signature]
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

13 MAR 2015

THIS DEED OF CONVEYANCE made this the 11th day of March, TWO THOUSAND AND FIFTEEN (2015)

নং 457 মূল্য 100/-

তারিখ 09/03/2015

ক্রয়কার নাম Lord Real Estate Pvt. Ltd.

সংস্থান 12C, Chakrabarti Road, Kol-20.

স্বাক্ষর

~~স্বাক্ষর~~
তাপস মজুমদার
আইডি এ. ডি. এস. আর ও অফিস
ভাগড়, দাক্ষিণ ২৪ পরগণা

ক্রয়কার
ড. বসু নবজিৎ



2106

ক্রয়কার
ড. বসু নবজিৎ



Additional District Sub-Registrar
Rajarat, New Town, North 24 P.S.

11 MAR 2015

বসু নবজিৎ
পিতা - স্ব. মজুমদার
আবাস কোম্পানি - লর্ড রিয়েল এস্টেট
স্বাক্ষর - নিউটন
ফোন - ১০৬
ডি. ২৪ পরগণা

(2)

BETWEEN

DHARMA SARDAR, son of Late Kanta Sardar, residing at Village and Post Office Chackpanchuria, Police Station New Town, Kolkata - 700156; 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 its successor and/or successors in office/interest and assigns) of the **FIRST PART**

AND

LORD REAL ESTATE PVT. LTD., a company incorporated under the Companies Act, 1956, having its registered office at, 12C, Chakraberia Road, Police Station Bally Gaunge, Kolkata - 700020, [**INCOME TAX PAN AAACL4476A**], represented by its Authorised Signatory Arun Kumar Sancheti, son of Sumer Mall Sancheti, residing at- 26B, Camac Street, Neelkanth Building, Kolkata- 700006, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART**.

WHEREAS

- A) One Nani Sardar was the absolute owner of All That *sali* land measuring 14.75 (fourteen point seven five) decimal, more or less, out of 59 (fifty nine) decimal, more or less, comprised in C.S. *Dag* No. 177 under C.S. *Khatian* No. 431 and Malik *Khatian* No. 430, in *Mouza* Chack Panchuria, J.L. No. 33, Police Station Rajarhat (presently New Town), within Patharghata *Gram Panchayet*, District North 24 Parganas (**Mother Property**).
- B) By a Deed of Conveyance dated 23rd Novemebr, 1973, registered in the Office of the Sub Registrar, Cossipore, Dum Dum, in Book No. 1, Volume 147, at Pages from 37 to 39, being Deed No. 7890 for the year 1973, Nani Sardar sold All That the Mother Property to one Dharma Sardar.
- C) Subsequently, Dharma Sardar recorded his name in the records of B.L. & L.R.O. vide L.R. *Khatian* No. 805 in C.S. *Dag* No. 177 subsequently renumbered as R.S./L.R. *Dag* No. 246 with respect to 8 (eight) decimal, more or less, out of the Mother Property.
- D) Out of the Mother Property, the Vendor has agreed to sell ALL THAT *sali* land measuring 4 (four) decimal, more or less, out of 59 (fifty nine) decimal, more or less, comprised in C.S. *Dag* No. 177 corresponding to R.S./L.R. *Dag* No.



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246, recorded in L.R. *Khatian* No. 805 in *Mouza* Chack Panchuria, J.L. No. 33, Police Station Rajarhat (presently New Town), within Patharghata *Gram Panchayet*, District North 24 Parganas (hereinafter referred to as the **Said Property**) morefully described in the **Schedule** below.

- E) The Vendor has agreed to sell and transfer the Said Property and the Purchaser has agreed to purchase and acquire the Said Property, free from all encumbrances and charges **Together with** all benefits and advantages of ancient and other lights all 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 to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same 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, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.
- F) The Vendor has agreed to sell and transfer the Said Property and the Purchaser has agreed to purchase and acquire the Said Property, free from all encumbrances and charges being **ALL THAT sali 4** (four) decimal, more or less, out of 59 (fifty nine) decimal, more or less, comprised in C.S. *Dag* No. 177 corresponding to R.S./L.R. *Dag* No. 246, recorded in L.R. *Khatian* No. 805 in *Mouza* Chack Panchuria, J.L. No. 33, Police Station Rajarhat (presently New Town), within Patharghata *Gram Panchayet*, District North 24 Parganas
- G) At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **That** the Vendor alone is the sole and absolute owner of the Said Property.
 - ii) **That** the Vendor has not entered into any agreement for sale and transfer and/or lease nor has created any interest of any third party into or upon the Said Property.



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New Town, North 24 Parganas

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- iii) **That** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars*, *bhagchashi* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- iv) **That** the Said Property is not being cultivated and/or the Vendor has not been cultivating the Said Property.
- v) **That** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the Said Property.
- vi) **That** the Said Property is not subject to any notice of acquisition and/or requisition.
- vii) **That** the Vendor is in *khas* possession of the entirety of the Said Property.
- viii) **That** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the Said Property.
- ix) **That** there is no right of way from or through the Said Property.
- x) **That** nobody has any right of easement over and in respect of the Said Property or any part thereof.
- xi) The Purchaser relying upon the above representations has agreed to execute this Deed and to make payment of the amount of consideration as hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto.



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New Luan, North West Province, South Africa

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NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

I) That in consideration of a sum of Rs. 20,00,000/- (**Rupees Twenty Lac**) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor, receipt of which the Vendor doth hereby and also by the receipt hereunder written, admits and acknowledges to have been received and of and from the payment of the same and every part thereof doth hereby acquits, releases and discharges the Purchaser and the Said Property, being the Said Property, and/or the entirety of the right title interest of the Vendor into or upon the Said Property hereby intended to be sold, transferred and conveyed and the Vendor hereby indefeasibly grants, sells, transfers, conveys, assigns and assures unto and to the Purchaser being All That *sali land measuring 4* (four) decimal, more or less

Together With all benefits and advantages of ancient and other lights all 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 to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same 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, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing 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 Property and every part or portion thereof **And** all the legal incidences thereof **And** all the estate right, title, interest, inheritance, possession, use, trust, properties, claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Property or any and every part thereof herein comprised and hereby sold, granted and transferred **Together With** all deeds, pattahs, muniments and evidences of title which are anyways exclusively relates to or concerns the Said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendor or any person or persons from whom the Vendor can or



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may procure the same without any action or suit at law or in equity **To Have And To Hold** the Said Property 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, liabilities, trust, attachments, acquisitions, requisitions, prohibitions, restrictions, easements and lispendenses whatsoever.

II) **And** the Vendor doth hereby further covenants with the Purchaser that the Vendor is the absolute and lawful owner of the Said Property and every part thereof and entitled each and every part or portions comprised therein and forming part thereof, free from all encumbrances, charges and liabilities of whatsoever nature **And** the Vendor doth hereby covenants with the Purchaser that it has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by the reason whereof the Said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title, estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the Said Property or any part thereof in the manner as aforesaid.

III) **And That Notwithstanding** any acts, deeds, matters or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently entitled to, and absolutely seized and possessed of and or entitled to the Said Property **And** the Said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **And That Notwithstanding** any such acts, deeds, matters or things whatsoever as aforesaid the Vendor now has good right, full and absolute power and authority to grant sell, convey, transfer, assure and assign the Said Property hereby granted sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid **And All** statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of



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Rajahmundry, New Town, North 24, West Godavari District, Andhra Pradesh

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which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified **And That** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of its predecessors in title or any one of them.

IV) **And That** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispense whatsoever suffered or made or liabilities created in respect of the Said Property by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title or any of them as aforesaid or otherwise **And That** all rates, taxes and other impositions and/or outgoings payable in respect of the Said Property upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents in respect of the Said Property shall be payable by the Purchaser **And That** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **And That** no certificate proceedings and/or notice of 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 of the Said Property 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



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subsisting under the above Acts and/or Rules for the time being in force affecting the Said Property or any part thereof **And That** no suit and/or proceeding is pending in any Court of law affecting the Said Property and/or any part or 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 Property 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 make, 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 Property and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

- V) **And This Deed Further Witnesseth** that herein after the Purchaser shall be entitled to hold, possess and enjoy the Said Property in common with the other co-owners of the Said Property, without any interruption or hindrance by the Vendor or any person and/or persons claiming through or under the Vendor.

Schedule Above Referred To
[the Subject Matter of Sale]
(Said Property)

ALL THAT 4 (four) decimal, more or less, out of 59 (fifty nine) decimal, more or less, comprised in C.S. *Dag* No. 177 corresponding, to R.S./L.R. *Dag* No. 246, recorded in L.R. *Khatian* No. 805 in *Mouza* Chack Panchuria, J.L. No. 33, Police Station Rajarhat (presently New Town), within Patharghata *Gram Panchayet*, District North 24 Parganas. The portion of the said *Dag* is delineated in the Plan annexed herewith and boarded in colour in Red thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No 246 (part).
On the East : By R.S./L.R. *Dag* No 243.
On the South : By R.S./L.R. *Dag* No 246 (part).
On the West : By R.S./L.R. *Dag* No 240.

Together With all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges,



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walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in any ways appertaining to or with the same 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.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

Signed and Delivered by

The Vendor at Kolkata

In the presence of:

1. *ਭਰਮਾ ਸਰਦਾਰ*



ਭਰਮਾ ਸਰਦਾਰ
ਭਰਮਾ ਸਰਦਾਰ

(DHARMA SARDAR)

Signed Sealed and Delivered by

The Purchaser at Kolkata

In the presence of:

1. *Nirmal Saradar*

()
[AUTHORISED SIGNATORY]

Drafted By:

Fazilul Islam
Advocate

District Judges Court
Barrasat

Enrol. No. F/1175/1387/2011



Additional District Sub-Registrar
Rajahmundry, New Town, North 2+7x3.

11 MAR 2015

(10)

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs. 20,00,000/- (Rupees Twenty Lac)** only towards full and final payment of the consideration for sale of the Said Property, described in the **Schedule** above, in the following manner:

Mode	Bank	Date	Amount (in Rs./-)
Cheque No. 540720	INDIAN BANK, Sarat Bose Road Branch	26/02/2015	20,00,000/- (Rupees Twenty Lac) only
		Total	20,00,000/- (Rupees Twenty Lac) only /-

Signed and Delivered by
The Vendor at Kolkata
In the presence of:

1. *धर्म सार्दार*

2. *Nirmal Sardar
New Tuxon*



*धर्म सार्दार
26/02/2015*

(DHARMA SARDAR)

*Read over and explained
the deed by me to the
vendor herein.
Nirmal Sardar*



Additional District Sub-Registrar
Rajarat, New Town, North 24-Pgs.

11 MAR 2015

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ARUN KUMAR SANCHETI

Signature *Arun Kumar Sancheti*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name *Arjun Kumar*

Signature *Arjun Kumar*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature



Additional District Sub-Registrar
Rajernat, New Town, North 24 Pgs.

11 MAR 2015

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-002028890-1

Payment Mode Online Payment

GRN Date: 11/03/2015 12:25:17

Bank: Indian Bank

BRN: IB11032015013049

BRN Date: 11/03/2015 12:41:13

DEPOSITOR'S DETAILS

Id No. : 1523L000004977/2/2015

[Query No./Query Year]

Name : SUJATA GHOSH

Contact No. :

Mobile No. : +91 9836299921

E-mail :

Address : KOLKATA

Applicant Name : Sujata Ghosh

Office Name : A.D.S.R. RAJARHAT, North 24-Parganas

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1523L000004977/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	189111
2	1523L000004977/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	34675

Total

223786

In Words : Rupees Two Lakh Twenty Three Thousand Seven Hundred Eighty Six only



Additional District Sub-Registrar
Rajarnal, New Town, North 24 Pgs

1 1 MAR 2015

SITE PLAN OF R.S. DAG NO. - 246 R S KHATIAN NO —
 L R KHATIAN NO. 805, — AT MOUZA CHAKPACHURIAJ. NO 33
 R 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"

AREA SHOWN IN RED BORDER
 SCALE 50' = 1"



Vendee:--

Vendor:--
 DHARMA SARDAR



Handwritten notes:
 246/246/246
 246/246/246

DHARMA SARDAR
 Vili: ...
 P.S. ...
 ...

N.B AS PER PHYSICAL POSITION



Additional District Sub-Registrar
Rajahmundry, New Town, North 24th Pass

11 MAR 2015



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

Endorsement For Deed Number : I - 03135 of 2015
(Serial No. 03272 of 2015 and Query No. 1523L000004977 of 2015)

On 11/03/2015

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

Presented for registration at 17.10 hrs on :11/03/2015, at the Private residence by Dharma Sardar ,Executant.

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

Execution is admitted on 11/03/2015 by

1. Dharma Sardar, son of Lt. Kanta Sardar , Chackpanchuria, Kolkata, Thana:-New Town, P.O. :-Chackpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Others

Identified By Ranjan Sardar, son of Dharma Sardar, Chackpanchuria, Thana:-New Town, P.O. :-Chackpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 12/03/2015

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.-31,51,516/-

Certified that the required stamp duty of this document is Rs.- 157596 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Debasish Dhar)
Additional District Sub-Registrar

On 13/03/2015


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.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 34,675/- paid online on 11/03/2015 12:41PM with Govt. Ref. No. 192014150020288901 on 11/03/2015 12:25PM, Bank: Indian Bank, Bank Ref. No. IB11032015013049 on 11/03/2015 12:41PM, Head of Account: 0030-03-104-001-16, Query No:1523L000004977/2015

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Parganas
(Debasish Dhar)
Additional District Sub-Registrar

13 MAR 2015





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

Endorsement For Deed Number : I - 03135 of 2015
(Serial No. 03272 of 2015 and Query No. 1523L000004977 of 2015)

Stamp duty Rs. 1,89,111/- paid online on 11/03/2015 12:41PM with Govt. Ref. No. 192014150020288901 on 11/03/2015 12:25PM, Bank: Indian Bank, Bank Ref. No. IB11032015013049 on 11/03/2015 12:41PM, Head of Account: 0030-02-103-003-02, Query No:1523L000004977/2015

(Debasish Dhar)
Additional District Sub-Registrar

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Rajarhat, New Town, North 24-Pgs.

(Debasish Dhar)
Additional District Sub-Registrar

