

पश्चिम बंगाल WEST BENGAL

E 362724

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

Sub-Registrar
District 24 Parganas, Allpore,
Register U/S 1 (3) of
Registration Act 1908
= 1 AUG 2011

DEED OF CONVEYANCE

THIS INDENTURE made on this 29th day of July, 2011 (Two Thousand and Eleven) at Kolkata

BETWEEN

1212-1000/-

10 MAY 2011

No. _____
Name: Bhatter Infrastructure Pvt. Ltd.
Address: Bishop Uron, Ro. Kal-20,
Vendor: Quebankar...


Serial 24 Parganas

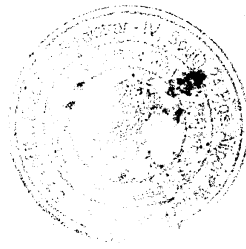


Meghna Bhatter

 1992 ✓

Meghna Bhatter

-  1994
Bam chandra



Identified by me.

Rajit Azhikay
Advocate -


Nipura Judges Court
Kolkata - 700027.

✓
Stamp of the Government of West Bengal, Parganas, with the word 'STAMP' in the center.
28 JUL 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 5265 to 5279
being No 05898 for the year 2011.




(Dulal Chandra Saha) 02-August-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 05898 of 2011
(Serial No. 05625 of 2011)

On

Payment of Fees:

On 29/07/2011

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

Presented for registration at 19.11 hrs on :29/07/2011, at the Private residence by Megna Bhatte
 ,Claimant.

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

Execution is admitted on 29/07/2011 by

1. Barun Chanda, son of Lt. Ashutosh Chanda , 108b Mahatma Gandhi Rd. , , Thana:-Thakurpukur,
 District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700082 , By Caste Hindu, By
 Profession : Business

2. Megna Bhatte
 Director, Bhatte Infrastructure Pvt Ltd, 14/1 Paul Mansion 6 Bishop Lefroy Rd, Thana:-Bhawanipore,
 District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
 , By Profession : ----

Identified By Rajit Adhikary, son of . , Alipore Judges Court, District:-South 24-Parganas, WEST
 BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV

On 01/08/2011

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

Rs. 26428/-, on 01/08/2011

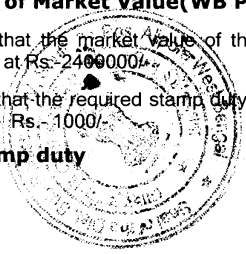
(Under Article : A(1) = 26389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/08/2011)

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.- 2400000/-

Certified that the required stamp duty of this document is Rs.- 120010 /- and the Stamp duty paid as:
 Impresive Rs.- 1000/-

Deficit stamp duty



(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV
 Endorsement Page 1 of 2

01/08/2011 18:09:00



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 05898 of 2011
(Serial No. 05625 of 2011)

Deficit stamp duty Rs. 119020/- is paid, by the draft number 566365, Draft Date 28/07/2011, Bank Name State Bank of India, TOLLYGUNGE, received on 01/08/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

01/08/2011 18:09:00

EndorsementPage 2 of 2

SRI BARUN CHANDA son of late Ashutosh Chanda, by faith Hindu, by occupation Business, residing at 108 B, Mahatma Gandhi Road, P.S. Thakupukur, Kolkata - 700082 hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his and each of his respective heirs executors, administrators, representatives, successors, nominees and assigns) of the **FIRST PART**.

AND

BHATTER INFRASTRUCTURE PVT. LTD., a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office at 14/1, Paul Mansion, 6, 1st floor, Bishop Lefroy Road, P.S. Bhawanipore, Kolkata - 700 020 represented by its Director Mrs. Megna Bhattar wife of Mr. Anubav Bhattar 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 its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one Bande Ali Molla was the absolute Owner, seized and possessed of or otherwise well and sufficiently entitled to all that the piece and parcel of agricultural land having Rayati Dakhali Sattya measuring about 35 satak (decimal), pertaining to Dag No. 281 under Khatian No.195 and 35 satak (decimal), pertaining to Dag No. 282 under Khatian No.191, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south).

AND WHEREAS while seized and possessed of the schedule land the said Bande Ali Molla out of his natural love and affection had gifted and transferred the said entire land measuring about 35 satak (decimal), pertaining to Dag No. 281 under Khatian No.195 and 35 satak (decimal), pertaining to Dag No. 282 under Khatian No.191, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) in favour of his five sons namely Kamaluddin Molla, Firoz Ali Molla, Faroz Ali molla, Giyasuddin

Molla and Jamaluddin Molla by virtue of a Deed of Gift dated 1st October, 1974 registered in the Sub Registrar Office at Bishnupur and recorded in Book No. I, Volume No. 151, Pages 33 to 35, Being No. 12641, for the year 1974.

AND WHEREAS by virtue thereof the said Kamaluddin Molla son of Bande Ali Molla thus became the absolute owner and was seized and possessed of or otherwise well and sufficiently entitled to all that the piece and parcel of agricultural land having Rayati Dakhali Sattya measuring about 8 satak (decimal), pertaining to Dag No. 281 under Khatian No.195 and 8 satak (decimal), pertaining to Dag No. 282 under Khatian No.191, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) morefully and particularly described in the schedule written hereunder and hereinafter referred to as 'the said property'.

AND WHEREAS the said Kamaluddin Molla duly mutated his name at Present Halka Operation pertaining to L.R. Khatian No. 317, corresponding to Dag No. 281 & 282 under R.S. Khatian No.191 & 195 respectively, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No. 92 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south)

AND WHEREAS while seized and possessed of the schedule land, the said Kamaluddin Molla had sold and transferred the entire schedule property being the agricultural land measuring about measuring about 8 satak (decimal), pertaining to Dag No. 281 under Khatian No.195 and 8 satak (decimal), pertaining to Dag No. 282 under Khatian No.191, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) in favour of the present owner namely Mr. Barun Chanda for a valuable consideration, by virtue of a Deed of Conveyance registered in the office of the District Sub Registrar IV at Alipore and recorded in Book No. I, Volume No. 30, Pages from 803 to 814, Being No. 8692 for the year 2010.

AND WHEREAS the said Mr. Barun Chanda, the owner herein, thus seized and possessed of or otherwise well and sufficiently entitled to the said property morefully and particularly described in the schedule written hereunder without any interference or interruptions in any manner or nature whatsoever free from all encumbrances.

AND WHEREAS the said agricultural (Sali) land is free from all encumbrances, charges, liens, lispendences, mortgage and / or any other nature whatsoever and have no acquisition or requisition or any other legal proceedings both civil and criminal under the jurisdiction of the Learned Court or elsewhere and no one else had or have right, title and interest, claim or demand save and except the owner herein and also still seized and possessed of the said land.

AND WHEREAS the said Mr. Barun Chanda, the vendor herein came in contact with the purchaser Company herein and expressed its desire to sell out the entire agricultural (Sali) land measuring about measuring about 8 satak (decimal), pertaining to Dag No. 281 under Khatian No.195 and 8 satak (decimal), pertaining to Dag No. 282 under Khatian No.191, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) morefully and particularly described in the SCHEDULE written hereunder and hereinafter referred to as 'The said property' and subsequently the purchaser Company has also agreed and expressed its readiness to purchase the said property at a valuable consideration.

AND WHEREAS the purchaser Company has agreed to purchase and the vendor has agreed to sell the said property as described in the schedule written hereunder at the agreed consideration of Rs.4,84,848/- (Rupees four lakhs eighty four thousand eight hundred forty eight) only as specifically mentioned in the Memo of Consideration written hereunder.

NOW THIS INDENTURE WITNESSETH as under :

That in pursuance of the said agreement and in consideration of the said sum of Rs.4,84,848/- (Rupees four lakhs eighty four thousand eight hundred forty eight) only to be true and lawful money of the Union of India in hand to the Vendor herein paid by the Purchaser Company at or before the execution of these presents, the receipt whereof the Vendor does hereby by the receipt hereunder written admitted, acknowledged of the same and hereby acquit, release and forever discharge the Purchaser Company as well as ALL THAT piece and parcel of agricultural land measuring about 8 satak (decimal), pertaining to Dag No. 281 under Khatian No.195 and 8 satak (decimal), pertaining to Dag No. 282 under Khatian No.191, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) more fully and particularly described in the schedule written hereunder and hereafter called and referred to as the "said Property" the Vendor does hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser Company free from all encumbrances all that the schedule land drains, water, water courses, water supply, electricity and sewer line and other pipe lines etc. and other rights, liberties, easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever of Vendor's in the said property free from all encumbrances to hold the same absolutely and forever, comprising under Mouza - Bhasa, Police Station Bishnupur, now recorded in Dag No. 281 & 282 under Khatian No.195 & 191 respectively in the District of 24 Parganas (South) more fully and particularly mentioned and described in the schedule written hereunder and hereinafter referred to as the said property or HOWSOEVER OTHERWISE the said property now is or are at any time heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished together with all and singular erections, fixtures and fittings, sewers, drains, paths, passages, lights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as part and parcel of number thereof or appurtenant thereto with

their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents, issues, profits of and from the said property in entirety hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Vendor or in and upon the said property to be used by the Purchaser Company for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended so to be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the said property or any part thereof concerning the said property at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the Vendor **TO HAVE AND TO HOLD** the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the purchaser Company absolutely and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever and the Vendor does hereby covenant with the purchaser Company that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Vendor made, done, executed, occasioned or suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person(s) lawfully or equitably claiming or to claim from under or in trust for the owners the right and privileges and that free and clear and freely and clearly and absolutely acquitted, exonerated or discharged or otherwise by the Vendor well and sufficiently saved and kept harmless and indemnified of from and against all and manner of former or other estates encumbrances, claims, demands, charges, liens, lispensidensis, debts and attachments, whatsoever and made done

executed occasioned or suffered by the Vendor or any person or to claim from under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, executed, discharged, or otherwise by the Vendor well and sufficiently saved and kept harmless and indemnified or otherwise estates, right, title, lease, mortgage, charges, trusts, wakf, debuttar, attachments, executions, lispendensis, claim, demand and encumbrances, whatsoever made done occasioned or suffered by the Vendor or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Vendor further that the Vendor and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said property hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser Company do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser Company in the manner aforesaid shall or may be reasonably required AND that the Purchaser Company hereby covenants that the purchaser company will and shall maintain the said property and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Vendor or in trust for the Vendor into and upon the adjoining area of land belonging to the Vendor other than the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser Company for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as aforesaid the Vendor has now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and that the purchaser Company shall and may from time to time and at all times hereafter peaceably and quietly hold,

use, possess and enjoy the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and to receive the rents, issuance and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or of the said property and that the purchaser company upon mutation in respect thereof will pay the rates and taxes relating to the said property.

SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT the piece and parcel of agricultural (Sali) land measuring about 16 (8 satak (decimal), comprising in Dag No. 281 under Khatian No.195 and 8 satak (decimal), comprising in Dag No. 282 under Khatian No.191) pertaining to L.R. Khatian No. 317, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) together with the common right of user of the road measuring about 12 ft' within the jurisdiction of District Sub Registrar – IV at Alipore and Sub Registrar office at Bishnupur within the ambit of Paschim Bishnupur Gram Panchayat Area, together with drains, water, water supply, water course, electricity, sewerage lines and other rights and liberties easements, appendages, appurtenances and estate right, title and interest, property claim whatsoever

R.S. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Area
281	195	317	8 Dec.
282	191	317	8 Dec.

IN WITNESS WHEREOF the vendor hereunto set, sealed and subscribed his hands and seals in this Deed of Conveyance on this day , month and year above first written .

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :

WITNESSES:

1. *Sopesh Mukherjee*
86 C Topsia Road
Kolkata 46.

2. *Tapan dey*
F/21- Dr. H. K. e. Lane
PO- Belur Math- DT. Howr
P.S. Bally

Barni Chandra

VENDOR

rafted by

R. Adhikary
Rajit Adhikary
Advocate

Bhatter Infrastructure Pvt. L.

Meghna Bhatter

Director
PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the withinnamed purchaser by the withinnamed vendor the within mentioned sum of Rs.4,84,848/- (Rupees four lakhs eighty four thousand eight hundred forty eight) only being the full consideration money paid on account of sale under these presents in the manner following :-

By A/c payee cheque no. 000050 dt. 28.07.2011

on H DFC Bank, Stephen House : Rs. 4,22,624/-

By cash : Rs. 62,224/-

TOTAL : Rs. 4,84,848/-

(Rupees four lakhs eighty four thousand eight hundred forty eight) only

WITNESSES :

1. Satydev Nathargia

2. Tapandey

Barnu chand
VENDOR

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PHOTO	left hand					
	right hand					


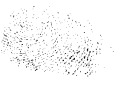









Name

Signature

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PHOTO	left hand					
	right hand					












Name

Signature

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

Name Barnu Chandra

Signature B. Chandra

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

Name

Signature Meghna Bhatia