

05619

E-5824/11 (5894)11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 N/C 996/11
 13040/4
 7-a

WEST BENGAL

E 362723

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

Handwritten notes and calculations:
 250.0
 100.0
 350.0
 Total 28/7/11

Stamp: Sub-Registrar-11
 24 Parganas, Alipore
 Inspector U/S 1 (A) of
 Registration Act 1908
 - 1 AUG 2011

DEED OF CONVEYANCE

THIS INDENTURE made on this 27th day of July, 2011 (Two Thousand and Eleven) at Kolkata

BETWEEN

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 5208 to 5221
being No 05894 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 - 05894 of 2011
(Serial No. 05619 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 19.02 hrs on :29/07/2011, at the Private residence by Megna Bhatler ,Claimant.

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

Execution is admitted on 29/07/2011 by

1. Ashok Bose
Director, Desire Agro Resorts Devp Pvt Ltd, P-85 Lake Rd, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 .
, By Profession : ----
2. Megna Bhatler
Director, Bhatler Infrastructur 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 . , Allpore 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. 13228/-, on 01/08/2011

(Under Article: A(4) = 13489/- , 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.-1200000/-

Certified that the required stamp duty of this document is Rs.- 60010 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

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

01/08/2011 18:08:00



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

Endorsement For Deed Number : I - 05894 of 2011
(Serial No. 05619 of 2011)

Deficit stamp duty

Deficit stamp duty Rs. 59020/- is paid, by the draft number 566372, 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
Endorsement Page 2 of 2

01/08/2011 18:08:00

M/S. DESIRE AGRO RESORTS DEVELOPMENT PVT. LTD. a Private Ltd. Company incorporated under the Companies Act 1956, registered office of which is situated at P-85, Lake Road, P.S. Lake, Kolkata 700029 represented by its Director Mr. Ashok Bose son of Late Amiya Kumar Bose, 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 its successors-in-office, executors, administrators, representatives 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 Firoz Ali Molla was 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 4 Decimal pertaining to R.S. Dag No. 231 and 4 Decimal pertaining to R.S. Dag No. 232 under R.S. Khatian No.786, 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 while seized and possessed of the schedule land, the said Firoz Ali Molla had sold and transferred the entire schedule property being the agricultural land measuring about measuring about 4 Decimal pertaining to R.S. Dag No. 231 and 4 Decimal pertaining to R.S. Dag No. 232 under Khatian No.786, 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 M/S. Desire Agro Resorts Development Pvt. Ltd. for a valuable consideration, by virtue of a Deed of Conveyance dated 21.06.2006 registered in the office of the District Sub Registrar IV at Alipore and recorded in Book No. I, Being No. 3632 for the year 2008.

AND WHEREAS the said M/S. Desire Agro Resorts Development Pvt. Ltd., 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, lispences, 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 Company herein and also still seized and possessed of the said land.

AND WHEREAS the said M/S. Desire Agro Resorts Development Pvt. Ltd., 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 4 Decimal pertaining to R.S. Dag No. 231 and 4 Decimal pertaining to R.S. Dag No. 232 under Khatian No.786, 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.2,42,424/- (Rupees two lakh forty two thousand four hundred twenty four) 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.2,42,424/- (Rupees two lakh forty two thousand four hundred twenty four) only to be true and lawful money of the Union of India in hand to the Vendor company herein paid by the Purchaser Company at or before the execution of these presents, the receipt whereof the Vendor company 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 4 Decimal pertaining to R.S. Dag No. 231 and 4 Decimal pertaining to R.S. Dag No. 232 under Khatian No.786, 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 Company 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. 231 & 232 under Khatian No.786 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, lispendensis, 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 Company 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 Company or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Vendor Company further that the Vendor Company 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 Company 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 Company or in trust for the Vendor into and upon the adjoining area of land belonging to the Vendor Company 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 Company 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 Company 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 8 Decimal (4 Decimal pertaining to R.S. Dag No. 231 and 4 Decimal pertaining to R.S. Dag No. 232) under Khatian No.786, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No. 92 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.

Land comprising in Dag No. 231 is butted and bounded as follows :

ON THE NORTH : Land of Dag No. 232
ON THE SOUTH : Land of Dag No. 281
ON THE EAST : Land of Dag No. 238
ON THE WEST : Land of Dag No. 230

Land comprising in Dag No. 232 is butted and bounded as follows :

ON THE NORTH : Land of Dag No.233
ON THE SOUTH : Land of Dag No. 229
ON THE EAST : Land of Dag No. 238
ON THE WEST : Land of Dag No. 230

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

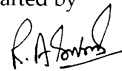
at Kolkata in the presence of :

WITNESSES:

1. Joydeb Mukherjee
86 C Topsia Road
Kolkata - 46.

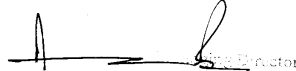
2. Tapas Das
F/21 - Dr. H. K. C. Lane
PO - Belur Math - DT. Howrah
P.S. Bally

Drafted by



Rajit Adhikary
Advocate

Deeprajya Estate Development Pvt. Ltd.



VENDOR

Bhatter Infrastructure Pvt. Ltd.


Director

PURCHASER

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





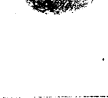






Name

Signature

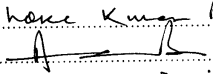
		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

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

Name Ashoke Kumar Ban

Signature 

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

Name

Signature Meghna Bhattar

MEMO OF CONSIDERATION

RECEIVED from the withinnamed purchaser by the withinnamed vendor the within mentioned sum of Rs.2,42,424/- (Rupees two lakh forty two thousand four hundred twenty four) only being the full consideration money paid on account of sale under these presents in the manner following :-

By A/c payee cheque no. 000044 dt. 28.07.2011
drawn on H&FC, Stephen House : Rs.2,42,424

TOTAL : -----
Rs.2,42,424/-

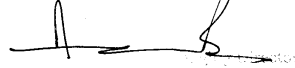
(Rupees two lakh forty two thousand four hundred twenty four) only

WITNESSES :

1. Jayden Mukherjee

2. Tapan day

Desire Agro Resources Development Pvt. Ltd.



VENDOR