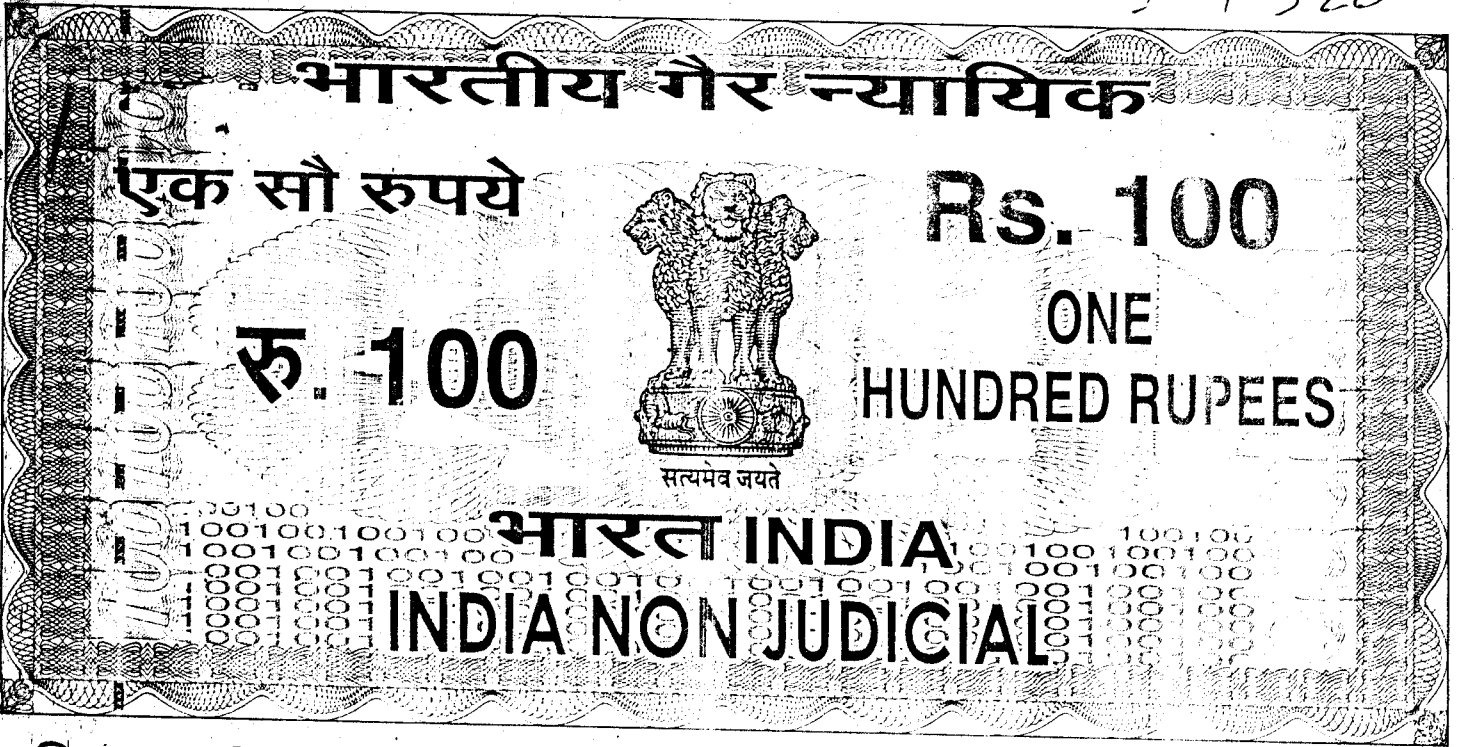


10176

Kgury

1-10320



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 107393

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

*[Signature]*  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

18 NOV 2009

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made this 17<sup>th</sup> day of November

Year Two thousand Nine;

**BETWEEN**

119252

MAILED  
ADD  
RE  
12 NOV 2009  
SURANJAN MUKHERJEE  
Messed Stamp Vendor  
G. G. Cross  
S. S. B. Roy Road

manoj sarma

N.C. 5455



manoj sarma

5456 N.C.



ব্রজেন শর্মা

ব্রজেন শর্মা

5457 N.C.



ব্রজেন শর্মা

ব্রজেন শর্মা

5458 N.C.



ব্রজেন শর্মা

ব্রজেন শর্মা

ব্রজেন শর্মা

ব্রজেন শর্মা

গ্রাম - চকপাড়া

থানা - ব্রজেন শর্মা

ডায়েরী - ২৪৭০৩৫

তারিখ - ১৭/১১/০৯



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

17 NOV 2009

(1) SRI MANOJ SARDAR, son of Late Nemai Sardar,  
 (2) SMT. REKHA SARDAR, wife of Late Nemai Sardar, both are  
 residing at Vill + P.O. Chakpanchuria, P.S. New Town, District  
 North 24 Parganas, Kolkata-700136, (3) SRI SWAPAN SARDAR,  
 (4) SRI TAPAN SARDAR, son of Late Basudeb Sardar, both area  
 residing at Uriapara, P.S. Kashipur, Dist. South 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

IMAGE PROJECTS PVT. LTD., a registered company having its  
 principal place of business at 52, Weston Street, 4<sup>th</sup> Floor, Kolkata-  
 700012, represented by its 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, 4<sup>th</sup> 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 sard 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 05.34 decimals out of 16 decimals Jointly the said Gosto Sardar died intestate leaving behind him surviving only wife namely Rekha Sardar, 1 (one) son namely Manoj Sardar, and 1 (one) daughter namely Manju Sardar as his legal heirs and successors in respect of his aforesaid plot of land.

**AND WHEREAS** while seized and possessed of the aforesaid plot of respective share of 5.34 decimals out of 32 decimals jointly the said Manju Sardar died intestate leaving behind him surviving only 2 (Two) sons namely Tapan Sardar and Swapan Sardar, as her 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. 559, measuring about 05.34 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 mutata 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 togetherwith 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.

**AND WHEREAS** due to badly in need of money the **Vendors** of this Deed of Sale announced their intention to dispose of a piece or parcel of Bastu Land measuring an area of 05.34 decimals along with 100 sq. ft. Kancha room which is morefully described in the Schedule below for a highest market price of Rs. 6,41,669/- (Rupees Six lakh forty one thousand six hundred sixty nine) only and the Purchaser having come to known the said intention of the **Vendors** agree to purchase the same at the said market price.

manoj kumar

*Power*

**NOW THIS DEED WITNESSETH** that in pursuance of the Agreement and in consideration of the said sum of Rs. 6,41,669/- (Rupees Six lakh forty one thousand six hundred sixty nine) 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, 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, lispendents, charges, attachments, claimants, bargadars (share croppers) requisitions, acquisitions, vesting and alignments whatsoever.

THE VENDORS DO TH 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, 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**.

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, lispendants, 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 05.34 decimals alongwith 100 sq. ft. tin sheded. Kanchia 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. 559, 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**

*main plan*

**ON THE NORTH BY** : R. S. Dag No. 243(P).  
**ON THE SOUTH BY** : R. S. Dag No. 348 & 242(P)  
**ON THE EAST BY** : Plot No. "B & C".  
**ON THE WEST BY** : R. S. Dag No. 242.


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

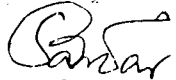
In the presence of the Following

Witnesses:-

- 1. দেবী সন্ধ্যা দেবী  
 গ্রাম (পা)- চকগাঁও  
 থানা- মির্জাপুর  
 (দিনা- উঃ ২৫ ৭০ ৭৭)

- 2.   
 গায়েশ্বরদার



চকগাঁও  
 থানা- মির্জাপুর  
 (দিনা- উঃ ২৪ ৭০ ৭৭)  
 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

Manoj Sarkar

  
  
 বৈশ্যপারদার  
 বঙ্গগায়েশ্বরদার  
 গায়েশ্বরদার  
 বহু গায়েশ্বরদার

  
 গায়েশ্বরদার  
 বহু গায়েশ্বরদার

SIGNATURE OF THE VENDORS

Maro Samit

**RECEIVED** form the withinnamed Purchaser the withinmentioned sum of Rs. 6,41,669/- (Rupees Six lakh forty one thousand six hundred sixty nine only) being full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

Paid by different cheques Rs 6,41,669/-

Total : Rs. 6,41,669/-

(Rupees Six lakh forty one thousand six hundred sixty nine) only. Maro Samit

**WITNESSES:-**

1. ...  
Address:- ...  
Area:- ...  
Phone:- ...

2. ...  
Address:- ...  
Area:- ...  
Phone:- ...












...  
...  
...  
...

**SIGNATURE OF THE VENDORS**












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

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












R.H. BOX- THUMB TO SMALL PRINTS

 Rabi Soren Roy	LH.					
	RH.					

ATTESTED :- Rabi Soren Roy

 Manoj Soren	LH.					
	RH.					

ATTESTED :- Manoj Soren












 Bina Soren	LH.					
	RH.					

ATTESTED :- Bina Soren  
Bina Soren












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

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

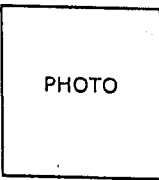
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :- *ଅମର ମହାପାତ୍ର*  
*ବର ଉପାଧ୍ୟକ୍ଷ ମହାପାତ୍ର*

	LH.					
	RH.					

ATTESTED :- *ରଞ୍ଜନ ମହାପାତ୍ର*  
*ବର ଉପାଧ୍ୟକ୍ଷ ମହାପାତ୍ର*

 <p>PHOTO</p>	LH.					
	RH.					

ATTESTED :-

SITE PLAN OF R.S. DAG NO. - 243 R S KHATION NO 354  
 R KHATION NO 559 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"



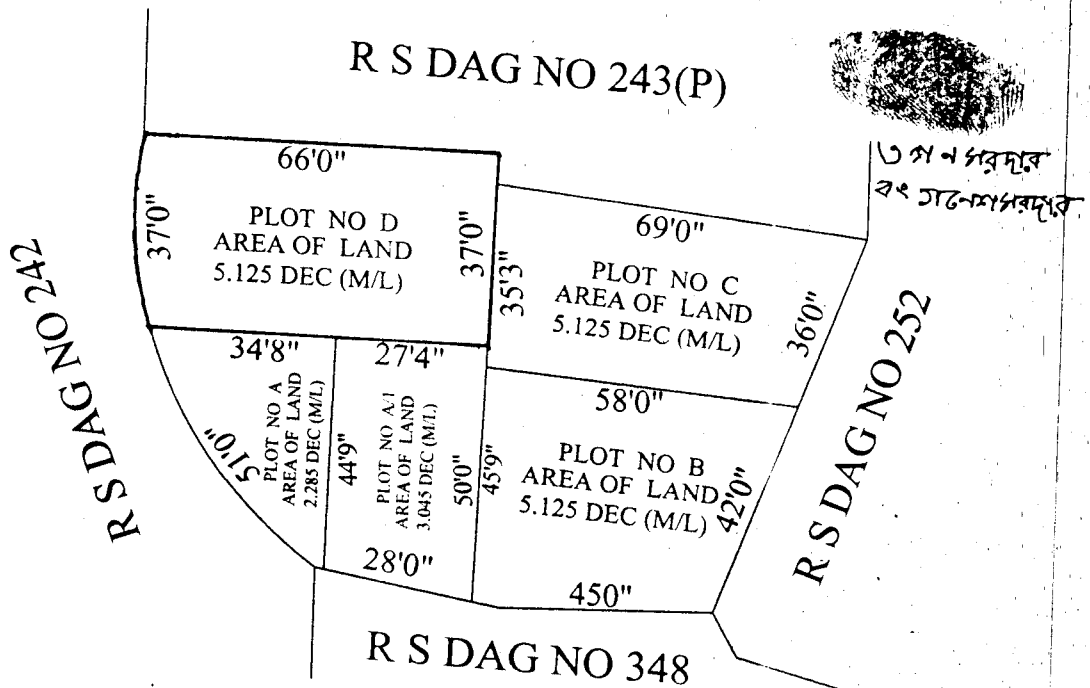
Image Projects Pvt. Ltd  
 PURCHASER

Rabi Sengupta

SOLD BY Masoj Saha

বিশ্বাসযোগ্য  
 বং চাকমা সরকার

পুণ্ড্র সরকার  
 বং চাকমা সরকার



Drawn By :

Raslan





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

Endorsement For Deed Number : I - 10320 of 2009  
(Serial No. 10176 of 2009)

17/11/2009

**Presentation(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 Manoj 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. Manoj Sardar, son of Lt Nemai Sardar , Vill & P.o - Chakpanchuria Kol-136 N 24 Pgs , Thana New Town, By Caste Hindu, By Profession : ----
2. Rekha Sardar, wife of Lt Nemai Sardar , Vill & P.o - Chakpanchuria Kol-136 N 24 Pgs , Thana New Town, By Caste Hindu, By Profession : ----
3. Swapan Sardar, son of Lt Basudeb Sardar , Uriapara S 24 Pgs , Thana Kashipur, By Caste Hindu, By Profession : ----
4. Tapan Sardar, son of Lt Basudeb Sardar , Uriapara S 24 Pgs , Thana Kashipur, By Caste Hindu, By Profession : ----

Identified By Ganesh Sardar, son of Shaila Sardar, Vii- 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.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 7051/- ,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.-641669/-

Certified that the required stamp duty of this document is Rs.- 32103 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 32020/- is paid 20321716/11/2009 STATE BANK OF INDIA, Swasthya Bhawan, received on 18/11/2009



( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

*(Signature)*

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

18/11/2009 13:42:00

Endorsement Page 1 of 1 NOV 2009  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

