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भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

K 002474

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₹.20
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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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

16 JAN 2012

DEED OF CONVEYANCE

1. Date: 4th January 2012

2. Place: ADSR, BIDHANNAGAR, SALT LAKE CITY

3. Parties:

59401

Manj Sankar Roychowdhury
Advocate
High Court, Calcutta

NAME.....
ADD'ADV.....
RS.....

28 JUL 2011
SUPANJAN MUKHERJEE
Licensed Samp Vendor
C.C. Court

28 JUL 2011

M.A. Mukesh Agarwal.

v.c.g.
38

M.Mukesh Agarwal.
(MUKESH AGARWAL)

v.c.g.
39

Shalini Agarwal

v.c.g.
41

Ramesh Agarwal

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Manish Bansal
S/o Shri Kedar Nath Bansal
Occupation-Service
1 Hoshi Minh Sarani
Kol-71

Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)
4 JAN 2012

3.1 **SHRI MUKESH AGARWAL, son** of Ghanshyam Prasad Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027.

3.2 **SMT. SHALINI AGARWAL, wife** of vikash Agarwal, by faith Hindu, by Nationality Indian, by occupation House wife, residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027.

3.3 **SHRI RAMESH AGARWAL, son** of Prahlad Rai Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027.

(Collectively **Vendors**, which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included its successors-in-interest, and/or assigns).

AND

3.4 **PREM LAL JAIN,** son of Late MadanLal Jain by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. ACVPJ 2348D).**

3.5 **MRS. PRAMILA JAIN** wife of PremLal Jain, by faith Hindu, by Nationality Indian, by occupation House wife/Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. ACOPJ 4365K).**

3.6 **SHRAYANS JAIN** son of PremLal Jain, by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata – 700013. **(Having PAN No. AEYPJ 9340Q).**

3.7 **RISHI JAIN** son of PremLal Jain,by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AFNPJ 3406K).**

3.8 **ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED,** a private limited company incorporated under the

provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCA 5810F).**

3.9 **DUBSON DEALCOM PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCD 1971B).**

3.10 **JAINEX COMMERCE PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCJ 2570L).**

3.11 **PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCP 6980A).**

3.12 **MANIK FINTRADE PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AADCM 2561M).**

3.13 **JFC HIRE PURCHASE PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AAACJ 6819R).**

3.14 **PARAS FINVEST PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCP 8232F).**

3.15 **NORTEL DEALCOM PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCN 6151B).**

3.16 **DOLPHIN AGENTS PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies

Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCD 1177D).**

3.17 **DREAM APPLICATION SOFTWARE PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AADCD 3527B).**

3.18 **DREAM NIRMAN PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCD 4215B).**

3.19 **BISWAPITA PROPERTIES PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCB 7272J).**

3.20 **JAIMATA CREATIONS PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCJ 6049G).**

3.21 **U.S.CREATION PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AAACU 7820P).**

3.22 **BAJRANG CREATIONS PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCB 7273K).**

3.23 **RISU IMPEX PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AADCR 1403N).**

3.24 **SYMPHONIC VANIJYA PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies

Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AAJCS 4763L).**

3.25 **DAMODAR TRADING PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCD 4213M).**

3.26 **DREAM ENCLAVE PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCD 4217D).**

3.27 **DREAM DEVELOPERS PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCD 0167A).**

3.28 **JAIN PLAZA PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AABCJ 7122Q).**

3.29 **DREAM TOWER KOLKATA PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCD 4214A).**

3.30 **GROWWELL VYAPAAR PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCG 8455A).**

3.31 **JAIN GROUP PROJECTS PRIVATE LIMITED,** a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. **(Having PAN No. AACCJ 1203D).**

[**Collectively PURCHASERS** which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included its successors-in-interest, successors-in- office and/or assigns).

Vendors and Purchasers collectively **Parties**.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

4.1 Said Land: Land measuring 32 decimal more or less **comprised** in R.S. /L.R. Dag No. **243**, L.R. Khatian Nos. 198 and 408, corresponding to present L.R. Khatian Nos. 784, 783, and 782, in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Schedule** below.

5. Representations, Warranties and Covenants of the Vendors:

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 **Ownership of Amjed Ali Mondal, Ahed Ali Mondal, Sahad Ali Mondal, Rahaman Ali Mondal and Jamat Ali Mondal all sons of Late Soleman Mondal** : Amjed Ali Mondal, Ahed Ali Mondal, Sahad Ali Mondal, Rahaman Ali Mondal and Jamat Ali Mondal were the joint owners of the piece and parcel of Land measuring 108 decimal more or less comprised in R.S. /L.R. Dag No. 243, R.S. Khatian Nos. 544, in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the Patharghata Gram Panchayat [Mother Land].

5.1.2 **Sale to Asutosh Naskar** : By a Deed of Sale dated 1st November, 1962, registered in the office of the Sub Registrar at Cossipore Dum Dum recorded in Book No. I, Volume No. 124, Pages 156 to 159 being Deed No. 8690 for the year 1962, **Amjed Ali Mondal, Ahed Ali Mondal, Sahad Ali Mondal, Rahaman Ali Mondal and Jamat Ali Mondal all sons of Late Soleman Mondal** sold,

transferred, conveyed and Assigned the Land measuring 52.5 decimal more or less comprised in R.S./L.R. Dag No. 243, R.S. Khatian Nos. 544, in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the Patharghata Gram Panchayat [Land] out of Mother Land to **Asutosh Naskar, thus Asutosh Naskar became the sole and absolute owner of the Land.**

5.1.3 **Demise of Asutosh Naskar & Devolution of Interest** : **Asutosh Naskar** died intestate, leaving behind his legal heirs, his widow namely Smt. Sumitra Naskar and 3 sons namely [1] Bipin Behari Naskar, [2] Gobinda Chandra Naskar and [3] Bijay Naskar and 4[four] daughters namely [1] Jashobala Naskar, [2] Indubala Naskar, [3] Phul Kumari Naskar and [4] Sandhya Naskar, who inherited his right, title and interest in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship
Smt. Sumitra Naskar	wife
Bipin Behari Naskar,	son
Gobinda Chandra Naskar	son
Bijay Naskar	son
Jashobala Naskar,	daughter
Indubala Naskar	daughter
Phul Kumari Naskar	daughter
Sandhya Naskar	daughter

5.1.4 **Demise of Smt. Sumitra Naskar & Devolution of Interest** : Smt. Sumitra Naskar died intestate, leaving behind her legal heirs, his 3 sons namely [1] Bipin Behari Naskar, [2] Gobinda Chandra Naskar and [3] Bijay Naskar and 4[four] daughters namely [1] Jashobala Naskar, [2] Indubala Naskar, [3] Phul Kumari Naskar and [4] Sandhya Naskar inherited Smt. Sumitra Naskar's shares of her right, title and interest in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship

Bipin Behari Naskar,	**son**
Gobinda Chandra Naskar	**son**
Bijay Naskar	**son**
Jashobala Naskar,	**daughter**
Indubala Naskar	**daughter**
Phul Kumari Naskar	**daughter**
Sandhya Naskar	**daughter**

5.1.5 **Demise of Indubala Naskar & Devolution of Interest** : Indubala Naskar died intestate, leaving behind her legal heirs her 2 sons namely [1] Kanai Naskar and Nemai Naskar and they jointly inherited her right, title and interest her shares in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship
Kanai Naskar,	**son**
Nemai Naskar	**son**

5.1.6 Demise of Gobinda Chandra Naskar & Devolution of Interest : Gobinda Chandra Naskar died intestate, leaving behind his legal heirs, his widow Smt. Shibani Naskar and 3 daughters namely [1] Smt. Deepa Naskar [2] Smt. Shefali Naskar and [3] Smt. Shyamali Naskar and they jointly inherited his right, title and interest in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship
Smt. Shibani Naskar,	**wife**
Smt. Deepa Naskar	**daughter**
Smt. Shefali Naskar	**daughter**
Smt. Shyamali Naskar	**daughter**

5.1.6 **Ownership of [1] Bipin Behari Naskar,[2] Bijay Naskar, [3] Jashobala Naskar, [4] Phul Kumari Naskar[Sardar], [5] Sandhya Naskar[Mondal], [6] Kanai Naskar, [7] Nemai Naskar, [8] Smt. Shibani Naskar, [9] Smt. Deepa Naskar, [10] Smt. Shefali Naskar and [11] Smt. Shyamali Naskar** : In the aforesaid circumstances [1] Bipin Behari Naskar,[2] Bijay Naskar , [3] Jashobala Naskar, [4] Phul Kumari Naskar[Sardar], [5] Sandhya

Naskar[Mondal], [6] Kanai Naskar, [7] Nemai Naskar, [8] Smt. Shibani Naskar, [9] Smt. Deepa Naskar, [10] Smt. Shefali Naskar and [11] Smt. Shyamali Naskar **are joint** owners of the piece and parcel of Land measuring 52.5 decimal more or less comprised in R.S. /L.R. Dag No. 243, R.S. Khatian Nos. 544 corresponding to L.R. Khatian Nos. 198 and 408 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the Patharghata Gram Panchayat [Land].

5.1.7 **Sale to Vendor No. 3.1 herein and Vendor No. 3.2 herein** : By a Deed of Sale dated 18th day of June, 2007, registered in the office of the District Sub Registrar- II, Barasat, North 24, Parganas in recorded Book No. I, being Deed No. 6242 for the year 2007, ,[1] Bijay Naskar , [2] Jashobala Naskar, [3] Phul Kumari Naskar[Sardar], [4] Sandhya Naskar[Mondal], [5] Kanai Naskar, [6] Nemai Naskar, [7] Smt. Shibani Naskar, [8] Smt. Deepa Naskar, [9] Smt. Shefali Naskar and [10] Smt. Shyamali Naskar sold, transferred, conveyed and Assigned the Land measuring **20** decimal more or less comprised in R.S. /L.R. Dag No. 243, R.S. Khatian Nos. 544, 544 corresponding to present L.R. Khatian Nos. 198 and 408 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District 24 Parganas (North), under the Patharghata Gram Panchayat [First Land] out of Land to **Vendor No. 3.1 herein and Vendor No. 3.2 herein, thus the Vendor No. 3.1 herein and Vendor No. 3.2 herein became the joint owners of the First Land and mutated their name under the L.R. Khatian Nos. 783 and 784 respectively.**

5.1.8 **Sale to Vendor No. 3.3 herein** : By a Deed of Sale dated 18th day of June, 2007, registered in the office of the District Sub Registrar - II, Barasat, North 24, Parganas recorded in Book No. I, being Deed No. 7846 for the year 2007, ,[1] Bijay Naskar, [2] Jashobala Naskar, [3] Phul Kumari Naskar [Sardar], [4] Sandhya Naskar[Mondal], [5] Kanai Naskar, [6] Nemai Naskar, [7] Smt. Shibani Naskar, [8] Smt. Deepa Naskar, [9] Smt. Shefali Naskar and [10] Smt. Shyamali Naskar sold, transferred, conveyed and Assigned the Land measuring 12.5 decimal more or less comprised in R.S. /L.R. Dag

No. 243, R.S. Khatian Nos. 544, 544 corresponding to present L.R. Khatian Nos. 198 and 408 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the Patharghata Gram Panchayat [Second Land] out of Land to **Vendor No. 3.3 herein, thus the Vendor No. 3.3 herein became the sole and absolute owner of the Second Land and mutated his name under the L.R. Khatian Nos. 782 in respect of land measuring 12 decimal more or less.**

5.1.9 **Said Land**: the First Land and the Second Land collectively Said Land.

5.1.10 **Vendors:** The Vendor No. 3.1 herein, the Vendor No. 3.2 herein and the Vendor No. 3.3 herein are collectively Vendors.

5.1.11 **Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the absolute owner of the Said Land and are in Possession of the Said Land.

5.1.12 **True and Correct Representations:** The Vendors are the undisputed joint owners of the Said Land, such ownership have been acquired in the manner stated in Clauses 5.1.1 to **5.1.11** above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on Encumbrances:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Gram Panchayat/ Municipal Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Vendors** : The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchasers.

5.2.4 **Free from all Encumbrances:** The Purchasers had themselves and/or through their representative(s), search, inspected and verified the said land along with documents of said land/property in all the concern departments /offices and authorities and found the title, ownership, possession of the said land belong to the vendors and declarations of Vendors are true. Purchasers are fully satisfied with the title, possession and other related aspects of the said land. The Said Land is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the predecessors-in-title and the title of the Vendors to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Land or any part thereof.

6. Background:

6.1 **Agreement to Sell and Purchase:** The purchasers have approached and offered to purchase the Said Land and the Purchasers upon being satisfied with the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**) have agreed to purchase the Said Land

7. **Transfer:**

7.1 **Conveyance:** The Vendors hereby sell, convey and transfer to the Purchasers, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being Land measuring 32 decimal more or less **comprised** in R.S. /L.R. Dag No. **243**, L.R. Khatian Nos. 198 and 408, corresponding to present L.R. Khatian Nos. 784, 783, and 782, in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of **Rs. 77,56,000/- (Rupees Seventy Seven Lac and Fifty Six thousand only)** paid to the Vendors the entirety of which has been received by the Vendors and the Vendors have executed the Receipt and Memo of Consideration below to admit and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** Absolute, irreversible and perpetual.

8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, will, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the Said Land and all other appurtenances thereto including but not limited to

customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Transfer of Property Act:** All obligations and duties of Vendors and Vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Land has been already handed over by the Vendors to the Purchasers, which the Purchasers admit, acknowledge and accept.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by all or any of the Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.

8.6 **Further Acts:** The Vendors hereby covenants that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

Schedule

(Said Land)
[Subject Matter of Sale]

All that piece and parcel of Land measuring **32** decimal more or less **comprised** in in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. 83, Police Station: Rajarhat, Sub Registry Office ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the **Patharghata Gram Panchayat** in diverse Khatian Nos. as follows

R.S./L.R. Dag No.	R. S./L.R. Khatian No.	Classification of Land	Area of total Dag in decimal	Ownership of Vendor sold the Said Land by this Deed of Conveyance to Purchasers in decimal more orless
243	784	Sali	108	10 decimal
243	783	Sali	108	10 decimal
243	782	sali	108	12decimal

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said **Land and butted and bounded as follows:**

On the South	:	MUNICIPAL ROAD
On the North	:	R.S. DAG NOS. 234,235, 232 AND 197
On the East	:	R.S. DAG NO. 241
On the West	:	PART OF R.S. DAG NOS. 243 AND 197

9. **Execution and Delivery:**

9.1 **In witness whereof** the Vendors and Purchasers have executed and delivered this instrument of Conveyance on the date given above.

(Munish Agarwal)

A. Agarwal (Shalini Agarwal)
(Shalini Agarwal)

A. Agarwal

(RAMESH AGARWAL)

[Vendors]

Witnesses:

1. Manish Bansal
110 Chi Minh Sarani
Kol-71

2. Babi Narayan Tripathy
Rupa & Co. Ltd.
Metro Tower (8th floor)
KOLKATA-71

Receipt And Memo of Consideration

Received from the Purchasers the sum of **Rs. 77,56,000/- (Rupees Seventy Seven Lac and Fifty Six thousand only**) towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
246597	04-01-2012	ICI CI Bank	Rs. 14,23,750/-
246603	04-01-2012	ICI CI Bank	Rs. 10,00,000/-
246602	04-01-2012	ICI CI Bank	Rs. 24,23,000/-
246607	04-01-2012	ICI CI Bank	Rs. 4,85,500/-
246599	04-01-2012	ICI CI Bank	Rs. 11,00,000/-
246601	04-01-2012	ICI CI Bank	Rs. 6,50,000/-
246600	04-01-2012	ICI CI Bank	Rs. 6,73,750/-
			Total Rs. **77,56,000/-**

Mukesh Agarwal.
Rajesh Agarwal
A. Agarwal (Akalini Agarwal)

[Vendors]

Witnesses:

1. Manish Bansal.

2. Rabi Narayan Tripathy

Drafted by me as per documents produce before me

Mani Sankar Roy Chowdhury

Advocate

High Court, Calcutta

Government Of West Bengal

Office Of the A. D. S. R. BIDHAN NAGAR

District:-North 24-Parganas

Endorsement For Deed Number : I - 00445 of 2012

(Serial No. 00122 of 2012)

On 04/01/2012

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

Presented for registration at 19.20 hrs on :04/01/2012, at the Private residence by Mukesh Agarwal , one of the Executants.

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

Execution is admitted on 04/01/2012 by

1. Mukesh Agarwal, son of Ghanshyam Prasad Agarwal , 3 Alipore Rd, , , Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : Business
2. Shalini Agarwal, wife of Vikash Agarwal , 3 Alipore Rd, , , Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife
3. Ramesh Agarwal, son of Prahlad Rai Agarwal , 3 Alipore Rd, , Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : Business

Identified By M Bansal, son of Shri V N Bansal, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/01/2012

Payment of Fees:

Amount By Cash

Rs. 3/-, on 05/01/2012

Amount by Draft

Rs. 85316/- is paid, by the draft number 155755, Draft Date 04/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012

(Under Article : A(1) = 85305/- ,E = 14/- on 05/01/2012)

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.-7756000/-

Certified that the required stamp duty of this document is Rs.- 465380 /- and the Stamp duty paid as: Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 465380/- is paid, by the draft number 155754, Draft Date 04/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

16 JAN 2012

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Government Of West Bengal

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

Endorsement For Deed Number : I - 00445 of 2012

(Serial No. 00122 of 2012)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 16/01/2012

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/-

Payment of Fees:

Amount By Cash

Rs. 0/-, on 16/01/2012

Payment of Fees:

Exempted (on 16/01/2012)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

16 JAN 2012

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Page No.

SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

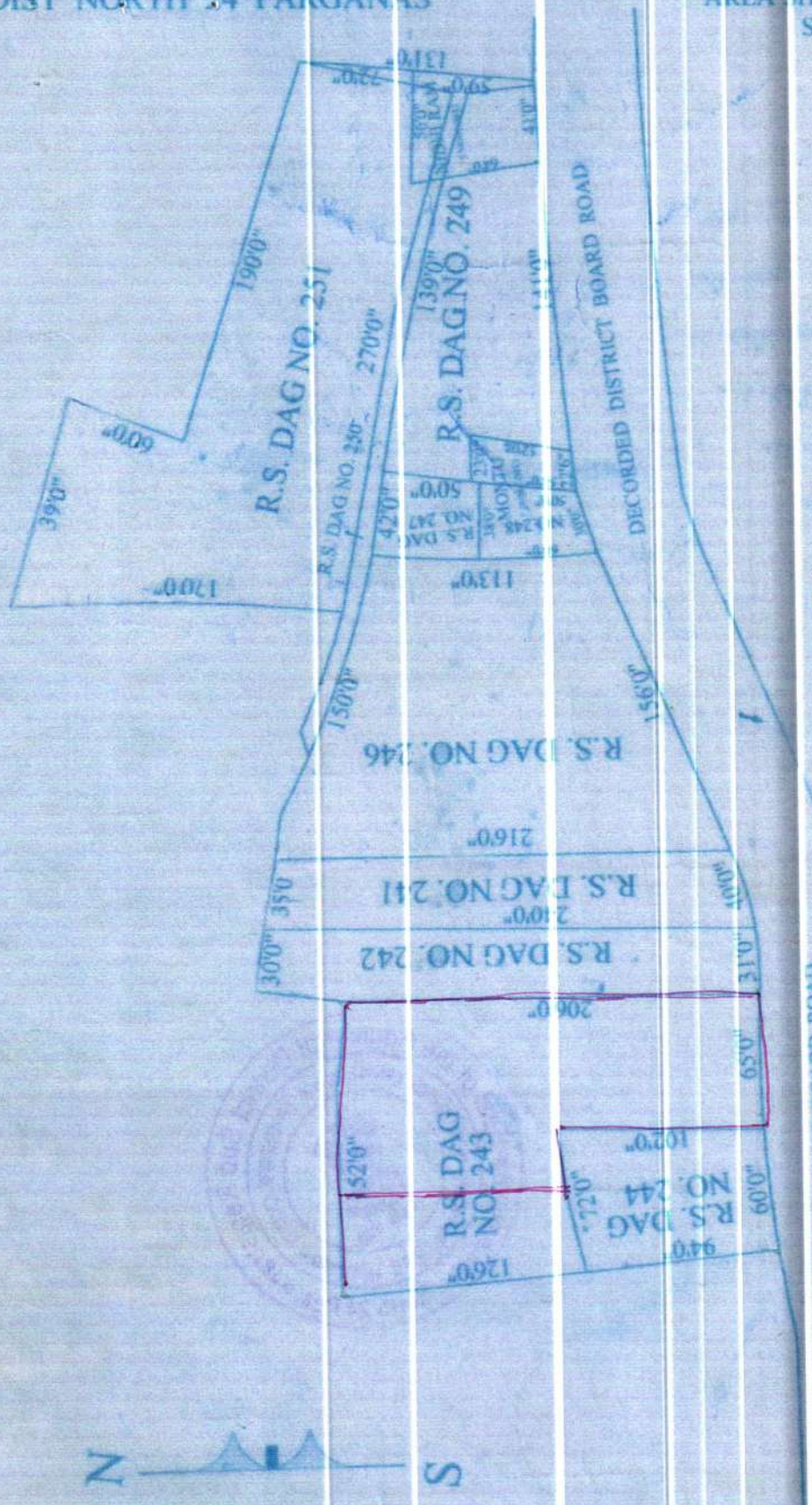
Page No.

SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

SITE PLAN OF R.S. DAG NO. 241; 242; 243; 244; 246; 247; 248; 249; 250
251; L. R. KHATION NO AT MOUZA KADAM PUKUR J.L. NO 25
R.S. NO 83 TOUZI NO 145 P.S RAJARHAT NOW UNDER NEW TOWN
DIST NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
SCALE 10' = 1"



A. Agarwal
(Shalini Agarwal)
A. Agarwal
(Ramesh Agarwal)

Drawn By:

MEGA CITY SIX LANE

SPECIMEN FORM FOR TEN FINGERPRINTS

Kumar Agarwal

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	**Fore**	**Middle**	**Ring**	**Little**
	(Right Hand)			

A. Agarwal

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	**Fore**	**Middle**	**Ring**	**Little**
	(Right Hand)			

Mukesh Agarwala

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	**Fore**	**Middle**	**Ring**	**Little**
	(Right Hand)			

PHOTO

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	**Fore**	**Middle**	**Ring**	**Little**
	(Right Hand)			

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8772 to 8795
being No 00445 for the year 2012.

(Debasish Dhar) 16-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal