

14862

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I-13614

SL NO. 27



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 913071

Certify that the document is admitted to registration. The registrars sheets with this document are attached to this document.

Addl. District Sub-Registrar
Bichannagar, (San Lake City)

1 NOV 2012

DEED OF CONVEYANCE

THIS INDENTURE is made on this 1st day of November, in the year Two Thousand Twelve of the Christian Era.

BETWEEN

NEW TOWN PROJECTS PVT. LTD. a company registered under the companies Act, 1956, having its office at 23A, Netaji Subhas Road, 4th Floor, Room no. 7A, Kolkata - 700001, represented by its director Sri Roshan Lal Singhal, son of Late Chander Bhan Singhal of

To be cont (2)

Roshan Lal Singhal

8606

37/10/12 100/-
 নং 1681
 ডেভার নাম Excella Realtors Ltd. KMD -
 পূ 2 Dharmadon Road KMD-26
 স্থান ডেভার দ্বারা
 বিধান নম্বর (সিটিশিপ নং) এ. ডি. এন. অফিস
 যেটি স্থাপন করা তা
 নাম নং
 যেটি কত টাকা বাকি
 টেকাটী বাবাকলুর ডেভার মিতা দস্ত 300000
 04 SEP 2012

Ajijul Molla.
 S/o. Abdul Hamid Molla.
 Vill P.O - Lawhati
 P.S - Rajarkol
 Dist - 24 Pgs (N)
 KH - 135
 OCC - Business

1st District Sub-Registrar
 alBhannagar. (Salt Lake Circle)
 11 NOV 2012



23A, Netaji Subhas Road, 4th floor, Room No. 7A, Kolkata- 700001, by faith- Hindu, by occupation- Business, by Nationality- Indian, 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 legal heirs, executors, administrators, representatives, Director, office bearers for the time being in force and assigns) of the **FIRST PART**.

- AND -

JAMAL UDDIN MOLLA son of Mozambari Molla, residing at Village & P.O. Lauhati, P.S. Rajarhat, in the District of North 24 Parganas, Kolkata- 700135, West Bengal, by faith- Muslim, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the **SECOND PART**;

- AND -

EXCELLA REALTORS PVT. LTD. (bearing PAN : AACCE 1856B) a Private Limited Company, incorporated under the Provisions of the Companies Act. 1956, having its Registered Office at 2, Dharmadas Row, Rashbihari Avenue, Kolkata- 700026, West Bengal, represented by its Directors (1) **RAJA SAHA** son of Mihir Saha and (2) **DULAL CHANDRA NANDY** son of Late Kalipada Nandy, 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 Directors in office for the time being in-force, office bearers, executors, administrators, representatives and assigns) of the **THIRD PART**;



ADSI, Pithampur, Madhya Pradesh
Pithampur, S. Tal. Lako Circle
- 1 NOV 2014

WHEREAS:

A) One *Khas Mohammad* son of Late Golam Rasul Molla resident of Village & P.O. Lauhati, P.S. Rajarhat, District- North 24 Parganas was the owner and possessor of a plot of Sali land measuring an area of 17 *Satak* be the same a little more or less out of total 19 Satak comprised in *R.S. Dag No. 3884* under *L.R. Khatian No. 2297*, land lying and situated at *Mouza- BISHNUPUR*, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of *Chandpur Gram Panchayat*, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of own L.R. Settlement Record of rights being own *L.R. Khatian No. 2297*, absolutely free from all encumbrances whatsoever.

B) While seized and possessed of the aforesaid plot of land, the said *Khas Mohammad* referred therein as the Vendor sold transferred and conveyed his right title and interest of the aforesaid plot of land measuring an area of 17 *Satak* be the same a little more or less out of total 19 Satak comprised in *R.S. Dag No. 3884* under *L.R. Khatian No. 2297*, land lying and situated at *Mouza- BISHNUPUR*, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of *Chandpur Gram Panchayat*, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas to *JAMAL UDDIN MOLLA* son of Mozambari Molla, residing at Village & P.O. Lauhati, P.S. Rajarhat, in the District of North 24 Parganas, Kolkata- 700135, West Bengal referred therein as the Purchaser, by a registered Deed of Sale registered at District Sub-Registrar -II Barasat North 24 Parganas and recorded in Book No. I, CD Volume No. 7, Pages 13668 to 13680



ADD Bishnupur, West Bengal
Bishnupur, (Salt Lake Circle)
K. J. P. O. 201

Being No.06144 in the year 2008 against valuable consideration mentioned thereon.

C) While seized and possessed of the aforesaid plot of land, the said *Jamal Uddin Molla* referred therein as the Vendor sold transferred and conveyed his right title and interest of the aforesaid plot of land measuring an area of 17 *Satak* be the same a little more or less out of total 19 *Satak* comprised in *R.S. Dag No. 3884* under *L.R. Khatian No. 2297*, land lying and situated at *Mouza- BISHNUPUR*, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of *Chandpur Gram Panchayat*, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas to *NEW TOWN PROJECTS PVT. LTD.* a company registered under the Companies Act, 1956, having its office at 23A, Netaji Subhas Road, 4th floor, Room No. 7A, Kolkata- 700001, represented by its *Director Sri Roshan Lal Singhal* son of Late Chander Bhan Singhal of 23A, Netaji Subhas Road, 4th floor, Room No. 7A, Kolkata- 700001 (*the Vendor herein*) referred therein as the Purchaser, by a registered Deed of Conveyance registered at Addl. District Sub-Registrar Office Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 8, Pages 15702 to 15722, *Being No. 08451* in the year 2009 on 16.09.2009, against valuable consideration mentioned thereon.

D) Since then, the Vendor herein is seized and possessed of the aforesaid plot of Sali land measuring an area of 17 *Satak* be the same a little more or less out of total 19 *Satak* comprised in *R.S. Dag No. 3884* under *L.R. Khatian No. 2297*, land lying and situated at *Mouza- BISHNUPUR*, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of *Chandpur Gram Panchayat*, within the jurisdiction of Rajarhat Police Station, in the District of North 24-



Adit District Sur
Dhannagar. (Sail Lake Case)
1 NOV 2012

Parganas by virtue of above purchased and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in its name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any body in any way as she will think fit and proper.

E) Now due to urgent need of money, the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of Sali land measuring an area of 17 *Satak* be the same a little more or less out of total 19 *Satak* comprised in *R.S. Dag No. 3884* under *L.R. Khatian No. 2297*, lying and situated at *Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126*, at present Touzi No.10, within the local limits of *Chandpur Gram Panchayat*, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, more fully and particularly described in the schedule hereinafter written, at or for the total consideration of *Rs. 10,00,000/- (Rupees ten lacs) only*.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of *Rs. 10,00,000/- (Rupees ten lacs) only* of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** aforesaid plot of Sali land measuring an area of 17 *Satak*

Handwritten mark resembling a large question mark or a hook.



Addl District Sub-Registrar
airdhannagar, (Sail Lake Circle)

1 NOV 2012

be the same a little more or less out of total 19 Satak comprised in *R.S. Dag No. 3884* under *L.R. Khatian No. 2297*, land lying and situated at *Mouza- BISHNUPUR*, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of *Chandpur Gram Panchayat*, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '**THE SAID PLOT OF LAND**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be *TOGETHER WITH* all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity *TO HAVE AND TO HOLD* the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to

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Addl District Salt Commissioner
Jhannagar, (Salt Lake City)
26 NOV 2011

alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or her/its legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or



Addl District Sub Registrar
Murhannager, (Salt Lake City)
- 1 NOV 2014

statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act, 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that she/the company is not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.
9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of any one and the same is not the *DEBATTOR* or *PIROTTOR* property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the



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Addl. District Sub Registrar
Bell Lake Circle, Bangalore
21 NOV 2012

stamp and registration charges incurred by the Purchaser herein and in this deed if any typographical mistake is discovered later, the same will be rectified by the Vendor without any claim, at the cost of the Purchaser.

A N D the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein and the Confirming Party hereby support this transfer/sell unto and in favour of the purchaser without any money.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein).

ALL THAT piece or parcel of a plot of *Sali* land measuring an area of **17 (seventeen) Satak** be the same a little more or less out of total 19 Satak comprised in *R.S. Dag No. 3884* under *L.R. Khatian No. 2297* (in the name of *Khas Mohammad, now deceased*) land lying and situated at *Mouza-BISHNUPUR*, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of *Chandpur Gram Panchayat*, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. Office, Bidhannagar (Salt Lake City), in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the vendor herein sold and conveyed total land measuring **17 Satak** be the same a little more or less together with all easement rights unto and in favour of the Purchaser herein and the said land is butted and bounded as under:-

ON THE NORTH BY : Part of R.S. Dag No. 3884
 ON THE SOUTH BY : R.S. Dag No. 4008 & 4009
 ON THE EAST BY : R.S. Dag No. 3878
 ON THE WEST BY : R.S. Dag No. 3885



ADD. District Sub Registrar,
Dhananagar, (Salt Lake Circle)
- 1 NOV 2010

And for greater clearance *Site Plan* annexed herewith marked by red border which will be treated as a part of this indenture.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hands and seals after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the Vendor at Kolkata in Presence
of:

1. *Ajijul Molla.*

2. *C. C. Divishal*
Girdharilal Singhal
S/o Late Faleh Ch. Singhal
Ge-37, Salt Lake
Kolkata-700106

THE NEW TOWN PROJECTS PRIVATE LIMITED,
Roshanul Karim
Director

SIGNATURE OF THE VENDOR

Tanvir Uddin Molla
SIGNATURE OF THE CONFIRMING PARTY

...



Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)
- 1 NOV 2012

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 10,00,000/- (Rupees ten lacs) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

Draft No.	Dated	Bank	Amount (Rs)
001432	31.10.2012	HDFC Bank, Rajarhat, Kol-135	10,00,000/-

Total Rs. 10,00,000/-

(Rupees ten lacs) only

WITNESSES

1. Ajijul Molla.

2. G. C. Ouehal
Siztharilal Smshol
Ge-37 Salt Lake,
Kolkata - 700106

~~Signature of the Vendor~~
Roshanul Jingly
~~Signature~~

SIGNATURE OF THE VENDOR

Deed prepared by:

Bhola Nath Saha
Amrita, 21/10/2012

Composed by:

(Rahmat Shaikh)
Typists' Association Room
A.D.S.R. Office - Bidhannagar Kolkata-91
Jidder. amrit

GENERAL SECRETARY (REGISTRATION) - 4000 000

SECRETARY

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Addl. District Registrar
Tidhannager, (Salt Lake Circle)

1 NOV 2017

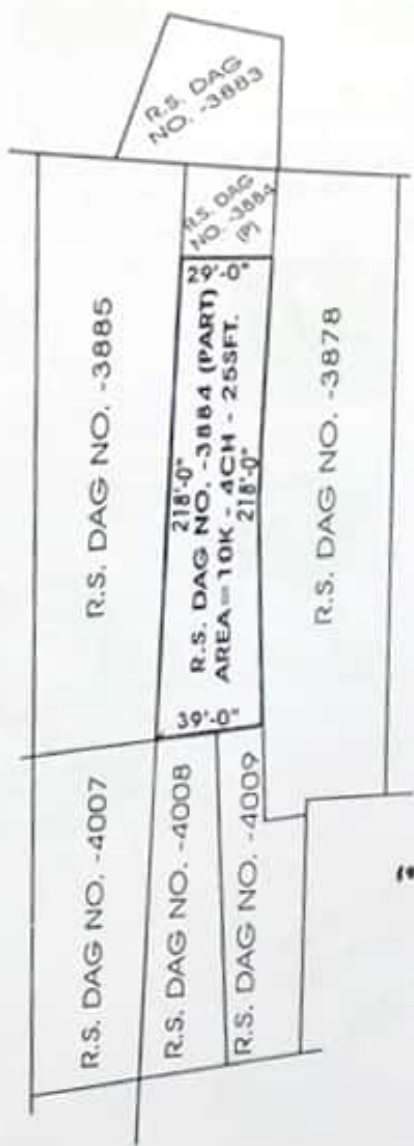


A SITE PLAN PART OF R. S. DAG NO. 3884, L.R. KH. NO.- 2297, AT MOUZA - BISHNUPUR, J. L. NO. - 44, R.S. NO. 126, TOUZI NO. - 10, UNDER CHANDPUR GRAMPANCHAYET, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, SOLD AREA = 17 DEC. (M/L), SHOWN IN RED BORDER.

SCALE: 1" = N.T.S.

VENDOR - NEW TOWN PROJECT PVT. LTD.

VENDEE - EXCELLA REALTORS PVT. LTD.



NEW TOWN PROJECTS PRIVATE LIMITED
Rishay Singh
 Director

P & Colour	REFERENCE	AREA			
		DEC.	K	CH	SFT
	R.S. DAG NO. - 3884 (P)	17.00	10	04	25

Copy from previous
 Sale Deed:
M. Biswas
 M. Biswas
 Surveyer - Rajarhat
 Kol - 135



and District Sub Registrar
Ball Lako Circle

- 1 NOV 2014

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No. 14862 / 2012, Deed No. (Book - I , 13614/2012)
 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Roshan Lal Singhal 23 A, Netaji Subhas Road, 4th Floor, Room No 7 A, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	 01/11/2012	 LTI 01/11/2012	<i>Roshan Lal Singhal</i> 01/11/2012

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Roshan Lal Singhal Address -23 A, Netaji Subhas Road, 4th Floor, Room No 7 A, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 01/11/2012	 LTI 01/11/2012	<i>Roshan Lal Singhal</i> 01/11/2012
2	Jamal Uddin Molla Address -Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Confirming Party	 01/11/2012	 LTI 01/11/2012	<i>Jamal Uddin Molla</i>

Name of Identifier of above Person(s)
 Jamal Uddin Molla
 Address -Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati
 District:-North 24-Parganas, WEST BENGAL, India,
 Pin :-700135

Signature of Identifier with Date
Jamal Uddin Molla
 01.11.12



Addl District Sub-Registrar
 (Debasish Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. BIDHAN NAGAR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 13614 of 2012
(Serial No. 14862 of 2012)

On

Payment of Fees:

On 01/11/2012

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. 26843.00/-, on 01/11/2012

(Under Article : A(1) = 26829/- , E = 14/- on 01/11/2012)

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.-24,39,749/-

Certified that the required stamp duty of this document is Rs.- 122007 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 914498, Draft Date 31/10/2012, Bank Name State Bank of India, Rajarhat Township, received on 01/11/2012
2. Rs. 49000/- is paid, by the draft number 914499, Draft Date 31/10/2012, Bank Name State Bank of India, Rajarhat Township, received on 01/11/2012
3. Rs. 23010/- is paid, by the draft number 914497, Draft Date 31/10/2012, Bank Name State Bank of India, Rajarhat Township, received on 01/11/2012

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

Presented for registration at 13.16 hrs on :01/11/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Roshan Lal Singhal, one of the Executants.

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

Execution is admitted on 01/11/2012 by

1. Roshan Lal Singhal
Director, New Town Projects Pvt Ltd, 23 A, Netaji Subhas Road, 4th Floor, Room.No 7 A, P.O. :-
District:-Kolkata, WEST-BENGAL, India, Pin :-700001.
By Profession : Business



(Debasish Dhar)
ADDITIONAL DISTRICT SRI-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 13614 of 2012
(Serial No. 14862 of 2012)

2. Jamal Uddin Molla, son of Mozambari Molla, Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

Identified By Ajjul Molla, son of Abdul Hamid Molla, Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



• NOV 2017

Addl. District Sub-Registrar
Bidhan Nagar, North 24 Parganas, West Bengal
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 5252 to 5269
Being No 13614 for the year 2012.



X
(Debasish Dhar) 02-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					



Name ...Dulal...Ch...Sanyal.
Signature ...Dulal...Ch...Sanyal.

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					



Name ...Kaia Saha...
Signature ...Kaia Saha...

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					



Name ...ROHAN LAL SINGH...
Signature ...Rohan Lal Singh...
(BY NEW TOWN PRODUCTS PRIVATE LIMITED)

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					



Name ...Fama Uddin Molla...
Signature ...Fama Uddin Molla...



Additional District Sub Registrar
Dindur, District, Lakshadweep

- 1 NOV 2014