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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 492767

The endorsements shown attached to this document are the part of the document

[Handwritten Signature]
 Joint Mag. and Registrar,
 District Court, South 24 Pgs.

01 DEC 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 25th day of November,
 2011 (Two Thousand and Eleven)

BETWEEN

[Handwritten notes and signatures]
 40 8/11/11 - 53

24 NOV 2011

7180

1000/-

No. Rs. Date

Name *Bhatter Infrastructure Pvt. Ltd.*

Address *6, Bishop Lane, West-20*

Vendor Sri. *Subhanwar Das*

Alipur Collectory

24 Parganas (South)



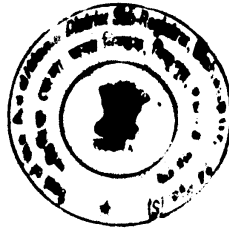
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Nageswar Malla

S/o. Late Hakim Malla

Vill. Bhasa 14 No

S.O. + P.S. Bishnupur

DIST 24 PGS (S)

ADSR. BISHNUPUR

SOUTH 24 PARGANAS

25 NOV 2011

LAKSHMAN CHANDRA SARDAR son of Late Sashi Bhusan Sardar, by occupation Hindu, bu occupation Cultivation, residing at Vill. Bhasa, P.O. & P.S. Bishnupur, District : 24-Parganas (S) 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 :

1. At all material times the said Lakshman Chandra Sardar, the owner herein, is the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to all that the piece or parcel of agricultural Land having rayati dakhali sattya measuring about 50.50 Decimal (16.5 Decimal comprising in R.S. Dag No. 225 under R.S. Khatian No. 601 pertaining to L.R. Khatian No. 591 and 8 Decimal comprising in R.S. Dag No. 233 corresponding to L.R. Dag No. 238 and 10 Decimal comprising in R.S. Dag No. 287 corresponding to L.R. Dag No. 292 and 2 Decimal comprising in R.S. Dag No. 269 corresponding to L.R. Dag No. 274 and 5 Decimal comprising in R.S. Dag No. 298 corresponding to L.R. Dag No. 304 and 5 Decimal comprising in R.S. Dag No. 226 corresponding to L.R. Dag No. 231 and 4 Decimal comprising in R.S. Dag No. 213 corresponding to L.R. Dag No. 216 under L.R. Khatian No. 1141), J.L. No. 20 under Mouza Bhasa, P.S. Bishnupur, District: 24-Parganas(S) without any interference or interruptions in any manner or nature whatsoever free from all encumbrances.

2. The said Lakshman Chandra Sardar duly mutated his name at Present Halka Operation in respect of the said lands pertaining to L.R. Khatian No. 873, 1141 & 591, corresponding to L.R. Dag mentioned hereinabove, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No. 92 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south).

3. The said agricultural (Sali) land is free from all encumbrances, charges, liens, lispendences, mortgage and / or any other nature whatsoever and has no acquisition or requisition or any other legal proceedings under either civil or criminal law of the land.

4. The said Lakhsman Chandra Sadar, the vendor herein, having declared its intention to sell the said lands came in contact with the purchaser Company herein who had also expressed its desire and readiness to purchase the said entire land at a valuable consideration and subsequently the purchaser has agreed to purchase and the vendor has agreed to sell the said entire land measuring about 50.50 decimal comprising in R.S. Dag No. 233, 213, 287, 269, 226, 298 & 225 under L.R. Khatian No. 1141, 873 & 591, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No. 92 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganas (south) at the following agreed consideration.

R.S. DAG	L.R.DAG	AREA	VALUE
233	238	8 DECIMAL	Rs.2,78,788/-
213	216	4 DECIMAL	Rs.1,39,396/-
287	292	10 DECIMAL	Rs.3,48,484/-
269	274	2 DECIMAL	Rs.69,700/-
226	231	5 DECIMAL	Rs.1,74,240/-
298	304	5 DECIMAL	Rs.1,74,240/-
225	-	6.5 DECIMAL	Rs.5,75,000/-
		TOTAL	Rs.17,59,848/-

5. In pursuance of the said agreement the parties herein have decided to execute and register the said lands by virtue of different Deeds of Conveyance and the purchaser has subsequently called upon the vendor herein to execute and grant this conveyance in favour of the purchaser in respect of an area of land measuring about 8 decimal comprising in R.S. Dag No. 233, under R.S. Khatian No. 426, pertaining to L.R. Khatian No. 1141, corresponding to L.R. Dag No. 238, and 4 decimal comprising in R.S. Dag No. 213, under L.R. Khatian No. 1141, corresponding to L.R. Dag No. 216, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No. 92 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganas (south) morefully and particularly described in the Schedule written hereunder and hereinafter referred to as "the said property" total valued at Rs.4,18,184/- (Rupees four lakhs eighteen thousand one hundred eighty four) only.

NOW THIS INDENTURE WITNESSETH as under :

That in pursuance of the said agreement and in consideration of the said sum of Rs.4,18,184/- (Rupees four lakhs eighteen thousand one hundred eighty four) 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 decimal comprising in R.S. Dag No. 233, under R.S. Khatian No. 426, pertaining to L.R. Khatian No. 1141, corresponding to L.R. Dag No. 238, and 4 decimal comprising in R.S. Dag No. 213, under L.R. Khatian No. 1141, corresponding to L.R. Dag No. 216, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No. 92 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 R.S. Dag No. 233 & 213 under L.R. Khatian No. 1141 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.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :

- a) There are no suits and/or proceedings and/or litigations pending in respect of the land or any part thereof;
- b) The right, title and interest of the vendor in the land is free from all encumbrances and/or alienation whatsoever and the Vendors have a good and marketable title thereto;
- c) The land or any part thereof is at present not affected by any requisition or any acquisition of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor ;

- d) Neither the land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other Public Demand;
- e) There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Vendor from selling and/or transferring the land in entirety to the Purchaser Company and/or the nominee/s of the Purchaser Company free from all encumbrances whatsoever;
- f) There are no charges or encumbrances relating to or on the land or any part thereof;
- g) The vendor is fully and sufficiently entitled and competent to sell the land to the Purchaser;
- h) Upon completion of purchase the Purchaser Company and/or its Transferee/s as the case may be shall acquire a clear and marketable title to the land and each and every part thereof;
- i) The representations and guarantee of the vendor mentioned hereinabove (hereafter collectively called 'the Said Representations') are true and correct;
- j) AND THAT the vendor has not at any time done or executed any deed, document or writing whereby the Subject Property and the Rights and Properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title;
- k) AND THAT the Subject land and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigations, lis pendens, covenants, uses, debuttar, trusts made or suffered by the Vendor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the Vendor ;
- l) AND THAT the Outgoings aforesaid including the rates, taxes, related interest and penalty, if any, in respect of the land upto the date of execution of these presents shall be borne and paid by the Vendor .
- m) The vendor hereby confirms that the vendor has not created any mortgage, liens or any other charge or encumbrance over the Subject Property;
- n) The vendor do hereby accord its consent to the Purchaser for mutation, separation and/or apportionment, amalgamation, etc. of the Subject Property in the Panchayat records, Land Reforms office, and all the records of the government and/or semi-government and/or other statutory body and/or authority;

- o) The vendor hereby confirms that the Subject land is not vested under any act or statute and further confirms that the Subject land or any part or portion thereof has not been declared as non-transferable land by any Government or any body or authority;
- p) AND that on or before execution of these presents, the vendor has delivered physical possession of the land in question;

SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY)

ALL THAT the piece and parcel of agricultural (Sali) land measuring **8 decimal** comprising in R.S. Dag No. **233**, under R.S. Khatian No. 426, pertaining to L.R. Khatian No. 1141, corresponding to L.R. Dag No. 238, and **4 decimal** comprising in R.S. Dag No. **213**, under L.R. Khatian No. 1141, corresponding to L.R. Dag No. 216, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No. 92 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganas (south) 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 all rights and liberties easements, appendages, appurtenances and estate right, title and interest, property claim whatsoever of the vendor and is butted and bounded as follows:-

Dag No. 233

On the north : Land of Dag No.234
On the south : Land of Dag No.226,230,232,225
On the east : Land of Dag No.238
On the west : Land of Dag No.224

Dag No. 213

On the north : Land of Dag No.212, 1067, 336, 337
On the south : Land of Dag No.214
On the east : Land of Dag No.214
On the west : Land of Dag No.338, 214

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. Nazim Ullah
Vill - Bhasa 14 No
P.O. P.S. - Bishnupur -
Dist 24 P.S. (S)

2. Joydeb Mukherjee
8C Topna Road
Kolkata - 700046

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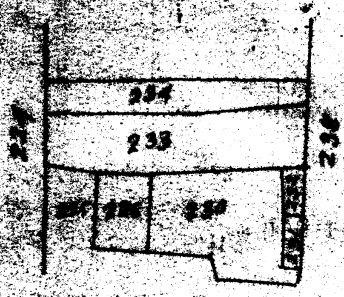
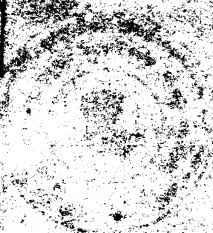
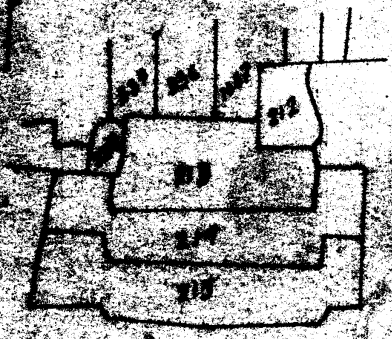
VENDOR

Drafted by



Advocate

SITE PLAN OF DAG NOS: 213 & 233, KHATTAN NO: 1141
 T. NO. 20, R. & NO: 42, TOUZI NO: 14, IN MOUZA-
 BANGA, P.S. BISHNUPUR, DIST. 24 PGS (3)
 BACHINI BISHNUPUR GRAM PANCHAYET
 DAG NO: 213 AREA OF LAND: 4 DECIMAL
 DAG NO: 233 AREA OF LAND: 4 DECIMAL
 TOTAL AREA OF LAND: 8 DECIMAL
 DATE OF YES














BACHINI BISHNUPUR
 BACHINI BISHNUPUR

C.S. Saha

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PHOTO	left hand					
	right hand					


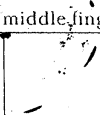
Name

Signature

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	left hand					
	right hand					







Name मोदी राजेश

Signature मोदी राजेश

		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 Meghna Bhatnagar

Director,
Bhatnagar Infrastructure Pvt Ltd.



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

Endorsement For Deed Number : I - 06385 of 2011

(Serial No. 05514 of 2011)

On

Payment of Fees:

On 25/11/2011

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

Presented for registration at 17.30 hrs on :25/11/2011, at the Private residence by Lakshman Chandra Sardar ,Executant.

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

Execution is admitted on 25/11/2011 by

1. Lakshman Chandra Sardar, son of Lt. Sashi Bhushan Sardar , Village:Bhasa, Thana:-Bishnupur, District: South 24 Parganas, WEST BENGAL, India, P.O. :-Bishnupur , By Caste Hindu, By Profession : Cultivation

Identified By Nozrul Molla, son of Lt. Hakim Molla, Village:Bhasa 14 No, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Bishnupur , By Caste: Muslim, By Profession: Others.

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 28/11/2011

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.-1800000/-

Certified that the required stamp duty of this document is Rs.- 90010 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 01/12/2011

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 : 23,5 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. 19796/-, on 01/12/2011

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

01/12/2011 11:53:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 06385 of 2011
(Serial No. 05514 of 2011)

(Under Article : A(1) = 19789/- ,E = 7/- on 01/12/2011)

Deficit stamp duty

Deficit stamp duty Rs. 89010/- is paid 41043625/11/2011 State Bank of India, TOLLYGUNGE, received on 01/12/2011

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

01/12/2011 11:53:00

EndorsementPage 2 of 2

of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 23
Page from 4109 to 4124
being No 06385 for the year 2011.



(Jawed Akhter) 01-December-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal

MEMO OF CONSIDERATION

RECEIVED from the withinnamed purchaser by the withinnamed vendor the within mentioned sum of Rs.4,18,184/- (Rupees four lakhs eighteen thousand one hundred eighty four) only being the full consideration money paid on account of sale under these presents in the manner following :-

By Manager's cheque no. 74209 dt. 24.11.2011
drawn on HDFC Bank Stephen House : Rs.4,00,000/-

By cash : Rs.18,184/-

TOTAL : Rs.4,18,184/-

(Rupees four lakhs eighteen thousand one hundred eighty four) only

WITNESSES :

1. Nagpuh Kalla
vill - Bhosai 14 No
P.O + P.S. - Bisnarpur
Dist 24, P.S. (S)

on 24/11/11

24/11/11

2. Jaydeb Mukherjee
86 C Topsia Road
Kolkata - 700046.

VENDOR