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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is 342797
to registration, the signature sheets and
the endorsement sheets attached with
this document are part of this document

Handwritten scribble: $\frac{11338/4}{142}$

Stamp: **Sub-Registrar IV**
Block 84 Parganas, Alipore.
Registrar U/S F (3) of
Registration Act 1908
8 JUL 2011

DEED OF CONVEYANCE

THIS INDENTURE made on this 8th day of July, 2011 (Two
Thousand and Eleven) at Kolkata

BETWEEN

10 MAY 2011

1000/-

No. 1009 Rs. Date
Name: Bhatia Infrastructure Pvt. Ltd.
Address: Bishop Lohan Rd., Kurla-20
Vendor: S. Subhanakar Das
All India Chhattri
South 24 Parganas




South 24 Registrar-1
South 24 Parganas, Allpara.
Register UP 1 (2) of
Registration Act 1908
= 8 JUL 2011

Identified by me
Rajit Achary
Advocate
Alipore Judge's Court
Vol. 27.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 3180 to 3193
being No 05178 for the year 2011.




(Dulal Chandra Saha) 11-July-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- 05178 of 2011
(Serial No. 05005 of 2011)

On -

Payment of Fees:

On 08/07/2011

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 11578/-, on 08/07/2011

(Under Article : A(1) = 11539/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 08/07/2011)

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.-1050000/-

Certified that the required stamp duty of this document is Rs.- 52510 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 51510/- is paid, by the draft number 028008, Draft Date 08/07/2011, Bank Name State Bank of India, Alipore, received on 08/07/2011

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

Presented for registration at 13.42 hrs on :08/07/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Nityanand Mondal ,Executant.

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

Execution is admitted on 08/07/2011 by

1. Nityanand Mondal, son of Lt. Roop Chand Mondal , Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Rajit Adhikary, son of . . , Alipore Judge 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



(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

08/07/2011 17:09:00



EndorsementPage 1 of 1

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 05005 / 2011, Deed No. (Book - I , 05178/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Nityanand Mondal	<i>Nityananda mondal</i> 8/7/11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nityanand Mondal Address -Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 08/07/2011	 LTI 08/07/2011	<i>Nityananda mondal</i>

Name of Identifier of above Person(s)

Rajit Adhikary
 Alipore Judge Court, District:-South 24-Parganas,
 WEST BENGAL, India, P.O. :- Pin :-700027

Signature of Identifier with Date

Rajit Adhikary 8/7/11



SRI NITYANAND MONDAL son of late Roop Chand Mondal, by faith Hindu, by occupation Cultivation, residing at Vill. Bhasa, P.S. Bishnupur, Dist. 24 Parganas (South) 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 Bhatler wife of Mr. Anubav Bhatler 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 Sambhunath Ganguly 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 91.5 Decimal pertaining to Dag No. formerly 341, 354, 236, 342 now 349, 363, 241, 350 respectively under Khatian No. 47/2, 47 & 292, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganas (south).

AND WHEREAS the said Sambhunath Ganguly who was a Hindu and governed by the 'Dayabhaga' or school of Hindu Law died intestate, wife being predeceased, leaving him behind his sons Sri Upendranath Ganguly, Sri Anil Ganguly, Sri Bhupendra Ganguly, Sri Nripendranath Ganguly and only daughter Smt. Sabitri Ganguly as his legal heirs and successors who subsequently became the absolute joint owners each having 1/5th share in the said property within the meaning of Hindu succession Act and thereafter the said legal heirs and successors of Sambhunath Ganguly duly mutated their names at Present Halka Operation

pertaining to L.R. Khatian No. 255, 23, 882, 1275/1, 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 by a Deed of Bengali kobala dated 20th September, 1996 registered in the office of Addl. District Sub registrar at Bishnupur and recorded in Book No. 1, Being No. 2866 for the year 1996, the said Sri Upendranath Ganguly, Sri Anil Ganguly, Sri Bhupendra Ganguly and Smt. Sabitri Ganguly mentioned therein as vendors sold and transferred their respective shares in the said land in favour of the present owners Sachidanand Mondal and Nityanand Mondal, mentioned therein as purchasers.

AND WHEREAS by virtue thereof the said Sachidanand Mondal and Nityanand Mondal became the absolute joint owners, 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 27.2 Decimal pertaining to Dag No. formerly 341 now 349 and 6 Decimal pertaining to Dag No. formerly 354 now 363 under Khatian No. 47/2 and 9.6 Decimal pertaining to Dag No. formerly 236 now 241 under Khatian No.47 and 30.4 Decimal pertaining to Dag No. formerly 342 now 350 under Khatian No.292, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south)

AND WHEREAS thereafter the said Sachidanand Mondal duly mutated his name in the Record of Right in respect of land measuring about 5 decimal pertaining to Dag No. 241 and 13 decimal pertaining to Dag No. 349 and 15 decimal pertaining to dag No. 350 and 3 decimal pertaining to Dag No. 363 comprising under Khatian No. 2325 and the said Nityanand Mondal duly mutated his name in the Record of Right in respect of land measuring about 5 decimal pertaining to Dag No. 241 and 14 decimal pertaining to Dag No. 349 and 16 decimal pertaining to dag No. 350 and 2 decimal pertaining to Dag No. 363 comprising under Khatian No. 2326, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south).

AND WHEREAS the said agricultural (Sali) lands are 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 owners herein.

AND WHEREAS the said Mr. Nityanand Mondal, 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 7 decimal (5 decimal pertaining to Dag No. formerly 236 now 241 under Khatian No. 47 and 2 decimal pertaining to Dag No. formerly 354 now 363 under Khatian No. 47/2) under L.R. Khatian No. 2326, 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.2,12,121/- (Rupees two lakhs twelve thousand one hundred twenty one) 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.2,12,121/- (Rupees two lakhs twelve thousand one hundred twenty one) 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 7 decimal (5 decimal pertaining to Dag No. formerly 236 now 241 under Khatian No. 47 and 2 decimal pertaining to Dag No. formerly 354 now 363 under Khatian No. 47/2) under L.R. Khatian No. 2326, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganas (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. 241 & 363 under Khatian No.2326 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, lispensis, 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, lispensis, 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 7 decimal (5 decimal pertaining to Dag No. formerly 236, ^(R.S.) now 241, ^(L.R.) under Khatian No. 47 and 2 decimal pertaining to Dag No. formerly 354, ^(R.S.) now 363, ^(L.R.) under Khatian No. 47/2) under L.R. Khatian No. 2326, 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 of the vendor

Nityamanda Mondal

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. *Nityamanda Mondal*
86/C Topsia Road, Kolkata-700046.

2. *Nityamanda Mondal*
87/5-28 No 24 5th Fl - 5th Fl

VENDOR

Drafted by

Rajit Adhikary

Rajit Adhikary
Advocate

MEMO OF CONSIDERATION

RECEIVED from the withinnamed purchaser by the withinnamed vendor the within mentioned sum of Rs.2,12,121/- (Rupees two lakhs twelve thousand one hundred twenty one) only being the full consideration money paid on account of sale under these presents in the manner following :-

By Account payee Cheque No. 000027 dt. 07-07-2011 drawn on HDFC Bank, Stephen House Branch	:	Rs.2,00,000/-
By Cash	:	Rs.12,121/-
TOTAL	:	Rs.2,12,121/-

(Rupees two lakhs twelve thousand one hundred twenty one) only

WITNESSES :

1. *Anphali Raj Budhan*

2. *CONTRACTOR W/M P.S.R.*

Nityemondamandal

VENDOR

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












Name

Signature

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











Name

Signature

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

Name

Signature Nityananda Mondal

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

Name

Signature Meghna Bhatter