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

Additional District Sub-Registrar
Kolkata, West Bengal, North of Parganas

12 MAR 2013

DEED OF CONVEYANCE

1. Date : 11th march 2013
2. Place : Kolkata
3. Parties :
 - 3.1 SAJALINDU DEY [VOTER
ID NO. WB/20/091/549558]
son of Late Bindubhusan Dey,

Visit card No-
925/13

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21 FEB 2013

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ক্ষেত্রের নাম

PINAKI CHATTOPADHYAY

সাকিন

Advocate

মূল্য

500/-

Judge's Court, Barasat

ভেডারের নাম

[Signature]

ট্রেজারী অফিস বারাসাত

ট্রেজারী মূল্য

তারিখ

হাবড়া এ.ডি.এস.আর অফিস, জেলা-উত্তর ২৪ পরগণা

ভেডারের নাম স্বামী ঘোষ

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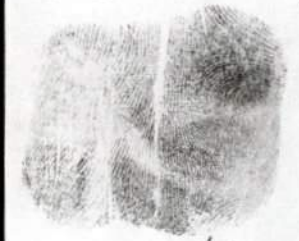
13 FEB 2013

- Sojalindu Dey



v.e-79
1747

- Sojalindu Dey



v.e-79
1748

- Saradindu Dey



v.e-79
1749

- 2720 (k)



v.e-79
1750

- Aparajita Biswas

কর্তৃত্বের অধীনস্থিত হইবে এই নথি
কর্তৃত্বের অধীনস্থিত হইবে এই নথি
কর্তৃত্বের অধীনস্থিত হইবে এই নথি
কর্তৃত্বের অধীনস্থিত হইবে এই নথি



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Barasat, New Town, North 24 Parganas

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P.T.O

by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

SARADINDU DEY [VOTER ID NO. WB/20/091/552118], son of Late Indubhusan Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

HARU DEY [VOTER ID NO. GGC2235653], son of Late Ahibhusan Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, Kajiyalpara, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

APARAJITA BISWAS [VOTER ID NO. WB/22/159/147482], wife of Kanai Lal Biswas, daughter of Late Ahibhusan Dey, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Flat No. 13, Block-2, Bidhannagar Main Road, P.S. Manicktola, Kolkata, West Bengal.

DIPTI BISWAS [VOTER ID NO. KTF0988063], wife of Binoy Biswas, daughter of Late Ahibhusan Dey, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Surya Sen Pally, South Dum Dum, P.S. Dum Dum, Kolkata - 700 065, District North 24 Parganas, West Bengal.

MADHUMITA DEY @ SUPIA AHAMED [VOTER ID NO. GGC2050862], wife of Mahasin Ahamed, daughter of Late Ahibhusan Dey, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Bhatenda, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.



v.e.T.9
1751

ନିମ୍ନ ଶ୍ରୀ ବିଷୟ



v.e.T.9
1752

ନିମ୍ନ ଶ୍ରୀ ବିଷୟ
ଅଥବା ନିମ୍ନ ଶ୍ରୀ ବିଷୟ



v.e.T.9
1753

ନିମ୍ନ ଶ୍ରୀ ବିଷୟ



v.e.T.9
1754

ନିମ୍ନ ଶ୍ରୀ ବିଷୟ



v.e.T.9
1755

ନିମ୍ନ ଶ୍ରୀ ବିଷୟ



v.e.T.9
1756

ନିମ୍ନ ଶ୍ରୀ ବିଷୟ



v.e.T.9
1757

ନିମ୍ନ ଶ୍ରୀ ବିଷୟ
ନିମ୍ନ ଶ୍ରୀ ବିଷୟ



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NABARUN DEY [VOTER ID NO. WB/20/091/549299], son of Late Bindubhusan Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

DIBYENDU DEY [VOTER ID NO. WB/20/091/549689], son of Late Bindubhusan Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

ARABINDU DE [VOTER ID NO. WB/20/091/549121], son of Late Bindubhusan Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

BISWAJIT DEY, son of Late Bindubhusan Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

ASRAF ALI @ ASRAF ALI MONDAL [VOTER ID NO. WB/20/091/570029], son of Late Jannat Ali @ Jiten Ali, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Nawabpur, School Para, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

SABIR ALI [VOTER ID NO. YMM1271899], son of Asraf Ali @ Asraf Ali Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Nawabpur, School Para, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

@ KAKULI PAL

KAKALI PAUL [VOTER ID NO. YMM1557545], wife of Partha Paul, daughter of Asraf Ali @ Asraf Ali Mondal, by faith - Hindu, by occupation - House wife, by

Sojibulhas Dey
Kakali Paul
@ Kakuli Pal



v.e.t.g
1758

~ सफर, सफर



v.e.t.g
1759

~ Kakali Paul
@ Kakuli Pal

Samful Ahmed

SlO - Mahasin Ahmed

Vill - Bhalanda

PO + PS - Rajwala

Kol - 135

Business



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nationality - Indian, residing at Udbastupara, Bhatenda, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

All hereinafter jointly and collectively called and referred to as the "OWNERS/ VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns) of the ONE PART.

AND

- 3.2 CHANDRANI DUTTA [PAN NO. AFTPD0031JJ], wife of Sabya Sachi Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, executors, representatives and assigns) of the OTHER PART.

Owners/Vendors and the Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Deed of Conveyance :**
- 4.1 **Said Property : ALL THAT** piece and parcel of a demarcated plot of Bastu land measuring **1270.50 Square Feet more or less** equivalent to **1 (One) Cottah 12 (Twelve) Chittacks 10.50 (Ten Point Five) sq.ft. be the same a little more or less including 500 sq.ft. more or less of R.T. Shed Structure**, lying and situate at **Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, P.S. Rajarhat,**



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comprised in **R.S./L.R. Dag No. 368**, under R.S. Khatian No. 1868, **L.R. Khatian Nos. 4424 & 4425**, A.D.S.R.O. formerly Bidhannagar Salt Lake City, presently A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated Plan attached herewith and morefully described in the Schedule below [**SAID PROPERTY/SOLD PROPERTY**].

5. **Background, Representations, Warranties and Covenants :**
- 5.1 **Representations and Warranties Regarding Title :** The Owners/Vendors have made the following representation and given the following warranty to the Purchaser regarding title.
- 5.1.1 **Absolute Ownership of Ahibhusan Dey & Others :** One Ahibhusan Dey, Indubhusan Dey & Bindubhusan Dey were the absolute joint owners of land measuring 20 decimals more or less out of 40 decimals more or less of land comprised in R.S. Dag No. 368 under R.S. Khatian No. 1868, in Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.2 **Demise of Indubhusan Dey :** The said Indubhusan Dey died intestate, leaving behind his wife namely Pritilata Dey, three sons namely Gour Mohan Dey, Saradindu Dey & Debasish Dey and two daughters namely Sikha Rani Dey & Lekha Rani Dey as his legal heirs and successors in interest in respect of the aforesaid land, left by the said Indubhusan Dey, since deceased.
- 5.1.3 **Partition Suit :** The said Pritilata Dey & Other successors of Indubhusan Dey instituted a Suit for Partition against their co-owners, the said Ahibhusan Dey & Bindubhusan Dey in the year 1984 before the Ld. 5th Asst. Dist. Judge at Alipore, Vide Title Suit No. 121 for the year 1984.



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5.1.4 **Solenama** : Upon the intervention of some well wishers, the Plaintiffs and the Diffendants entered into a Settlement and a Solemana was prepared in accordance with the Settlement and submitted before the Ld. 5th Asst. Dist. Judge at Alipore, in the aforesaid Title Suit No. 121 for the year 1984.

5.1.5 **Decree** : By Order No. 66 dated 13.11.1986, the Ld. 5th Asst. Dist. Judge at Alipore, was pleased to pass an order in the said Title Suit No. 121 for the year 1984, that "the suit be decreed on compromise in terms of the solenama, which do form part of the decree.

5.1.6 **Details of Compromise Petition** : In accordance with the said Compromise Petition/ Solenama placed before the Ld. Court and Decree passed by the Ld. Court, the details of the Compromise regarding R.S. Dag No. 368, is as follows :

Total land coming within the perview of Compromise Petition 20 decimals more or less.

Ownership of Pritilata Dey, Gour Mohan Dey, Saradindu Dey, Debasish Dey, Sikha Rani Dey & Lekha Rani Dey 10 decimals more or less.

Ownership of Bindubhusan Dey 05 decimals more or less.

Ezmali Ownership of Pritilata Dey, Gour Mohan Dey, Saradindu Dey, Debasish Dey, Sikha Rani Dey, Lekha Rani Dey and Bindubhusan Dey and Ahibhusan Dey 05 decimals more or less.

5.1.7 **Absolute Ownership Pritilata Dey & Others** : Thus on the basis of the aforesaid facts and circumstances the share of each owner in the ezmali property are as follows :-

Ezmali Property in R.S. Dag No. 368, land measuring 05 decimals equivalent to 2178 sq.ft. more or less.



ACCIONES AUTORIZADAS-REGISTRADAS
Calles, No. 1000, POSE DE PUEBLO

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1a)	Pritilata Dey	-	121 sq.ft.	
1b)	Gour Mohan Dey	-	121 sq.ft.	
1c)	Saradindu Dey	-	121 sq.ft.	
1d)	Debasish Dey	-	121 sq.ft.	
1e)	Sikha Rani Dey	-	121 sq.ft.	
1f)	Lekha Rani Dey	-	<u>121 sq.ft.</u>	726 sq.ft. more or less
2)	Bindubhusan Dey	-		726 sq.ft. more or less
3)	Ahibhusan Dey	-		726 sq.ft. more or less

5.1.8 **Demise of Pritilata Dey & Sikha Rani Dey** : The said Pritilata Dey died intestate on 25.08.2004, leaving behind her three sons the said Gour Mohan Dey, Saradindu Dey & Debasish Dey and two daughters the said Sikha Rani Dey & Lekha Rani Dey as her heirs and successors in interest in respect of her share out of the aforesaid land left by the said Pritilata Dey, since deceased. And the said Sikha Rani Dey, daughter of Late Indubhusan Dey & Late Pritilata Dey also died intestate as spinster, leaving behind her aforesaid borther namely the said Gour Mohan Dey, Saradindu Dey & Debasish Dey and aforesaid sister namely the said Lekha Rani Dey as her heirs and successors in interest in respect of her share out of the aforesaid land left by the said Sikha Rani Dey, since deceased.

Share of other successors of Indubhusan Dey after demise of Pritilata Dey & Sikha Rani Dey are as follows :

1)	Gour Mohan Dey	-	181.50 sq.ft.	
2)	Saradindu Dey	-	181.50 sq.ft.	
3)	Debasish Dey	-	181.50 sq.ft.	
4)	Lekha Rani Dey	-	<u>181.50 sq.ft.</u>	726 sq.ft. m/l.



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- 5.1.9 **Demise of Ahibhusan Dey :** The said Ahibhusan Dey died intestate on 05.01.1986, leaving behind his wife namely Bina Dey, two sons namely Haru Dey and Sarajit Dey and six daughters namely Chandra Dey, Aparajita Biswas, Ruma Sarkar, Sampa Naskar, Dipti Biswas & Madhumita Dey @ Supia Ahamed as his heirs and successors in interest in respect of his share out of the aforesaid property left by the said Ahibhusan Dey, since deceased.
- 5.1.10 **Demise of Bina Dey :** The said Bina Dey died intestate on 11.02.2004, leaving behind her two sons the said Haru Dey and Sarajit Dey and six daughters the said Chandra Dey, Aparajita Biswas, Ruma Sarkar, Sampa Naskar, Dipti Biswas & Madhumita Dey @ Supia Ahamed as her heirs and successors in interest in respect of her share out of the aforesaid property left by the said Bina Dey, since deceased.
- 5.1.11 **Absolute Ownership Haru Dey & Others :** Thus on the basis of the aforesaid facts and circumstances the share of each owner in the ezmali property are as follows :-

Ezmali Property in R.S. Dag No. 368, land measuring 726 sq.ft. more or less.

1.	Haru Dey	-	90.75 sq.ft.	
2	Sarajit Dey	-	90.75 sq.ft.	
3	Chandra Dey	-	90.75 sq.ft..	
4	Aparajita Biswas	-	90.75 sq.ft..	
5	Ruma Sarkar	-	90.75 sq.ft	
6	Sampa Naskar	-	90.75 sq.ft	
7	Dipti Biswas	-	90.75 sq.ft	
8	Madhumita Dey			
	@ Supia Ahamed	-	<u>90.75 sq.ft</u>	726 sq.ft. m/l.

- 5.1.12 **Demise of Bindubhusan Dey :** The said Bindubhusan Dey died intestate on 30.06.1999, leaving behind his alive five sons namely Nabarun Dey, Dibyendu Dey,



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Arabinda Dey, Biswajit Dey & Sajalindu Dey and also successors of his pre-deceased daughter namely Malabika Dey @ Aleya Khatun Bibi, wife of Asraf Ali @ Asraf Ali Mondal as his heirs and successors in interest in respect of his share out of the aforesaid property left by the said Bindudhusan Dey, since deceased. His wife Sandhya Dey died before demise of Bindubhusan Dey.

5.1.13 **Demise of Malabika Dey @ Aleya Khatun Bibi :** Referancing the aforesaid demise of the said Malabika Dey @ Aleya Khatun Bibi, daughter of Bindubhusan Dey, since deceased, it is stated here that the said Malabika Dey @ Aleya Khatun Bibi died intestate on 28.05.1996, before the demise of her father Bindubhusan Dey, since deceased, leaving behind her husband Asraf Ali @ Asraf Ali Mondal, only son Sabir Ali and only married daughter namely Kakali Paul as her heirs and successors in interest in respect of her share out of the aforesaid property left by the said Malabika Dey @ Aleya Khatun Bibi, in the estate of the said Bindudhusan Dey, since deceased.

5.1.14 **Absolute Ownership Nabarun Dey & Others :** Thus on the basis of the aforesaid facts and circumstances the share of each owner in the ezmali property are as follows :-

Ezmali Property in R.S. Dag No. 368, land measuring 726 sq.ft. more or less.

1.	Nabarun Dey	-	121 sq.ft.	
2.	Dibyendu Dey	-	121 sq.ft.	
3.	Arabinda Dey	-	121 sq.ft.	
4.	Biswajit Dey	-	121 sq.ft.	
5.	Sajalindu Dey	-	121 sq.ft.	
6.	Asraf Ali @ Asraf Ali Mondal	-	40.33 sq.ft.	
7.	Sabir Ali	-	40.34 sq.ft.	
8.	Kakali Paul	-	<u>40.33 sq.ft.</u>	726 sq.ft. m/l.



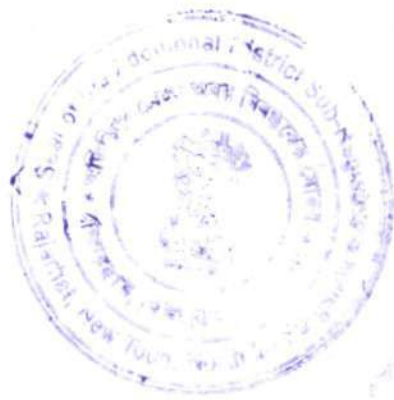
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5.1.15 **Amalgamation and formation of Plot :** Out of the aforesaid owners, the following owners amalgamated their share and formed one single plot with the consent of the other co-owners :

Saradindu Dey	-	181.50 sq.ft.	
Haru Dey	-	90.75 sq.ft.	
Aparajita Biswas	-	90.75 sq.ft.	
Dipti Biswas	-	90.75 sq.ft.	
Madhumita Dey @ Supia Ahamed	-	90.75 sq.ft.	
Nabarun Dey	-	121 sq.ft.	
Dibyendu Dey	-	121 sq.ft.	
Arabinda Dey	-	121 sq.ft.	
Biswajit Dey	-	121 sq.ft.	
Sajalindu Dey	-	121 sq.ft.	
Asraf Ali @ Asraf Ali Mondal	-	40.33 sq.ft.	
Sabir Ali	-	40.34 sq.ft.	
Kakali Paul	-	<u>40.33 sq.ft.</u>	1270.50 sq.ft. m/l.

5.1.16 **Absolute Joint Ownership of Nabarun Dey & Others :** Thus on the basis of the aforesaid facts and circumstances, the said Saradindu Dey, Haru Dey, Aparajita Biswas, Dipti Biswas, Madhumita Dey @ Supia Ahamed, Nabarun Dey, Dibyendu Dey, Arabinda Dey, Biswajit Dey, Sajalindu Dey, Asraf Ali @ Asraf Ali Mondal, Sabir Ali & Kakali Paul became the absolute joint owners of **ALL THAT** piece and parcel of a demarcated plot of Bastu land measuring **1270.50 Square Feet more or less** equivalent to **1 (One) Cottah 12 (Twelve) Chittacks 10.50 (Ten Point Five) sq.ft. be the same a little more or less including 500 sq.ft. more or less of R.T. Shed Structure**, lying and situate at **Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 368**, under



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R.S. Khatian No. 1868, **L.R. Khatian Nos. 4424 & 4425**, A.D.S.R.O. formerly Bidhannagar Salt Lake City, presently A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal morefully described in the Schedule below [**SAID PROPERTY**].

- 5.1.17 **Desire of Sale by Nabarun Dey & Others to the present Purchaser :** The said Saradindu Dey, Haru Dey, Aparajita Biswas, Dipti Biswas, Madhumita Dey @ Supia Ahamed, Nabarun Dey, Dibyendu Dey, Arabinda Dey, Biswajit Dey, Sajalindu Dey, Asraf Ali @ Asraf Ali Mondal, Sabir Ali & Kakali Paul, present Owners/Vendors herein, jointly decide to sell **SAID PROPERTY**, morefully described in the Schedule hereunder written to the present Purchaser, at a total consideration of **Rs. 8,00,000.00 (Rupees Eight Lakh) only.**
- 5.1.18 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal of the Owners/Vendors and agreed to purchase the **SAID PROPERTY** morefully described in the Schedule hereunder written, at an agreed consideration of **Rs. 8,00,000.00 (Rupees Eight Lakh) only.**
- 5.1.19 **Title of the Owners/Vendors :** Thus in the abovementioned facts and circumstances, the Owners/Vendors have become the absolute joint owners of the Said Property.
- 5.1.20 **True and Correct Representations :** The Owners/Vendors are the absolute and undisputed joint owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.



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- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Owners/Vendors represent, warrant and covenant regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Owners/Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land :** The Owners/Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Owners/Vendors :** The Owners/Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Owners/Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Bishnupur I No. Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owners/Vendors.
- 5.2.6 **No Right of Preemption :** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.



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- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Owners/Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owners/Vendors or the Owners/Vendors' predecessors-in-title and the title of the Owners/Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Owners/Vendors from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding :**
- 6.1 **Agreement to Sell and Purchase :** The Owners/Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Owners/Vendors.



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Sadar, New Town, North St Petersburg

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7. **Transfer :**

7.1 **Hereby Made :** The Owners/Vendors hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** demarcated Plan attached herewith and morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 8,00,000.00 (Rupees Eight Lakh) only** paid by the Purchaser to the Owners/Vendors, receipt of which the Owners/Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. **Terms of Transfer :**

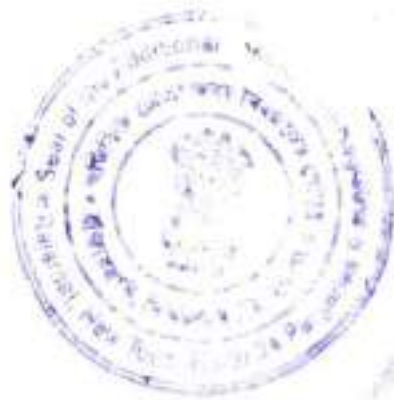
8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

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 **Together with All Other Appurtenances :** Together with all other rights the Owners/Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands inherited by the Owners/Vendors as mentioned in the various sub-clauses of Clause 5 above.

8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :



Badan Pertanahan Nasional
Kantor BPN Kabupaten Bandung

14 MAR 2013

- 8.2.1 **Indemnification** : Indemnification by the Owners/Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of the Owners/Vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the Owners/Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Owners/Vendors and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Owners/Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings** : 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, whether as yet demanded or not, shall be borne, paid and discharged by the Owners/Vendors, with regard to which the Owners/Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The Owners/Vendors hereby covenant that the Purchaser and her heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property 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



ADDRESS: District Sub-Registrar
Guler, Near Court, Road 44 Pargana

11 MAR 2013

so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owners/Vendors.

- 8.6 **Indemnity** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and her heirs, executors, administrators, representatives and assigns and / or her successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and her heirs, executors, administrators, representatives and assigns and / or her successors-in-interest by reason of any defect in title of the Owners/Vendors or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The Owners/Vendors declare that the Purchaser can fully be entitled to mutate her name in all records B.L. & L.R.O. and in the office of the concerned Rajarhat Bishnupur 1 No. Gram Panchayet and / or any other respective authority/authorities and to pay tax or taxes and all other impositions in her own name. The Owners/Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and / or her 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 Property.



Additional District Sub-Registrar
Salem, Tamil Nadu

1 MAR 2013

THE SCHEDULE ABOVE REFERRED TO
[SOLD PROPERTY / SAID PROPERTY]

ALL THAT piece and parcel of a demarcated plot of Bastu land measuring 1270.50 Square Feet more or less equivalent to 1 (One) Cottah 12 (Twelve) Chittacks 10.50 (Ten Point Five) sq.ft. be the same a little more or less including 500 sq.ft. more or less of R.T. Shed Structure, lying and situate at Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 368, under R.S. Khatian No. 1868, L.R. Khatian Nos. 4424 & 4425, A.D.S.R.O. formerly Bidhannagar Salt Lake City, presently A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated Plan attached herewith.

The plot of land is butted and bounded as follows :-

ON THE NORTH	:	Part of R.S. Dag No. 368.
ON THE SOUTH	:	Land of Gour Mohan Dey.
ON THE EAST	:	Part of R.S. Dag No. 368.
ON THE WEST	:	R.S. Dag No. 373.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



Ministarstvo zdravstva
Republike Srbije, Beograd

41 MAR 2013

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Subrata Mandal.
vill - Reckyaani
Po+Ps - Rajarhat-
Kol - 135

Sajalindu Dey
Sajalindu Dey

2. Saiful Ahmed
vill - Bhalanda
PO+PS - Rajarhat
Kol - 135

Saradindu Dey
Saradindu Dey

Haru Dey
Haru Dey

Drafted By :

Panchanan Samal
Adv.
F/1325/2011

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

Gopa Dasgupta
Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

Aparajita Biswas
Aparajita Biswas

Dipti Biswas
Dipti Biswas

Madhumita Dey
Madhumita Dey

@ Supia Ahamed



Additional District Sub-Regions
Salones New York, North of Puerto

↓ 1 MAR 2013

নবারুণ দেউ

Nabarun Dey

দীৰ্যুদু দেউ

Dibyendu Dey

আৰুৰিণ্দা দেউ

Arabinda Dey

বিস্বজিত দেউ

Biswajit Dey

আস্ৰাফ আলী
আস্ৰাফ আলী মন্ডল

Asraf Ali

@ Asraf Ali Mondal

সাবিৰ আলী

Sabir Ali

কাকালী পল

@ Kakuli Pal

Kakali Paul
@ Kakali Paul
Owners/Vendors



Additional District Sub-Registrar
New Town, Noida, Uttar Pradesh

14 MAR 2013

MEMO OF CONSIDERATION

Received Rs. 8,00,000.00 (Rupees Eight Lakh) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named Purchaser.

Witnesses :-

1. Subrata Mandal.
vill - Beckjani
PO+PS - Rajarhat
Kot - 135
2. Saniful Ahmed
Vill - Bhakinda
PO+PS - Rajarhat
Kot - 135

Sajalindu Dey
Sajalindu Dey

Saradindu Dey
Saradindu Dey

Haru Dey
Haru Dey

Aparajita Biswas
Aparajita Biswas



ADDISABABA DISTRICT SUB-REGISTRAR
BATAKOLA, NEW TOWN, NORTH 84 PERIMETER

41 MAR 2013

ଦିପ୍ତି ବିସ୍ୱାସ
Dipti Biswas

ମଧୁମିତା ଦେ
ସପ୍ତମ ସୁମିତ୍ରା ଆହମେଦ
Madhumita Dey
@ Supia Ahamed

ନାବରୁଣ ଦେ
Nabarun Dey

ଦିବ୍ୟେନ୍ଦୁ ଦେ
Dibyendu Dey

ଆରବିନ୍ଦା ଦେ
Arabinda Dey

ବିସ୍ୱଜିତ ଦେ
Biswajit Dey
ଆସ୍ରାଫ ଆଲି ମଣ୍ଡାଲ
Asraf Ali
@ Asraf Ali Mondal

କାକାଲି ପାଲ
Kakali Paul
@ Kakuli Pal
Kakali Paul
@ Kakuli Pal
Owners/Vendors



REGISTRAR OF COMPANIES
MAHARASHTRA
MUMBAI

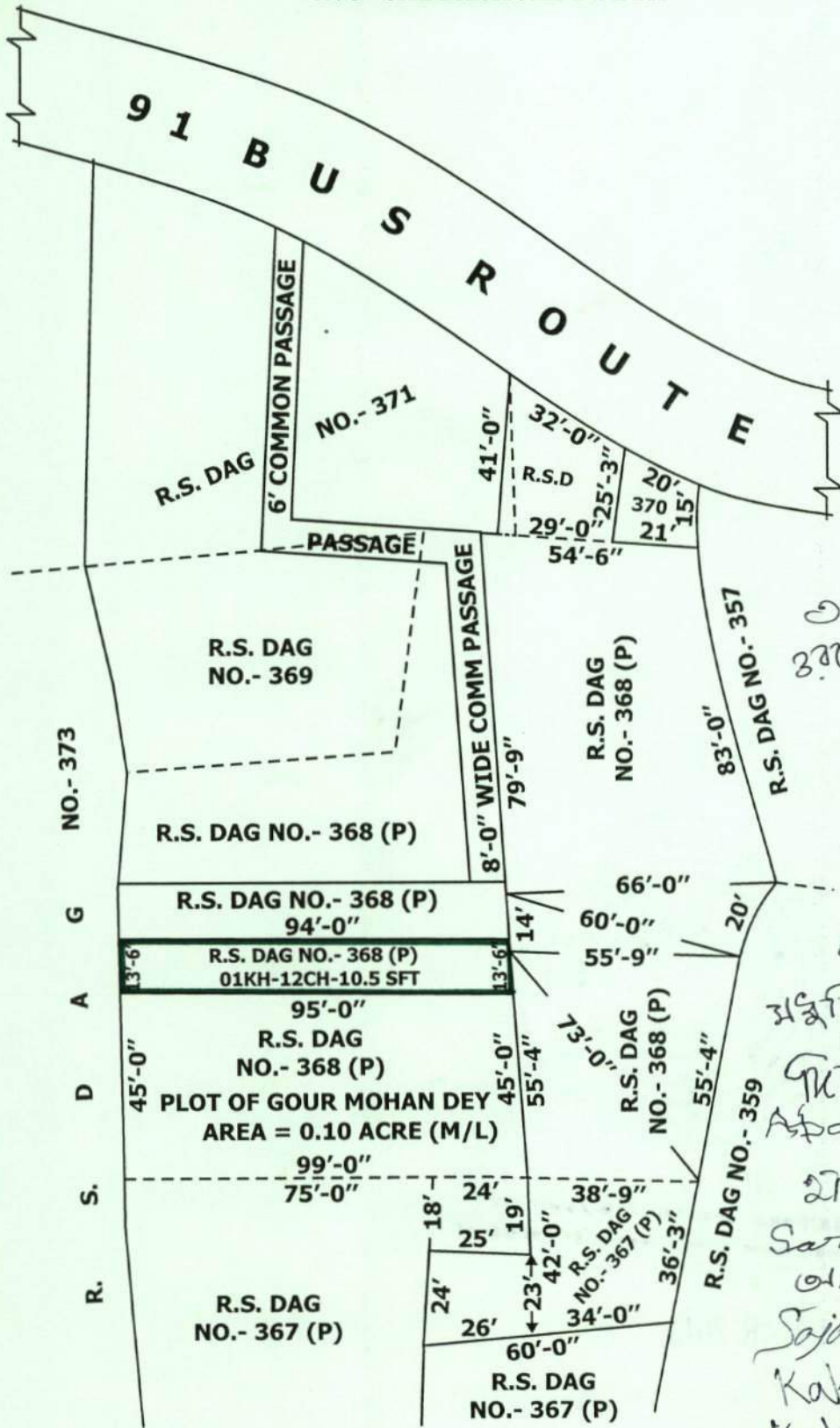
41 MAR 2013



SITE PLAN OF R.S. DAG NO. 368 (P), AT MOUZA- RECKJUANI, J.L. NO. 13,
 R.S. NO. 198, P.S. -RAJARHAT, DIST.- NORTH 24 PARGANAS. UNDER
 RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET
 PURCHASED PLOT OF AREA = 01KH-12CH-10.5SFT
 PURCHASED PLOT SHOWN IN GREEN BORDER

SCALE: NTS

VENDEE : CHANDRANI DUTTA
 W/O- SABYASACHI DUTTA



Handwritten signatures and names in Bengali script:
 Chandrani Dutta
 Sabyasachi Dutta
 Binayjit
 Saradindu Dey
 Sajalindu Dey
 Kakali Paul @
 Kakuli Pal

VENDOR'S SIGNATURE

COPIED BY
 SK. R. ALI
 SURVEYOR
 REGD. NO. 16522
 RAJARHAT, KOL-135

PLOT COL.	REFERENCE	AREA IN			
		ACRE	KH	CH	S.F.T.
	R.S. DAG NO. 368 (P)	0.0292	01	12	10.5

MORE OR LESS














ADDITIONAL DISTRICT SUB-REGISTRAR
Rajshahi, New Town, North 24 Partyana












11 MAR 2013

SIGNATURE OF THE
PRESENTANT/
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Handwritten signature: <i>ਮਿਸਤਰੀ ਬਿਯਾਸ</i>	LH.					
	RH.					

ATTESTED: *ਮਿਸਤਰੀ ਬਿਯਾਸ*

 Handwritten signature: <i>ਮੁਸ਼ੀ ਬਿਯਾਸ ਤੁ</i> Handwritten signature: <i>ਮੁਸ਼ੀ ਬਿਯਾਸ ਤੁ</i>	LH.					
	RH.					

ATTESTED *ਮੁਸ਼ੀ ਬਿਯਾਸ ਤੁ (ਮੁਸ਼ੀ ਬਿਯਾਸ ਤੁ)*

 Handwritten signature: <i>ਮੁਸ਼ੀ ਬਿਯਾਸ ਤੁ</i>	LH.					
	RH.					

ATTESTED: *ਮੁਸ਼ੀ ਬਿਯਾਸ ਤੁ*

 Handwritten signature: <i>ਮਿਸਤਰੀ ਬਿਯਾਸ ਤੁ</i>	LH.					
	RH.					

ATTESTED: *ਮਿਸਤਰੀ ਬਿਯਾਸ ਤੁ*



2

Handwritten text in Hindi:
 २५/३/२०१३
 २५/३/२०१३














ADDRESS: Janta Sub-Station
Sialkot, New Town, North of Punjab

1 MAR 2013












Handwritten mark or signature at the bottom right.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Sajalendu Dey</i>	LH.					
	RH.					

ATTESTED *Sajalendu Dey*

 <i>Sajalendu Dey</i>	LH.					
	RH.					

ATTESTED *Sajalendu Dey*

 <i>Sajalendu Dey</i>	LH.					
	RH.					

ATTESTED - *Sajalendu Dey*

 <i>Aparajita Binas</i>	LH.					
	RH.					

ATTESTED
Aparajita Binas



Seal of the Government of New South Wales
Sydney, New South Wales

1 MAR 2013

Handwritten mark

Handwritten mark

Small handwritten mark

SIGNATURE OF THE
PRESENTANT/
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



LH.



RH.



ATTESTED: Saradindu Dey



LH.



RH.



ATTESTED: Biswajit Dey



LH.



RH.



ATTESTED: [Signature]



LH.



RH.



ATTESTED: [Signature]



20

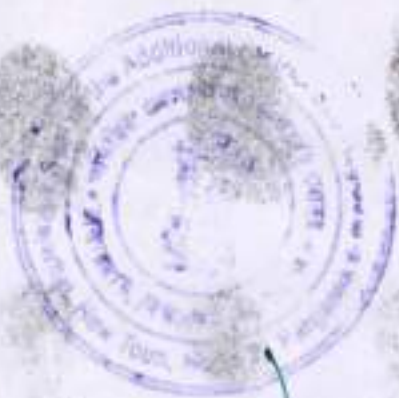


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20



20














Additional District Sub-Registrar
Calcutta, New Town, North 26 Parganas

1 MAR 2013

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

5x

	LH.					
	RH.					

Kakuli Pal
@ Kakuli Pal

ATTESTED:- Kakuli Pal @ Kakali Paul

	LH.					
	RH.					

Chandrani Dutta

ATTESTED:- Chandrani Dutta

	LH.					
	RH.					

ATTESTED:-

	LH.					
	RH.					

ATTESTED:-



1500 1000 1000
1000 1000 1000



1000 1000 1000
1000 1000 1000



Additional District Sub-Registrar
Goleen, New Town, Kariyattur, Kerala

1 MAR 2013



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

Endorsement For Deed Number : I - 03109 of 2013
(Serial No. 03321 of 2013)

On 11/03/2013

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

Presented for registration at 20.15 hrs on :11/03/2013, at the Private residence by Sajalindu Dey , one of the Executants.

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

Execution is admitted on 11/03/2013 by

1. Sajalindu Dey, son of Lt Bindubhusan Dey , Reckjoani, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Saradindu Dey, son of Lt Indubhusan Dey , Reckjoani, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
3. Haru Dey, son of Lt Ahibhusan Dey , Reckjoani , Kajjalpara, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
4. Aparajita Biswas, wife of Kanai Lal Biswas , Flat No. - 13, Block - 2, Bidhannagar Main Road,, Thana:-Maniktala, District:-Kolkata, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Dipti Biswas, wife of Binoy Biswas , Surya Sen Pally, South Dum Dum, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065, By Caste Hindu, By Profession : House wife
6. Madhumita Dey Alias Supia Ahamed, wife of Mahasin Ahamed , Bhatenda, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
7. Nabarun Dey, son of Lt. Bindubhusan Dey , Reckjoani, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
8. Dibyendu Dey, son of Lt. Bindubhusan Dey , Reckjoani, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
9. Arabindu De, son of Lt. Bindubhusan Dey , Reckjoani, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
10. Biswajit Dey, son of Lt. Bindubhusan Dey , Reckjoani, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business

12 MAR 2013

Additional District Sub-Registrar
(Debasish Dhar)



RECEIVED
ADDITIONAL DISTRICT SUB-REGISTRAR
RAJAHMUNDRY, ANDHRA PRADESH

2015 JUN 15



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

Endorsement For Deed Number : I - 03109 of 2013
(Serial No. 03321 of 2013)

11. Asraf Ali, son of Lt. Jannat Ali , Nawabpur, School Para, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business
 12. Sabir Ali, son of Asraf Ali , Nawabpur, School Para, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business
 13. Kakali Paul, wife of Partha Paul , Udbastupara, Bhatenda, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
- Identified By S Ahmed, son of M Ahmed, Bhatenda, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 12/03/2013

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:

Amount by Draft

Rs. 8902/- is paid , by the draft number 912049, Draft Date 11/03/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 12/03/2013

(Under Article : A(1) = 8888/- ,E = 14/- on 12/03/2013)

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.-8,08,778/-

Certified that the required stamp duty of this document is Rs.- 40459 /- and the Stamp duty paid as: Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 40460/- is paid , by the draft number 912050, Draft Date 11/03/2013, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 12/03/2013

(Debasish Dhar)
Additional District Sub-Registrar

ADDITIONAL DISTRICT SUB-REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

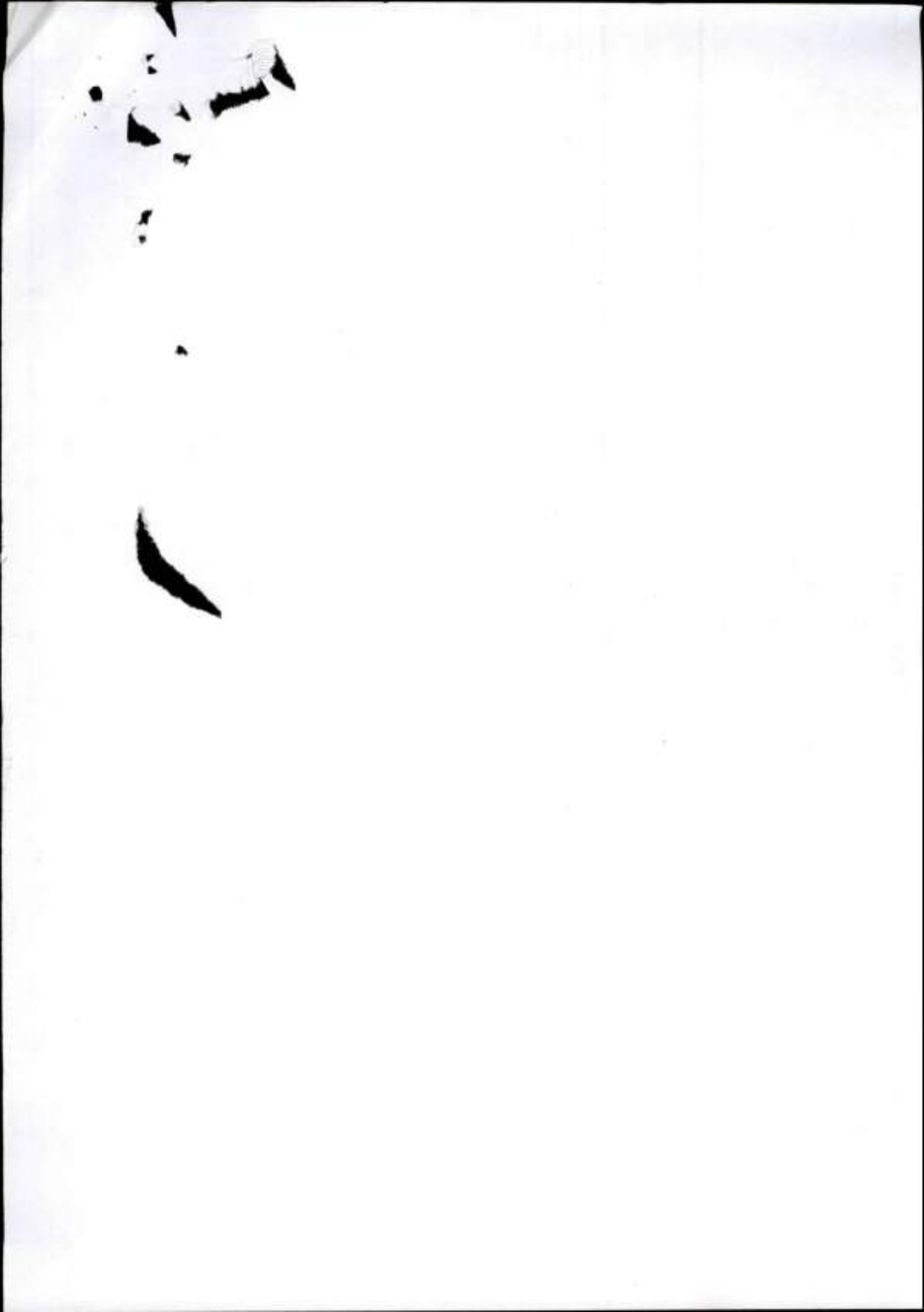
12 MAR 2013

(Debasish Dhar)
Additional District Sub-Registrar



স্বাক্ষরিত: ১৯৬০ খ্রিঃ ১৫ জানুয়ারি
অতিরিক্ত জেলা সবি-রক্ষক, নতুন নগর, উত্তর ২৪ পরগণা

১৫ জানুয়ারি ১৯৬০



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 2567 to 2598
being No 03109 for the year 2013.



(Debasish Dhar) 12-March-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal



DATED THE DAY OF 2013

DEED OF CONVEYANCE

BETWEEN

Saradindu Dey
Haru Dey
Aparajita Biswas
Dipti Biswas
Madhumita Dey
@ Supia Ahamed
Nabarun Dey
Dibyendu Dey
Arabinda Dey
Biswajit Dey
Sajalindu Dey
Asraf Ali
@ Asraf Ali Mondal
Sabir Ali
Kakali Paul

Owners/Vendors

Chandrani Dutta
Purchaser

Drafted By

Pinaki Chattopadhyay & Associates
Solicitor & Advocates
Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700 157
Ph : 2570 8471

Composed By

Gopa Dasgupta
Teghoria Main Road
Kolkata - 700 157