

पश्चिम बंगाल WEST BENGAL

E 923869

05/08/12
1815
E-923869/12

Copy of the Deed of Conveyance is being
submitted for the purpose of the stamp duty
and the same is being attached with
the Deed of Conveyance for the purpose of
the stamp duty.

Sd/- District Sub Registrar
Kolkata, District 24 Panchayat

Visit Case No. 248 For 20.12
M1 (M/K/24) 352
700
950
A.D.S.R. (Kolkata)
7.3.2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 7th day of, MARCH, 2012 (Two Thousand and Twelve) BETWEEN 1. SMT. ROMA BOSE (PAN NO. AHNPB3974A) widow of late Satya Bhusan Bose, residing at Premises no. 110A, Shyama Prasad Mukherjee Road, P. S. Kalighat, Kolkata - 700 026. (2) SMT. NUPUR MITRA (PAN NO. AFEPM9531K) wife of Sri Ananta Kumar Mitra, daughter of late Satya Bhusan Bose residing at premises no. 695, Block - O, New Alipur, P. S. New Alipore, Kolkata - 700 053 (3) SMT. JHUMUR GHOSH wife of Partha Sarathi Ghosh, daughter of Late Satya Bhusan Bose residing at 296, P. S. Santa Vihar, New Delhi - 44 represented by Smt. Roma Bose, (PAN NO. AHNPB3974A) widow of late Satya Bhusan Bose, residing at Premises no. 110A, Shyama Prasad Mukherjee Road, P. S. Kalighat, Kolkata - 700 026, as constituted attorney of Smt. Jhumur Ghosh (4) NIRMAL KUMAR BOSE (PAN NO. AHWPB6288L) son of late Indu Bhusan Bose, residing at premises no. 110B, Shyama Prasad Mukherjee Road, P.S. Kalighat, Kolkata - 700 026, (5) RAJAT KUMAR BASU (PAN NO. AEFPB6374C)

Sl. No. 192 Date 02/03/2012 Rs 1000/-

Name..... PARTHA SARATHI MAJUMDER
Advocate

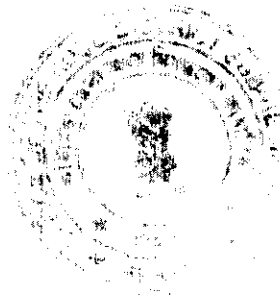
Address..... 64/14, M. G. Road

Stamp Vender Allpure Judges Court, Kol-2741

(DEEPAK BADIYAN)



V.C.T.1
607



Krishna Builders and Developers Pvt. Ltd.

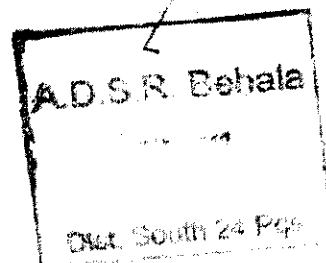
(DEEPAK BADIYAN)

Kunal Kumar Das



V.C.T.1
608

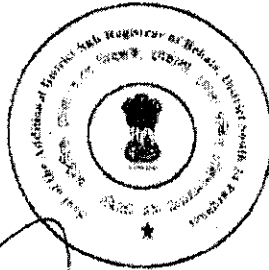
Kunal Kumar Das



Identified by me:-
Partha Sarathi Majumder
Adv. High Court, Calcutta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 1810 to 1830
being No 02418 for the year 2012.



(Asish Goswami) 09-March-2012
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal



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

Endorsement For Deed Number : 1 - 02418 of 2012
(Serial No. 02437 of 2012)

On

Payment of Fees:

On 07/03/2012

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 20.15 hrs on 07/03/2012. at the Private residence by Mr. Deepak Badiyani, Claimant.

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

Execution is admitted on 07/03/2012 by

1. Smt. Roma Bose, wife of Lt. Satya Bhusan Bose . 110 A, SHYAMA PRASAD MUKHERJEE ROAD, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 . By Caste Hindu, By Profession : Others
2. Smt. Nupur Mitra, wife of Sri Ananta Kr. Mitra , 695, Block - O, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053, By Caste Hindu, By Profession : Others
3. Nirmal Kr. Bose, son of Lt. Indu Bhusan Bose . 110 B, SHYAMA PRASAD MUKHERJEE ROAD, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 . By Caste Hindu, By Profession : Others
4. Rajat Kr. Basu, son of Lt. Indu Bhusan Bose . 140, Jodhpur Park, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 . By Caste Hindu, By Profession : Others
5. Debjiban Basu, son of Lt. Indu Bhusan Bose . 140, Jodhpur Park, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 . By Caste Hindu, By Profession : Others
6. Kalyan Kr. Basu, son of Lt. Indu Bhusan Bose . 140, Jodhpur Park, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 . By Caste Hindu, By Profession : Others
7. Smt. Nandini Bandopadhyay, wife of Sirsha Bandopadhyay , 5, Ramani Chatterjee Road, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 . By Caste Hindu, By Profession : Others
8. Utpal Kr. Basu, son of Lt. Phani Bhusan Bose . 512, Jodhpur Park, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 . By Caste Hindu, By Profession : Others
9. Diptish Kr. Basu, son of Lt. Phani Bhusan Bose . 512, Jodhpur Park, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 . By Caste Hindu, By Profession : Others
10. Smt. Rajasri Basu, wife of Lt. Pradip Kr. Basu . 512, Jodhpur Park, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 . By Caste Hindu, By Profession : Others

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

09/03/2012 13:56:00

Endorsement Page 1 of 3



Government Of West Bengal

Office Of the A. D. S. R. BEHALA

District:-South 24-Parganas

Endorsement For Deed Number : I - 02418 of 2012

(Serial No. 02437 of 2012)

11. Partha Basu, son of Lt. Banga Bhusan Bose , 110 A, SHYAMA PRASAD MUKHERJEE ROAD, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Others
12. Chhanda Roy, wife of Ajoy Kr. Roy , 106 B, New Alipore, Block " F", Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053 , By Caste Hindu, By Profession : Others
13. Alok Kr. Bose, son of Lt. Kanti Bhusan Bose , 110 B, SHYAMA PRASAD MUKHERJEE ROAD, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Others
14. Mr. Deepak Badiyani
Director, M/ S. Krishna Builders And Developers Private Limited, 44, Ezra Street, Ground Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-
By Profession : Business
Identified By Partha Sarathi Majumder, son of , High Court, Calcutta, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Smt. Roma Bose, wife of Lt. Satya Bhusan Bose , 110 A, SHYAMA PRASAD MUKHERJEE ROAD, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 By Caste Hindu By Profession: Others, as the constituted attorney of Smt. Jhumur Ghosh is admitted by him.
2. Smt. Nandini Bandopadhyay, wife of Sirsha Bandopadhyay , 5, Ramani Chatterjee Road, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 By Caste Hindu By Profession: Others, as the constituted attorney of Sourav Basu is admitted by him.
3. Smt. Rajani Basu, wife of Lt. Pradip Kr. Basu , 512, Jodhpur Park, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Rajdeep Basu 2. Sourya Basu is admitted by him.
Identified By Partha Sarathi Majumder, son of , High Court, Calcutta, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 09/03/2012

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

Payment of Fees:

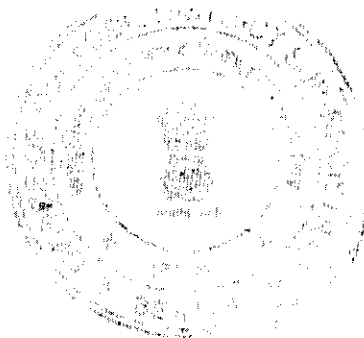
Amount By Cash

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

09/03/2012 13:58:00

Endorsement Page 2 of 3



7
Adm. District Sub-Registrar
Sana'a, Soum 24 Perganas



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

Endorsement For Deed Number : I - 02418 of 2012
(Serial No. 02437 of 2012)

Rs. 0/- on 09/03/2012

Amount by Draft

Rs. 548104/- is paid , by the draft number 054734, Draft Date 07/03/2012, Bank Name State Bank of India, SIRITI - MUCHIPARA, received on 09/03/2012

(Under Article : A(1) = 548097/- , E = 7/- on 09/03/2012)

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. -49827442/-

Certified that the required stamp duty of this document is Rs. - 3487931 /- and the Stamp duty paid as: Impressive Rs. - 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 3486931/- is paid, by the draft number 054771, Draft Date 09/03/2012, Bank Name State Bank of India, SIRITI - MUCHIPARA, received on 09/03/2012

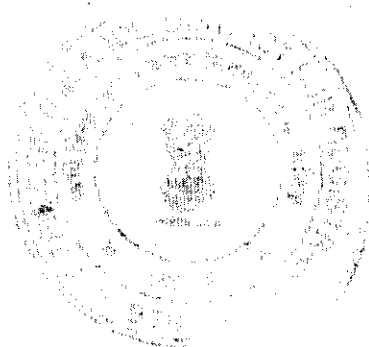
(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

09/03/2012 13:56:00

Endorsement Page 5 of 3




7
Addl. District Sub-Registrar
Sonail, South 24 Parganas


(6) DEBJIBAN BASU (PAN NO. ACYPB5684R) (7) KALYAN KUMAR BASU (PAN NO. ACWPB1729K) all sons of late Indu Bhusan Bose, residing at 140, Jodhpur Park, P. S. Lake, Kolkata - 700068 (8) SMT. NANDINI BANDOPADHYAY (PAN NO. AIQPB9471G) wife of Sirsha Bandopadhyay, daughter of late Himangsu Bose residing at Premises No. 5, Ramani Chatterjee Road, P. S. Gariahat, Kolkata - 700 029 (9) SOURAV BASU son of late Himangsu Bose, residing at 110B, Shyama Prasad Mukherjee Road, P. S. Kalighat, Kolkata - 700 026, represented by SMT. NANDINI BANDOPADHYAY (PAN NO. AIQPB9471G) wife of Sirsha Bandopadhyay, daughter of late Himangsu Bose residing at Premises No. 5, Ramani Chatterjee Road, P. S. Gariahat, Kolkata - 700 029 as constituted attorney of Sourav Basu (10) UTPAL KUMAR BASU (PAN NO. ADSPB8825D) (11) DIPTISH KUMAR BASU (PAN NO. ACYPB7894F) both sons of late Phani Bhusan Bose, residing at Premises no. 512, Jodhpur Park, P. S. Lake, Kolkata - 700068 (12) SMT. RAJASRI BASU, (PAN NO. AEDPB8411R) widow of late Pradip Kumar Basu residing at Premises no. 512, Jodhpur Park, P. S. Lake, Kolkata - 700068 (13) RAJDEEP BASU (14) SOURYA BASU both sons of late Pradip Kumar Basu, residing at Premises no. 512, Jodhpur Park, P. S. Lake, Kolkata - 700 068 represented by SMT. RAJASRI BASU, (PAN NO. AEDPB8411R) widow of late Pradip Kumar Basu residing at Premises no. 512, Jodhpur Park, P. S. Lake, Kolkata - 700068 as constituted attorney of Rajdeep Basu and Sourya Basu (15) PARTHA BASU (PAN NO. AAIPB2737R) son of late Banga Bhusan Bose, residing at Premises no. 110A, Shyama Prasad Mukherjee Road, P. S. Kalighat, Kolkata - 700 026, (16) CHHANDA ROY (PAN NO. AMNPR2352M) wife of Ajoy Kumar Roy daughter of late Kanti Bhusan Bose residing at Premises no. 106B, New Alipore, Block "F", P. S. New Alipore, Kolkata - 700 053 (17) ALOK KUMAR BOSE (PAN NO. AMGPB2541K) son of Late Kanti Bhusan Bose, residing at Premises no. 110B, Shyama Prasad Mukherjee Road, P. S. Kalighat, Kolkata - 700 026, hereinafter jointly referred to as the "OWNERS /VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the FIRST PART.


AND


M/S. KRISHNA BUILDERS AND DEVELOPERS PRIVATE LIMITED, (PAN NO. AAECK5032F) a Private Limited Company incorporated within the provision of the Companies Act, 1956, having its Registered Office at 44, Ezra Street, Ground Floor, P. S. Hare Street, represented by its Director Mr. Deepak Badiyani son of Shri Chhotalal Badiyani, by faith Hindu, residing at 18/2B, Chakraborty Road South, P. S. Bhawanipur, Kolkata - 700 025 hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors-in-interest and assigns) of the OTHER PART.

WHEREAS one Smt. Suhasini Bose was the absolute and recorded owner in respect of 16 ½ Satak i.e 10 Cottah or Bastu land in Mouza - Sahapur, J.L. No. 8, C.S. Khatian No. 42, Dag No. 924/1006, P.S. Behala, within the then District 24-Parganas now District 24-Parganas (South) by virtue of a registered Sale Deed dt. 11th December, 1940 and recorded in Book no. 1 Volume No. 8, pages 251 to 253. Being no. 195 for the year 1941 morefully and particularly described in the Schedule "A" hereunder written.


 V.C.T.1
609
✓ *Manu Bame*

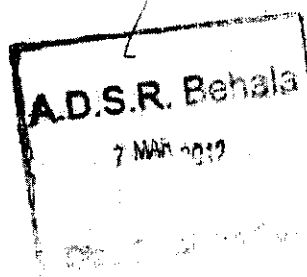
 V.C.T.1
610
✓ *Aloke Kumar Bose*

 V.C.T.1
611
✓ *Manu Bame*

 V.C.T.1
612
✓ *Manu Bame*
Self and as Constituted
Agent of Shri.
Raj...
(G.P. No. 131 - 1304, S.R.O. Alipore)



 V.C.T.1
613
✓ *Chandray*



 V.C.T.1
614
✓ *Alpika Kumar Bame*

Authenticated by me
Justice Sanjay K. Desai
Adv. High Court, Cal

AND WHEREAS the said Smt. Suhasini Bose became the absolute and recorded owner in respect of another Bastu land measuring 1(one) Bigha 7(seven) Cottah 12 (twelve) Chattack 2 (two) Sq. ft. approx. in Mouza - Sahapur, J.L. No. 4, Touji no. 93/101, C.S. Khatian No. 42, Dag No. 954, 955, 924/1006, 956/1030, 956, 1040, P.S. Behala, within the then District 24-Parganas now District 24-Parganas (South) by virtue of a registered Sale Deed dt. 11th February, 1939 and recorded in Book no. 1, Volume No. 6, pages 203 to 207. Being no. 252 for the year 1939 morefully and particularly described in the Schedule "B" hereunder written.

AND WHEREAS said Smt. Suhasini Bose died intestate leaving behind *her* legal heirs, successors and claimants, surviving ills 6 (six) sons namely Indu Bhusan Bose, since deceased, Phani Bhusan Bose, since deceased, Kanti Bhusan Bose, since deceased, Banga Bhusan Bose, since deceased, Satya Bhusan Bose, since deceased, Santi Bhusan Bose, since deceased, who became the absolute owner of the said Schedule "A" and Schedule "B" property.

AND WHEREAS during possession and enjoyment of the said property the said Indu Bhusan Bose died leaving behind him legal heirs, successors and claimants, surviving his sons namely Himangsu Bose, since deceased, Sri Nirmal Kumar Bose, the Vendor no. 4 herein, Sri Rajat Kumar Basu, the Vendor no. 5 herein, Sri Debjiban Basu, the Vendor no. 6 herein and Sri Kalyan Kumar Basu the Vendor no. 7 herein.

AND WHEREAS during possession and enjoyment of the said property the said Phani Bhusan Bose leaving behind him legal heirs, successors and claimants, surviving his 3 sons namely Sri Utpal Kumar Basu, the Vendor no. 10 herein, Sri Diptish Kumar Basu, the Vendor no. 11 herein and Pradip Kumar Basu, since deceased.

AND WHEREAS during possession and enjoyment of the said property the said Kanti Bhusan Bose died leaving behind him the legal heirs, successors and claimants surviving Alok Kumar Bose, the son Vendor No. 17 and Chhanda Roy, the daughter, Vendor No. 16 herein.

AND WHEREAS during possession and enjoyment of the said property the said Santi Bhusan Bose died leaving behind him the legal heirs, successors and claimants surviving Himangsu Bose, (died), Nirmal Kumar Basu, Rajat Kumar Basu, Debjiban Basu, Kalyan Kumar Basu.

AND WHEREAS during possession and enjoyment of the said property the said Banga Bhusan Bose died intestate leaving behind him only legal heir, successor and claimant, surviving his one son Sri Partha Basu the Vendor no. 15 herein.

AND WHEREAS during possession and enjoyment of the said property the said Satya Bhusan Bose died intestate leaving behind him legal heirs, successors and claimants, surviving his wife Smt. Roma Bose, the

V.C.T.1
615

- Kalyan Kumar Bose

V.C.T.1
616

- Rajat Kumar Basu

V.C.T.1
617

- Mandini Bandopadhyay

V.C.T.1
618

- Debjiban Basu

V.C.T.1
619

- Roma Bose
(Self is constitutional attorney
of Thumma Group)

V.C.T.1
620

- Rupen Ghosh



AD.S.R. Behala

7 MAR 2012

Atul K. Ghosh
Partner Sarathi Refresher
Adv. High Court, Calcutta

Vendor no. 1 herein and two daughters namely Smt. Nupur Mitra, the Vendor no. 2 herein and Smt. Jhumur Ghosh, the Vendor no. 3 herein.

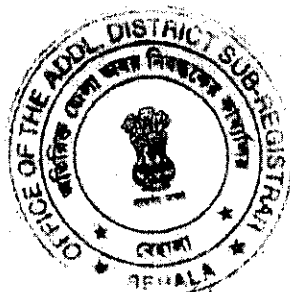
AND WHEREAS during possession and enjoyment of the said property the said Himangsu Bose died intestate leaving behind him legal heirs, successors and claimants, surviving his one daughter Smt. Nandini Bandopadhyay, the Vendor no. 8 herein and one son Sri Sourav Basu the Vendor no. 9 herein

AND WHEREAS during possession and enjoyment of the said property the said Pradip Kumar Bose died intestate leaving behind him legal heirs, successors and claimants, surviving his wife Smt. Rajasri Basu, the Vendor no. 12 herein and two sons namely Sri Rajdeep Basu, the Vendor no. 13 herein and Sri Sourya Basu, the Vendor no. 15 herein.

AND WHEREAS the Vendors became the joint absolute owners in respect of the said Schedule "A" and Schedule "B" property according to the Hindu Succession Act, 1956,

AND WHEREAS the Vendors are the lawful owner of the said two fully occupied property (list of the illegal occupier attached herewith) otherwise well and sufficiently, free from all encumbrances be entitled to ALL THAT piece and parcel of Sali land measuring little more or less 16 ¹/₂ Satak equivalent to 10 Cottah of Bastu land in Mouza - Sahapur, J.L. No. 8, C.S. Khatian No. 42, Dag No. 924/1006, P.S. Behala, within the then District 24-Parganas now District 24-Parganas (South) together with all easements, rights, privileges appertaining to the said property, more fully described in the Schedule "A" hereunder AND another Bastu land measuring (one) Bigha 7(seven) Cottah 12 (twelve) Chattrack 2 (two) Sq. It. approx. in Mouza - Sahapur, J.L. No. 4, Touji no. 93/101, C.S. Khatian No. 42, Dag No. 954, 955, 924/1006, 956/1030, 956, 1040, P.S. Behala, with the then District 24-Parganas now District 24-Parganas (South) morefully described in the Schedule "B" hereunder written and offer to sale at a price of Rs. 1,20,00,000/- (Rupees one Crore Twenty lakh) only AND the Purchaser herein accepted the said offer of the Vendors, has agreed to purchase the said Schedule "A and Schedule "B" property at a price of Rs. 1,20,00,000/- (Rupees one Crore Twenty lakh) only being settled which is now the highest marketable rate for the fully occupied property there, which is delineated in RED verge in site plan annexed herewith forming part of the indenture free from all encumbrances lien or charges (except possession).

AND WHEREAS the vendors jointly have represented and assured the purchaser that the said Schedule "A" and Schedule "B" property which are intended to be sold through this instrument is totally free from all encumbrances (except possession) whatsoever and that there is no impediment or bar or any latent or patent defect or title or the vendors therein and that the Schedule "A and Schedule "B" property and no part thereof is subject to any charge lien its appendence attachment like interest trust debuttar requisition acquisition scheme or alignment whatsoever and the purchasers have agreed to jointly purchase the said unit bonafide believing in and acting upon such representations and assurances given by the vendors jointly.



A.D.S.R. Behala

7 MAR 2012

Dist. South 24 Pgs

AND WHEREAS Owners hereby inform and declare that Deed No. 195 for the year 1941 and Deed No. 252 for the year 1939 both registered at Alipore and related to premises no. 4 Rai Bahadur Road and postal address 133, Rai Bahadur Road, Kolkata - 700 034 Ward no 118 appear to be lost and or stolen and or not traceable from 110A/B Shyama Prasad Mukherjee Road, P. S. Kalighat, Kolkata - 700 026. Owner's have lodged a General Diary vide No. 1789 dated 20-02-2012 at the Kalighat Police Station and advertised in the daily news paper namely Ananda Bazar Patrika and The Telegraph on 22nd February 2012. Owner's also unanimously confirm and declare that no sale, mortgage and/ or lease have been made in respect of the afore said properties and the same are free from all encumbrances

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,20,00,000/- (Rupees one Crore Twenty lakh) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof Forever acquit, release and discharge the Purchaser), the Vendors do hereby grant, convey, transfer, assure and assign unto and in favour of the said Purchaser All That piece and parcel of revenue-paying land messuages and hereditaments, as per plan annexed hereunto and specifically described in the Schedule "A" and Schedule "B" hereunder written (hereinafter referred to as the 'said land') together with all yards, courts, areas, trees, cowers, drains, waterways, paths, passages, lights, liberties, privileges, easements, appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto free from all encumbrances (except possession) TO HAVE AND TO HOLD to hereditaments and premises hereby granted and conveyed unto and to the use of the said purchaser, his heirs, executors, administrators and assigns for ever AND the said Vendors do hereby for themselves their heirs, executors, administrators or assigns covenant with the said purchaser and declare that they are seized and possessed or and has not in any way encumbered or charged or caused to be encumbered or charged properly to be conveyed by this DEED OF CONVEYANCE and that the purchaser, their heirs, executors, administrators and assigns shall and may at all times peaceably and quietly possess and enjoy the said hereditaments and premises and receive rents and profits thereof without interruption claim or demand whatsoever from or by the said Vendors or any person or persons lawfully or equitably claiming from under on in trust for them And. That the said Vendors shall and will and for all times to come at the request and cost of the said purchaser their heirs executors administrators or assigns do or execute or cause to be done or executed all such acts deed and things whatsoever for further and more perfectly assuring the title of the purchaser to the said hereditaments and premises any part thereof And the vendors further covenant that if it transpire that the property hereby conveyed by the Vendors is not free from all encumbrances (except possession) as hereinbefore stated by them the vendors their heirs executors administrators and assigns will be civilly and originally liable to the purchaser, its heirs, executors, administrators and assigns and will be bound to make good any loss sustained by him or them.



A.D.S.R. Behala
7 MAR 2012
Dist. South 24 Pgs

SCHEDULE "A" ABOVE REFERRED TO :

(Property hereby sold)

ALL THAT piece and parcel of fully occupied property measuring about 16 ½ Satak equivalent to 10 Cottah or Bastu land with structure (corrugated shed) a little more or less in Mouza - Sahapur, J.L. No. 8, C.S. Khatian No. 42, Dag No. 924/1006, P.S. Behala, within the then District 24-Parganas now District 24-Parganas (South) being Municipal Premises No. 4, Roy Bahadur Road, and Postal address 133, Roy Banadur Road, P. S. Behala Kolkata - 700 034, (Zone James Long Sarani to Buroshibatala) Under Kolkata Municipal Corporation (S.S. Unit) within Ward no. 118, being Assessee No. 41-118-10-0004-5 together with easements rights, privileges appertaining to the said property and delineated with RED verge in the map or plan annexed which is part of this deed butted and bounded by :

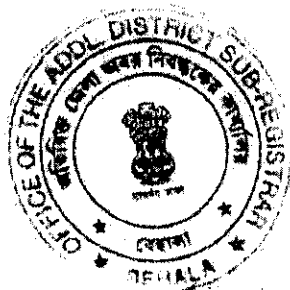
ON THE NORTH : By Land of Gopi Krishna Das
 ON THE SOUTH : By Rai Bahadur Road * (As per Mother Deed)
 ON THE EAST : By Land of Akshay Kumar Das
 ON THE WEST : 15' wide private road of Gopi Krishna Das

SCHEDULE "B" ABOVE REFERRED TO :

(Property hereby sold)

ALL THAT piece and parcel of fully occupied property Bastu land with structure (corrugated shed) measuring about 1 (one) Bigha 7 (seven) Cotta 12 (twelve) Chittacks 2 (two) Sq. ft. a little more or less in Mouza - Sahapur, J.L. No. 4, Touji no, 93/101, C.S. Khatian No. 42, Dag No. 954, 955, 924/1006, 956/1030, 956, 1040, P.S. Behala, within the then District 24-Parganas now District 24-Parganas (South) being Municipal Premises No. 4, Roy Bahadur Road, and Postal address 133, Roy Banadur Road, P. S. Behala Kolkata - 700 034, (Zone James Long Sarani to Buroshibatala) Under Kolkata Municipal Corporation (S.S. Unit) within Ward no. 118, being Assessee No. 41-118-10-0004-5 together with easements rights, privileges appertaining to the said property and delineated with RED verge in the map or plan annexed which is part of this deed, butted and bounded by :

ON THE NORTH : By brick built house of Thakmani Dasi and land of Seller
 ON THE SOUTH : By Rai Bahadur Road * (As per Mother Deed)
 ON THE EAST : By Land of Kumar Manmatha Mitra
 ON THE WEST : By Land of the Seller



A.D.S.R. Behala

7 MAR 2012

Dist. South 24 Pgs

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED
By the said VENDORS at Kolkata
In the presence of :

Nupur Mitra
SMT. NUPUR MITRA

Rajat Kumar Basu
RAJAT KUMAR BASU

Kalyan Kumar Basu
KALYAN KUMAR BASU

Utpal Kumar Basu
UTPAL KUMAR BASU

Rajni Basu
SMT. RAJASRI BASU,
(Self & Constituted Attorney of
Rajdeep Basu and Sourya Basu)
For minor son Sourya
Basu, Mother as
De Facto Guardian
Chhanda Roy
SMT CHHANDA ROY

SIGNED, SEALED & DELIVERED
By the said PURCHASER at Kolkata
In the presence of :

WITNESS

1. *Santosh Chakraborty*
117, Rai Bahadur Road, KOL-74
2. *Ratan Hossain*
Flat 2A, Topaz Apartment
15/1, Kalyanagar, Calcutta, 700034.

Roma Bose
SMT. ROMA BOSE
(Self & Constituted Attorney of Jhumur Ghosh)

Nirmal Kumar Bose
NIRMAL KUMAR BOSE

Debjiban Basu
DEBJIBAN BASU

Nandini Bandopadhyay
SMT. NANDINI BANDOPADHYAY
(Self and constituted Attorney of
Sourav Basu)

Diptish Kumar Basu
DIPTISH KUMAR BASU

Partha Basu
PARTHA BASU

Alok Kumar Bose
ALOK KUMAR BOSE

Krishna Builders and Developers Pvt. Ltd.
Deepak Badiyani
DEEPAK BADIYANI Director

Drafted by me :
Sajal Kumar Das

Sajal Kumar Das, Advocate, High Court at Calcutta



A.D.S.R. Behala
7 MAR 2012
Dist. South 24 Pgs

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh Only) being the total consideration for the same of the said land with structure/building more fully described in the SCHEDULE 'A & B' hereto situated at Municipal Premises No. 4, Roy Bahadur Road, and Postal address 133, Roy Banadur Road, P. S. Behala Kolkata - 700 034, Under Kolkata Municipal Corporation (S.S. Unit) within Ward no. 118, being Assessee No. 41-118-10-0004-5 more fully described in SCHEDULE "A & B" hereto in the following manner:-

Name	DD No.	Date	Amount
1. Nirmal Kumar Bose	317371	06-03-12	8,00,000.00
2. Rajat Kumar Bose	317370	06-03-12	8,00,000.00
3. Debjiban Bose	253395	27-02-12	8,00,000.00
4. Kalyan Kr. Bose	317369	06-03-12	8,00,000.00
5. Nandini Bandhyopadhyay	317368	06-03-12	4,00,000.00
6. Sourav Basu	317367	06-03-12	4,00,000.00
7. Utpal Kr. Basu	317366	06-03-12	6,66,666.67
8. Diptish Kr. Basu	317365	06-03-12	6,66,666.67
9. Rajasri Basu	253397	27-02-12	2,22,222.22
10. Rajdeep Basu	253396	27-02-12	2,22,222.22
11. Sourya Basu	317364	06-03-12	2,22,222.22
12. Aloke Kr. Bose	317380	07-03-12	10,00,000.00
13. Chhanda Roy	317373	06-03-12	10,00,000.00
14. Partha Basu	317372	06-03-12	20,00,000.00
15. Roma Bose	317363	06-03-12	6,66,666.67
16. Nupur Mitra	317362	06-03-12	6,66,666.67
17. Jhumur Ghosh	316361	06-03-12	6,66,666.66

Total Rs. 1,20,00,000.00

(Rupees One Crore Twenty Lakh Only)

WITNESSES :

1. Sarek Nath Das Debjiban Bose
23/7A Tallypore Rd
Kolkata - 76
Roma Bose
Nupur Mitra
2. Jyoti Das
(YOGESH VADERA)
32B, Dhirendranath Chatterjee Road
KOLKATA-700025.

Nirmal Kumar Bose
SIGNATURE OF THE VENDORS

Rajat Kumar Bose
Aloke Kumar Bose

Sourav Basu

Rajani Basu

Chhanda Roy

Diptish Kumar Basu

Kalyan Kumar Basu

Rajat Kumar Basu

Nandini Bandhyopadhyay



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(List of occupier)

Sl No	Name of the organisation	Occupiers as well as owner's name of the organisation
1.	Tarama Gararage	Mrs. Anjana Sharma and Mr. Amal Sharma
2.	F. P. S. 3073	Mrs. Nandini Bandhopadhyaya
3.	Arabind Steel	Mr. Arbind Kumar Gupta
4.	Sachin Jaiswal	Mr. Sachin Jaiswal
5.	Radiant Digital Studio	Mrs. Joysree Hore
6.	Radiant Computer Institute	Mr. Ratan Hore
7.	Rabin Jaiswal	Mr. Rabin jaiswal
8.	Kanal Roy	Mr. Kanal Roy
9.	Pran Krishna Das	Mr. Pran Krishna Das
10.	Swapan Bhounick (Xerox)	Mr. Swapan Bhounick
11.	Arun Roy (Tea Stall)	Mr. Arun Kumar Roy
12.	New Woman's Beauty Parlour	Mr. Samar Chowdhury
13.	Debnath Enterprise	Mr. Narayan Chandra Debnath
14.	Nilo Enteteprise	Mr. Goutam Debnath
15.	New Homio House	Mr. Sumit Kanti Biswas
16.	Shyamal Ghosh	Mr. Shyamal Ghosh
17.	Shibani Pal	Mrs. Shibani pal
18.	Mukesh Mehta	Mr. Mukesh Mehta
19.	Satish Shaw	Mr. Satish Shaw
20.	Gourab Aircon	Mr. Manas Parida
21.	Laxmi Cooling Service	Mr. Manas Parida
22.	Nanda Lal Roy	Mr. Nanda Lal Roy
23.	Santlal Roy	Mr. Santlal Roy
24.	Quality Steel Make	Mrs. Banalata Das
25.	M/s. Crown Security & Services	Mr. Tapan Chatterjee
26.	Radiant	Mr. Ratan Hore
27.	Mr. Kulwant Singh/Jaswant Singh/Avideep Singh	Mr. Kulwant Singh/Jaswant Singh/Avideep Singh
28.	World Paints & Allied Products India	Mr. N Das & Mrs.
29.	Maruti Paints.	Mr. Kamal Das
30.	Rajisa	Mrs. Shyamali Ghosal
31.	Golpatan Pies	Mr. Goutam Mondal & Mr. Avip Mondal
32.	L. H. Engineering Co.	Mr. Sombosh Chakrabarty



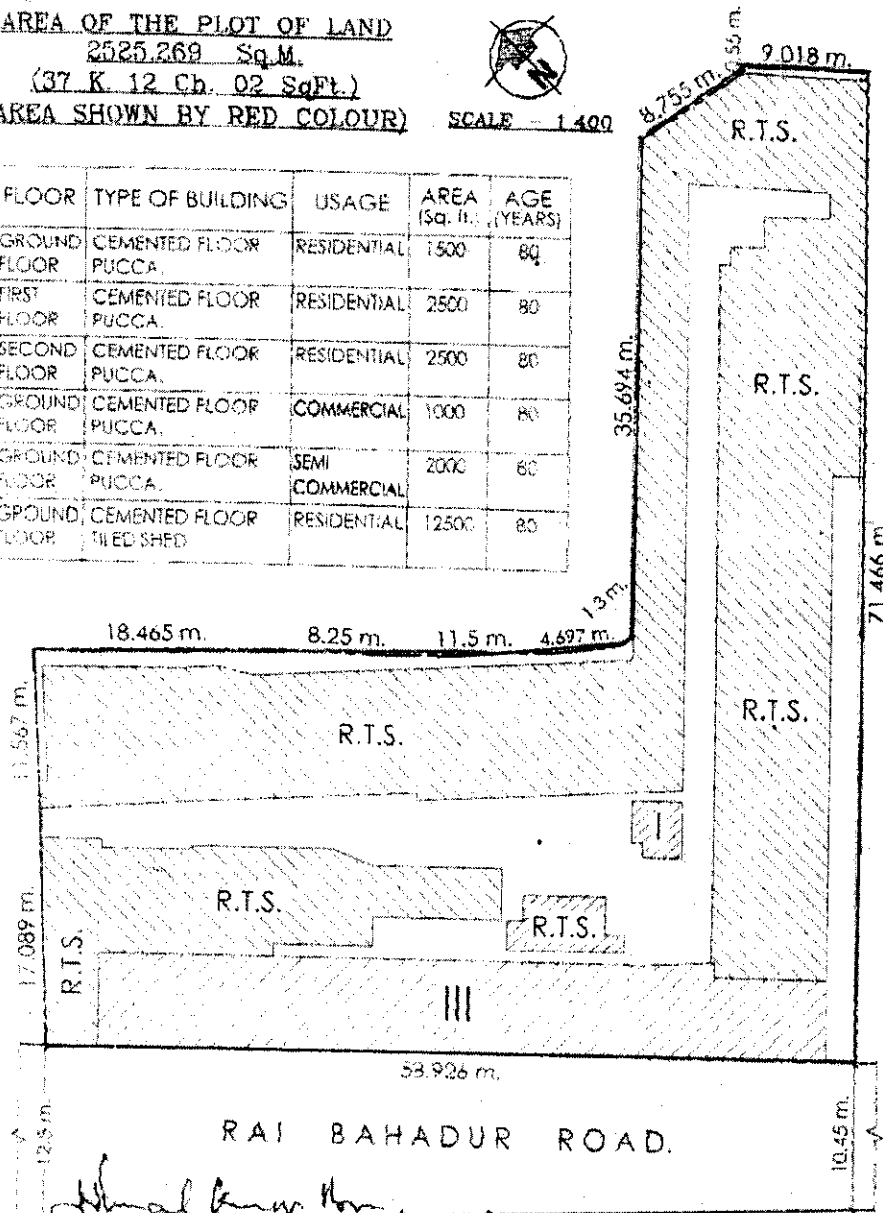
A.D.S.R. Behala
7 MAR 2012
Dist. South 24 Pgs

SITE PLAN
FOR THE PREMISES NO.-4, RAI BAHADUR ROAD,
POSTAL ADDRESS-133, RAI BAHADUR ROAD,
P.S.-BEHALA, WARD NO.-118, BOROUGH-XIII,
KOLKATA-700034.

AREA OF THE PLOT OF LAND
 2525.269 Sq.M.
 (37 K. 12 Ch. 02 Sq.Ft.)
 (AREA SHOWN BY RED COLOUR)

SCALE - 1:400

FLOOR	TYPE OF BUILDING	USAGE	AREA (Sq. Ft.)	AGE (YEARS)
GROUND FLOOR	CEMENTED FLOOR PUCCA.	RESIDENTIAL	1500	80
FIRST FLOOR	CEMENTED FLOOR PUCCA.	RESIDENTIAL	2500	80
SECOND FLOOR	CEMENTED FLOOR PUCCA.	RESIDENTIAL	2500	80
GROUND FLOOR	CEMENTED FLOOR PUCCA.	COMMERCIAL	1000	80
GROUND FLOOR	CEMENTED FLOOR PUCCA.	SEMI COMMERCIAL	2000	80
GROUND FLOOR	CEMENTED FLOOR TILED SHED	RESIDENTIAL	12500	80



Signature of Owner:
 Alake Kumar Bose, Rajat Kumar Bose, Manjini Bandopadhyay, Rajani Ban, Roma Bose, Supriya Mukherjee, Chandra Ray, Dipak Kumar Bose, Kalyan Kumar Bose
 SIGNATURE OF OWNER'S

Signature of Developer:
 Krishna Builders and Developers Pvt. Ltd.
 Director
 SIGNATURE OF DEVELOPER



A.D.S.R. Behala

7 MAR 2012

Dist. South 24 Pgs

SPECIMEN FORM FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANTS
/ AND / PURCHASERS PRESENTANT



Rona B. B. B.



Rupen B. B. B.



Enkhaid B. B. B.



Handwritten signature

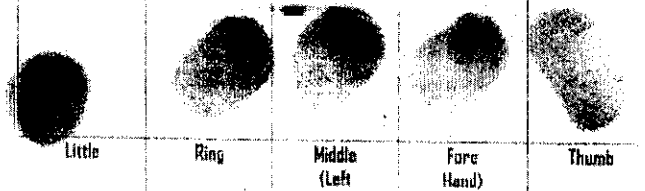
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Thumb	Fore	Middle (Right)	Ring Hand)	Little
Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little
Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little
Little	Ring	Middle (Left)	Fore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



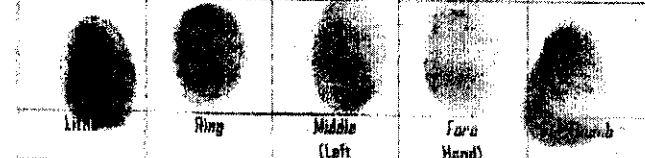
A.D.S.R. Behala
7 MAR 2012
Dist. South 24 Pgs

SPECIMEN FORM FOR TEN FINGER PRINTS

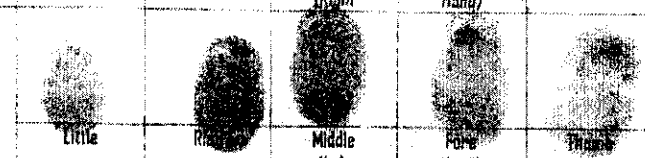
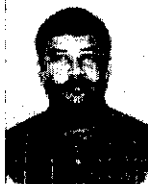
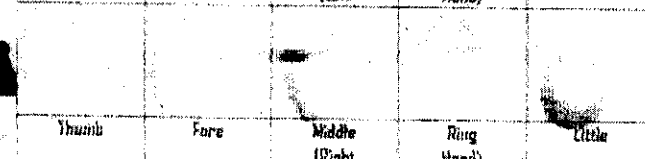
**SIGNATURE OF THE EXECUTANTS
AND / PURCHASERS PRESENTANT**



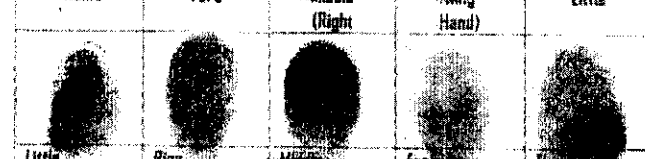
Rajat Kumar Bera



Rajat Kumar Bera



Rajat Kumar Bera



Rajat Kumar Bera






































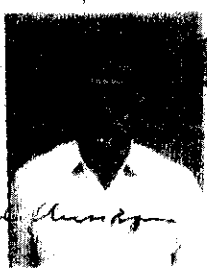










A.D.S.R. Behala

7 MAR 2012

Dist. South 24 Pgs

SPECIMEN FORM FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANTS
/ AND / PURCHASERS PRESENTANT

 <i>Wahid Ali Khan</i>					
					
 <i>Khan Ali Khan</i>					
					
 <i>Abul Kader Baze</i>					
					
 <i>Muhammad Ali Khan</i>					
					



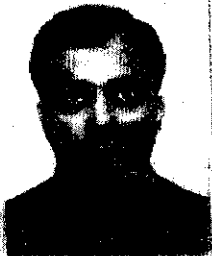
A.D.S.R. Behala

7 MAR 2012

Dist. South 24 Pgs

SPECIMEN FORM FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANTS
/ AND / PURCHASERS PRESENTANT



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A.D.S.R. Behala
7 MAR 2012
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