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

District Sub-Register-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 15th day of December, 2017 (Two Thousand And Seventeen)

15 DEC 2017

BETWEEN

- 1) **SUBHRA SARKAR**, [PAN: FZWPS0832L] wife of Late Anukul Chandra Sarkar, aged about- 53 years, occupation- housewife,
- 2) **PRIYANKA SARKAR**, [PAN: FGSPS0976J] daughter of Late Anukul Chandra Sarkar, aged about- 28 years, occupation- Service, and
- 3) **AMITAVA SARKAR**, [PAN: FVTPS7313M] son of Late Anukul Chandra Sarkar, aged about- 24 years, by occupation- Student, all by faith- Hindu, all by Nationality- Indian, all resident of 79/2, Bose Pukur Road, Post Office & Police Station- Kasba, Kolkata- 700 042, District- 24 Parganas (South), all jointly and collectively hereinafter

15/12/17
1.56
0/1686511/17
MW = 122 62087/-

called and referred to as the "**VENDORS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives, successor-in-interest and/or permitted assigns) of the **FIRST PART**;

A N D

1) **DR. ANAMITRA SARKAR**, [PAN: EJDPS4851K] son of Late Samarendra Nath Sarkar, aged about- 59 years, occupation- Doctor, presently residing at Melbourne, Australia, represented by his Constituted Attorney- DR. PUSHPITA SAHU, [PAN: AJJPS2537E] wife of Dr. Molay Prakash Sahu, aged about- 71 years, by occupation- Doctor, residing at 66C, South End Park, Post Office- Sarat Bose Road, Police Station- Lake, Kolkata- 700 029, authorized and empowered in terms of the registered Power of Attorney, dated 19th April, 2004, registered at the Office of the Additional District Sub-Registrar at Alipore, 24 Parganas (South), and recorded in Book No. IV, Volume No. 9, Pages: 91 to 100, Being No. 00271, for the Year-2004, and 2) **DR. PUSHPITA SAHU**, [PAN: AJJPS2537E] wife of Dr. Molay Prakash Sahu, aged about 71 years, by occupation- Doctor, residing at 66C, South End Park, Post Office- Sarat Bose Road, Police Station- Lake, Kolkata- 700 029, both jointly and collectively hereinafter called and referred to as the "**CONFIRMING PARTIES**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives, successors and/or permitted assigns) of the **SECOND PART**;

A N D

1) **KS PROMOTERS PRIVATE LIMITED**, [PAN: AAECK2915K] a company incorporated within the meaning of the Companies Act,

1956, presently governed under the Companies Act, 2013, having its registered office at 'Aangan Building', Fifth Floor, 28A, Garcha First Lane, Post Office- Ballygunge, Police Station- Gariahat, Kolkata- 700 019, represented by its Directors- 1) MR. RAJ KUMAR AGARWAL, [PAN: ADLPA4132D], son of Mr. Kailash Nath Agarwal, and 2) MR. HARSH PARASRAMPURIA, [PAN: AMNPP2666C] son of Late Bhagwati Prasad Parasrampuriah, and **2) SMT. SHWETA PARASRAMPURIA**, [PAN: AHQPA5045E], wife of Sri Harsh Parasrampuriah, by faith-Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 22B, Garcha First Lane, Post Office- Ballygunge, Police Station- Gariahat, Kolkata- 700 019, both jointly and collectively hereinafter called and referred to the "**PURCHASERS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, successor-in-interest and/or permitted assigns) of the **THIRD PART**;

WHEREAS :

- A. One Sukur Haji Saheb, was the absolute owner of Sali land measuring at about 3.37 Acres, comprised within Khatian No. 797, under Khatian No. 30, C.S. Dag No. 4268, in Mouja- Kasba, J.L. No. 13, R.S. No. 233, Police Station- Sadar Tollygunge, Kasba, District- 24 Parganas. Upon the demise of Sukur Haji Saheb, his successors namely- Abdul Wahab Munshi alias Munshi Adul Hossain and Mussamat Johara Bibi, jointly sold, transferred and conveyed the said property by the dint of a registered Bengali Saaf Kobala, dated 14th September, 1959, unto and in favour of Shibdas Bhattacharjee, son of Late Debendra Chandra Bhattacharjee, against valuable consideration mentioned therein;

undertake not to ever raise, institute or proceed with any legal proceedings before any court of law, to stake or raise any claim, right or demand, either against the 'Purchasers' and/or over the 'Said Premises' or any part or portion thereof, in any manner;

SCHEDULE

referred to as the '**SAID PREMISES**'

ALL THAT piece and parcel of land, measuring at about 04 (Four) Cottahs 13 (Thirteen) Chittak and 06 (Six) Sq. Ft., be the same little more or less, lying situate and comprised being portion of R. S. Dag No. 4268, C. S. Khatian No. 30, R. S. Khatian No. 797, J. L. No. 13, R.S. No. 233, Pargana- Kalikata, Touzi No. 145, Mouza- Kasba, **TOGETHER WITH 300 Sq. Ft. of Tin Shed**, presently lying and situate at being The Kolkata Municipal Corporation Premises No. 1044/1, Purbachal Road, Post Office- Haltu, Police Station- Garfa (previously- Kasba), Kolkata- 700 078, District- 24 Parganas (South), assessed under KMC Assessee No. 311061711665, AND as per Annexed MAP the area marked and delineated with RED, and butted and bounded in the following manner:-

On the North by : Premises No. 21/12A/1, Purbachal Canal South Road;

On the South by : Premises No. 754, Purbachal Road;

On the East by : Premises No. 752, Purbachal Canal South Road;

On the West by : 10 Ft. wide Common Passage and thereafter by Purbachal Canal South Road, Premises No. 21/12B, Purbachal Canal South Road, and 21/13, Purbachal Canal South Road;

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

**SIGNED AND DELIVERED BY
THE VENDORS AT
KOLKATA IN THE
PRESENCE OF :**

1. Mology Prakash Sahu
66/C South End Park
Kolkata 700029
2. Satyajit Sarkar
Radhanagar
Sanganur kol - 150

Subhra Sarkar
(SUBHRA SARKAR)

Priyanka Sarkar
(PRIYANKA SARKAR)

Amitava Sarkar
(AMITAVA SARKAR)

Pushpita Sarkar
as Constituted Attorney
of Anamitra Sarkar

**SIGNED AND DELIVERED BY
THE CONFIRMING PARTIES
AT KOLKATA IN THE
PRESENCE OF :**

1. Mology Prakash Sahu
66/
2. Satyajit Sarkar

**SIGNED AND DELIVERED BY
THE PURCHASERS AT
KOLKATA IN THE
PRESENCE OF :**

1. Mology Prakash Sahu
2. Satyajit Sarkar

K S PROMOTERS.PVT. LTD.

Raj Kumar Aggarwal,

DIRECTOR

K S PROMOTERS.PVT. LTD.

Harsh Parashampuria,

DIRECTOR
Shweta Parashampuria.

Drafted by:

Saikat Biswas

Saikat Biswas

Advocate

High Court at Calcutta.

WB-2047/2002.