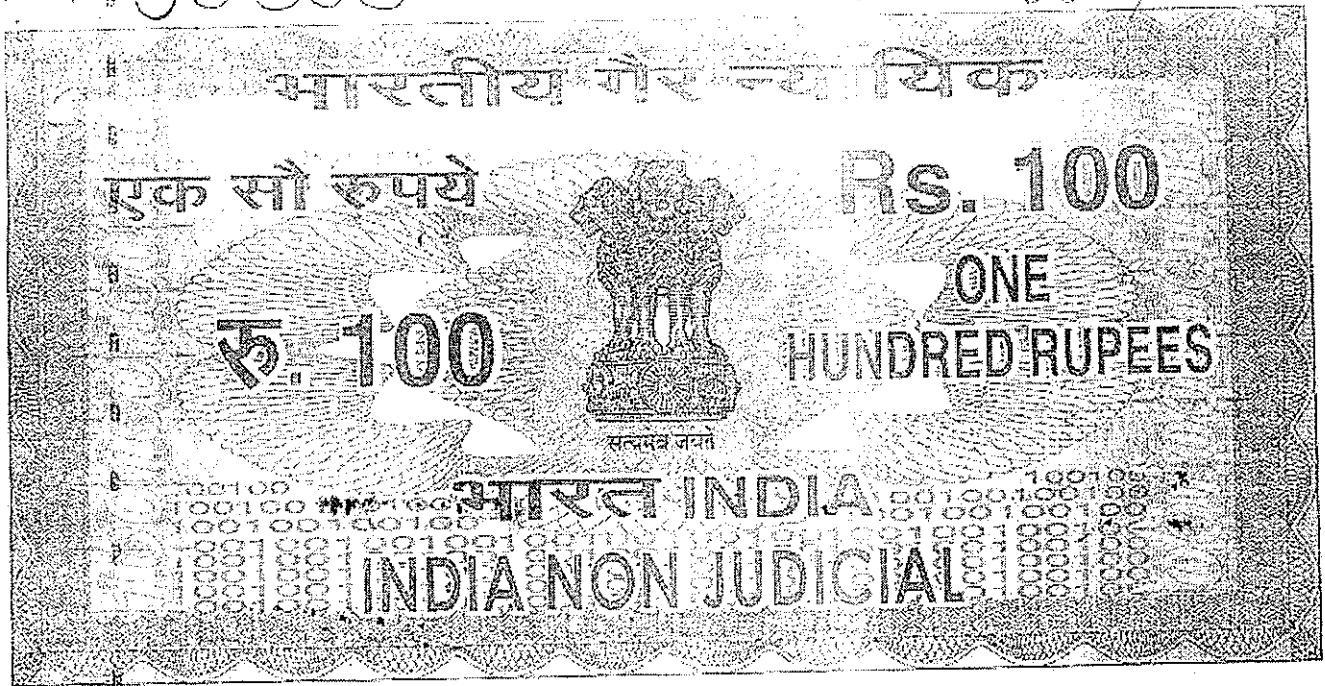


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Mr. 179,39381 /

Rs 10,75383 L

Certified that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

District Sub-Registration  
North 24-Parganas  
Bareilly.

25 AUG 2011

DEED OF CONVEYANCE

1. Date : 25th day of August 2011
2. Place : Kolkata
3. Parties :
  - 3.1 ANIL MONDAL, son of Late Hazari Lal Mondal, by faith - Hindu, by occupation - Business,

Contd.....2

সাল ১০/১১

তাং ১৭-০৮ নং ৭৭৪

PINAKI CHATTOPADHYAY

Advocate

Judge's Court, Barasat

ক্রেতার নাম

সাকিন

মুদ্রা ১০০/- *one hundred only*

ভেড়াবের নাম

ক্রয়দারী অফিস বারাসাত *১২২১১০*

ক্রয়দারী মূল্য

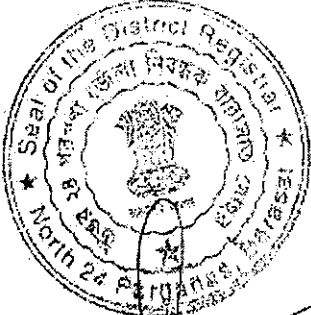
তারিখ

হাটহা এ.ডি.এস.আর অফিস, জেলা-উত্তর ২৪ পরগনা

ভেড়াবের নাম স্বপ্না ঘোষ

01 AUG 2011

Rs 60000



Registrar U/S. 7(2)  
North 24-Parganas  
Barasat

25 AUG 2011

by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

SUDHIR JOARDAR, son of Late Manohar Joardar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

KALIPADA SIKDAR, son of Late Jogendra Sikdar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

SANTOSH BISWAS, son of Late Kalipada Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

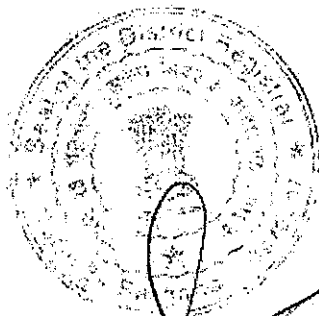
ANATH BAR, son of Late Dwijabar Bar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

RAMESH OJHA, son of Late Manindra Ojha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

MANASA BISWAS, wife of Late Krishna Biswas, daughter of Late Manindra Ojha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

PADMA SAHA, wife of Arun Saha, daughter of Late Manindra Ojha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

NARAYAN KHAN @ NARAYAN CHANDRA KAHN, son of Late Debendra Nath Khan, by faith - Hindu, by occupation - Business, by nationality - Indian,



Registrar U/S. 7(2)  
North 24 Parganas  
West Bengal  
India

25 AUG 2011

residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

JIBAN SAJOYAL, son of Late Gopal Sajoyal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

NIRMAL SARKAR, son of Late Ram Hari Sarkar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

SUSHIL BISWAS @ SUSHIL CHANDRA BISWAS, son of Late Sukumar Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

HRIDAY HALDAR, son of Late Kutiswar Haldar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

PRAFULLA GAIN, son of Late Upendra Nath Gain, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

AMAR ADHIKARI, son of Late Natabar Adhikari, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

DHIREN MONDAL, son of Late Sarat Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

ANJALI ADHIKARI, wife of Late Nirmal Adhikari, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**PRAMILA MAJUMDER**, wife of Late Baneswar Majumder, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**GITA BISWAS**, wife of Late Nirmal Biswas, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**NIVA ROY**, wife of Late Shyamal Roy @ Raju Roy, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**MINATI ROY**, wife of Late Santosh Roy, mother of Late Shyamal Roy @ Raju Roy by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**TARAMANI HALDER**, wife of Late Ram Halder, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**SIMA HALDER**, wife of Shyamal Halder, daughter of Late Ram Halder, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**ASHA MONDAL**, wife of Tapan Mondal, daughter of Late Ram Halder, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**KALPANA SEN**, wife of Satadru Sen, daughter of Late Ram Halder, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

**RAJU HALDER**, son of Late Ram Halder, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sahid Bandhu Nagar, Sajirhat, P.O. Naba Barrackpore, P.S. Ghola, District North 24 Parganas.

All hereinafter jointly and collectively called and referred to as the "**Owners/ Vendors**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns) of the **ONE PART**.

**AND**

3.2 **ADHUNIK REALCON (P) LTD. [PANNO. AAJCA6738R]**, a Private Limited company, constituted under Companies Act 1956, having its office at 58, Bangur Avenue, Block - A, 1st Floor, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK REALPROPERTIES (P) LTD. [PANNO. AAJCA6735C]**, a Private Limited company, constituted under Companies Act 1956, having its office at 246, Bangur Avenue, Block-A, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK LAND-DEVELOPERS (P) LTD. [PANNO. AAJCA6734D]**, a Private Limited company, constituted under Companies Act 1956, having its office at 246, Bangur Avenue, Block-A, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK BUILD-NIKETAN (P) LTD. [PANNO. AAJCA6737A]**, a Private Limited company, constituted under Companies Act 1956, having its office at 180/1, Bangur Avenue, Block-B, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK ENCLAVE (P) LTD. [PANNO. AAJCA6892Q]**, a Private Limited company, constituted under Companies Act 1956, having its office at 58, Bangur Avenue, Block - A, 1st Floor, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK INFRA-ABASAN (P) LTD. [PANNO. AAJCA6893R]**, a Private Limited company, constituted under Companies Act 1956, having its office at 58, Bangur Avenue, Block - A, 1st Floor, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK INFRA-HOME (P) LTD. [PANNO. AAJCA6813E]**, a Private Limited company, constituted under Companies Act 1956, having its office at 180/1, Bangur Avenue, Block-B, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK DEVCON (P) LTD. [PANNO. AAJCA6814C]**, a Private Limited company, constituted under Companies Act 1956, having its office at 58, Bangur Avenue, Block - A, 1st Floor, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK CONCLAVE (P) LTD. [PANNO. AAJCA6899E]**, a Private Limited company, constituted under Companies Act 1956, having its office at 58, Bangur Avenue, Block - A, 1st Floor, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**ADHUNIK BUILD-DEV (P) LTD. [PANNO. AAJCA6801E]**, a Private Limited company, constituted under Companies Act 1956, having its office at P58, Bangur Avenue, Block - A, 1st Floor, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**AASHIYANA INFRA-ABASAN (P) LTD. [PANNO. AAJCA6917C]**, a Private Limited company, constituted under Companies Act 1956, having its office at 180/1, Bangur Avenue, Block-B, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.

**AASHIYANA INFRA-PROPERTIES (P) LTD. [PANNO. AAJCA6900H]**, a Private Limited company, constituted under Companies Act 1956, having its office at 180/1, Bangur Avenue, Block-B, Kolkata - 700 055, represented by its Authorised Signatory, **RAJESH KUMAR GUPTA**, son of Rajendra Prasad Gupta.



**AARON INERA NIRMAN PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**GOLDSHINE REALTY PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**LAMBOKDAR NIKETAN PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**MIDWAY CONSTRUCTION PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**NORTHSTAR PROJECTS PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**NAMAN TOWERS PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**SWARNIM HIRISE PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**SKYTOUCH HOMES PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**SKYLARK ENCALVE PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**RELIANT HIRISE PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**JANHIT DEVELOPERS PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**PERFECT SHELTERS PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

**ELITE INFRA NIRMAN PVT. LTD. [PANNO. APPLIED FOR]**, a Private Limited company, constituted under Companies Act 1956, having its office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, represented by its Director, MAHABIR BANKA, son of Babulal Banka.

All hereinafter jointly and collectively called and referred to as the "**PURCHASERS**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its director in office, executors, administrators, representatives and assigns) of the **OTHER PART**.

Vendors and Purchasers collectively Parties and individually Party.

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-**

4. **Subject Matter of Conveyance :**


4.1 **Said Property : ALL THAT** piece and parcel of land measuring **7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittaaks 39.6 (Thirty Nine point Six) sq.ft.** be the same a little more or less equivalent to **241 decimals**, in :

R.S. Dag No.	Kha. No.	Nature	Area
84	292	Danga	36 deci.
85	292	Danga	59 deci.
86	11	Danga	16 deci.
87	9	Danga	15 deci.
203	292	Sali	09 deci.
204	287	Sali	30 deci.
205	292	Sali	09 deci.
205/778	292	Sali	12 deci.
206	292	Sali	18 deci.
207	9	Sali	14 deci.
208	292	Sali	09 deci.
209	11	Sali	14 deci.

lying and situated at **Mouza - Talbanda, J.L. No, 28, Pargana - Kalikata, P.S. previous Khardah present Ghola, A.D.S.R. O. Barrackpore**, within the local limit of **Bilkanda 1 No. Gram Panchayet**, in the **District North 24 Parganas, West Bengal** morefully described in the Schedule below [**SAID PROPERTY**].

5. **Background, Representations, Warranties and Covenants:**

5.1 **Representations and Warranties Regarding Title :** The Vendors have made the following representation and given the following warranty to the Purchasers regarding title.

5.1.1  **Absolute Ownership of Khanwar Das Jiwani :** One **Khanwar Das Jiwani** purchased a part of the land measuring 241 decimals more or less in R.S. Dag

Nos. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, in Mouza - Talbanda, by the strength of several deeds :

- i) by Deed No. 2129 dated 01.07.1959, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Muche Ali Mondal.
- ii) by Deed No. 1487 dated 02.05.1960, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Muche Ali Mondal.
- iii) by Deed No. 1749 dated 12.05.1964, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Rakibuddin Mondal & Others.

5.1.2 **Demise of Khanwar Das Jiwani :** While in possession the said Khanwar Das Jiwani died intestate leaving behind his two sons, namely Krishnalal Jiwani & Nandalal Jiwani as his heirs and successors in interest in respect of the aforesaid land, left by the said Khanwar Das Jiwani, since deceased.

5.1.3 **Purchased by Krishnalal Jiwani & Nandalal Jiwani :** The said Krishnalal Jiwani & Nandalal Jiwani jointly purchased a part of the land measuring 241 decimals more or less in R.S. Dag Nos. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, in Mouza - Talbanda, by the strength of several deeds :

- i) by Deed No. 2370 dated 12.04.1960, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Rakibuddin Mondal & Others.
- ii) by Deed No. 1048 dated 21.04.1961, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Mujit Ali Mondal.
- iii) by Deed No. 1046 dated 21.04.1961, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Jamaluddin Mondal & Others.
- iv) by Deed No. 2502 dated 04.06.1965, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Rakibuddin Mondal & Others.

- v) by Deed No. 1564 dated 12.04.1965, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Jamaluddin Mondal & Others.
- vi) by Deed No. 1855 dated 30.04.1965, registered in the office of the D.R. Alipore, South 24 Parganas, purchased from Jamaluddin Mondal & Others.

**Absolute Ownership of Krishnalal Jiwani & Nandalal Jiwani:** Thus by way of inheritance and by way of aforesaid purchase the said Krishnalal Jiwani & Nandalal Jiwani became the absolute owners of land measuring 241 decimals more or less 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft. more or less equivalent to 241 decimals more or less in :

R.S. Dag No.	Kha. No.	Nature	Area
84	292	Danga	36 deci.
85	292	Danga	59 deci.
86	11	Danga	16 deci.
87	9	Danga	15 deci.
203	292	Sali	09 deci.
204	287	Sali	30 deci.
205	292	Sali	09 deci.
205/778	292	Sali	12 deci.
206	292	Sali	18 deci.
207	9	Sali	14 deci.
208	292	Sali	09 deci.
209	11	Sali	14 deci.

lying and situated at **Mouza - Talbanda**, J.L. No. 28, Pargana - Kalikata, P.S. previous Khardah present Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas.

**Sale by Krishnalal Jiwani & Nandalal Jiwani to Anil Mondal & Others:**

The said Krishnalal Jiwani & Nandalal Jiwani sold, transferred and conveyed the aforesaid land measuring 7 (Seven) Bighs 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft. more or less equivalent to 241

decimals more or less, in R.S. Dag Nos. 84, 85, 86, 87, 203, 205, 204, 205/778, 206, 207, 208 & 209 under Khatian Nos. 292, 11, 9, & 287, in Mouza Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previous Khardah present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, to one Anil Mondal, Sudhir Joardar, Kalipada Sikdar, Santosh Biswas, Anath Bar, Manindra Ojah, Narayan Khan @ Narayan Chandra Kahn, Jiban Sajoyal, Nirmal Sarkar, Sushil Biswas, Hriday Halder, Prafulla Gain, Amar Adhikari, Dhiren Mondal, Anjali Adhikari, Pramila Majumder, Ram Halder, Nirmal Biswas, Shyamal Roy & Kanai Biswas, by the strength of a registered Deed of Conveyance, registered on 18.06.1996, in the office of the D.R. North 24 Parganas, at Barasat, and recorded in Book No. I, Volume No. 89, Pages 123 to 132, being Deed No. 4929 for the year 1996.

**Absolute Joint Ownership of Anil Mondal & Others :** Thus on the basis of the aforesaid three deeds, the said Anil Mondal, Sudhir Jowardar, Kalipada Sikdar, Santosh Biswas, Anath Bar, Manindra Ojah, Narayan Khan, Jiban Sajoyal, Nirmal Sarkar, Sushil Biswas, Hriday Halder, Prafulla Gain, Amar Adhikari, Dhiren Mondal, Anjali Adhikari, Pramila Majumder, Ram Halder, Nirmal Biswas, Shyamal Roy & Kanai Biswas became the absolute joint owners of land measuring 7 (Seven) Bighs 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft. more or less :

84	292	Danga	36 deci.
85	292	Danga	59 deci.
86	11	Danga	16 deci.
87	9	Danga	15 deci.
203	292	Sali	09 deci.
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206	292	Sali	18 deci.
207	9	Sali	14 deci.
208	292	Sali	09 deci.
209	11	Sali	14 deci.

lying and situated at Mouza - Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previous Khardah present Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda I No. Gram Panchayet, in the District North 24 Parganas.

- 5.1.7 **Demise of Manindra Ojha :** The said Manindra Ojha died intestate on 21.03.2001, leaving behind his only son namely Ramesh Ojha and two married daughters namely Manasa Biswas & Padma Saha as his heirs and successors in interest in respect share of the aforesaid land, left by the said Manindra Ojha, since deceased.
- 5.1.8 **Sale by Kanai Biswas to his Co-owners :** The said Kanai Biswas sold, transferred and conveyed his share out of the aforesaid 7 (Seven) Bighs 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft. be the same a little more or less of land, to Anil Mondal, Sudhir Joardar, Kalipada Sikdar, Santosh Biswas, Anath Bar, Narayan Khan @ Narayan Chandra Kahn, Jiban Sajoyal, Nirmal Sarkar, Sushil Biswas, Hriday Halder, Prafulla Gain, Amar Adhikari, Dhiren Mondal, Anjali Adhikari, Pramila Majumder, Ram Halder, Nirmal Biswas & Shyamal Roy, all his co-sharears and Ramesh Ojha, by the strength of a registered Deed of Conveyance, registered on 14.11.2003, in the office of the A.D.S.R. Barrackpore, North 24 Parganas, and recorded in Book No. 1, Volume No. 217, Pages 55 to 74, being Deed No. 7715 for the year 2003.
- 5.1.9 **Demise of Ram Halder :** The said Ram Halder died intestate on 28.06.2008, leaving behind his wife namely Taramani Halder, only son namely Raju Halder and three married daughters namely Sima Halder, Asha Mondal & Kalpana Sen as his heirs and successors in interest in respect share of the aforesaid land, left by the said Ram Halder, since deceased.
- 5.1.10 **Demise of Shyamal Roy @ Raju Roy :** The said Shyamal Roy @ Raju Roy died on 26.03.2005, intestate leaving behind his wife namely Niva Roy and mother Minati Roy, wife of Late Santosh Roy, as his heirs and successors in interest in respect share of the aforesaid land, left by the said Shyamal Roy @ Raju Roy, since deceased.

- 5.1.11 **Demise of Nirmal Biswas** : The said Nirmal Biswas died intestate on 18.11.2010, leaving behind his wife namely Gita Biswas as his only heir and successor in interest in respect share of the aforesaid land, left by the said Nirmal Biswas, since deceased.
- 5.1.12 **Absolute Ownership of Anil Mondal & Others** : Thus on the basis of the aforesaid facts and circumstances, the said Anil Mondal, Sudhir Joardar, Kalipada Sikdar, Santosh Biswas, Anath Bar, Narayan Khan @ Narayan Chandra Kahn, Jiban Sajoyal, Nirmal Sarkar, Sushil Biswas, Hriday Halder, Prafulla Gain, Amar Adhikari, Dhiren Mondal, Anjali Adhikari, Pramila Majumder, Taramani Halder, Raju Halder, Sima Halder, Asha Mondal, Kalpana Sen, Gita Biswas, Niva Roy, Minati Roy, Ramesh Ojha, Manasa Biswas & Padma Saha became the absolute joint owners of **ALL THAT** piece and parcel of land measuring **7 (Seven) Bighs 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft.** be the same a little more or less, in:

Dag No.	Kha. No.	Nature	Area
84	292	Danga	36 deci.
85	292	Danga	59 deci.
86	11	Danga	16 deci.
87	9	Danga	15 deci.
203	292	Sali	09 deci.
204	287	Sali	30 deci.
205	292	Sali	09 deci.
205/778	292	Sali	12 deci.
206	292	Sali	18 deci.
207	9	Sali	14 deci.
208	292	Sali	09 deci.
209	11	Sali	14 deci.

lying and situated at Mouza - Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previous Khardah present Ghola, A.D.S.R. O. Barrackpore, within the local



limit of Bilkanda I No. Gram Panchayet, in the District North 24 Parganas, West Bengal, morefully described in the Schedule below [SAID PROPERTY].

- 5.1.13 **Desire of Sale by Anil Mondal & Others to the present Purchasers :** The said Anil Mondal, Sudhir Joardar, Kalipada Sikdar, Santosh Biswas, Anath Bar, Narayan Khan @ Narayan Chandra Kahn, Jiban Sajoyal, Nirmal Sarkar, Sushil Biswas, Hriday Halder, Prafulla Gain, Amar Adhikari, Dhiren Mondal, Anjali Adhikari, Pramila Majumder, Taramani Halder, Raju Halder, Sima Halder, Asha Mondal, Kalpana Sen, Gita Biswas, Niva Roy, Minati Roy, Ramesh Ojha, Manasa Biswas & Padma Saha decided to sell the SAID PROPERTY, to the present Purchasers, at a total consideration of Rs. 43,61,025.00 (Rupees Forty Three Lakhs Sixty One Thousand Twenty Five) only.
- 5.1.14 **Acceptance by Purchaser :** The Purchaser herein have accepted the proposal and agreed to purchase the SAID PROPERTY at an agreed consideration of Rs. 43,61,025.00 (Rupees Forty Three Lakhs Sixty One Thousand Twenty Five) only.
- 5.1.15 **Title of the Vendors :** Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendors have become the absolute owners of the Said Property.
- 5.1.16 **True and Correct Representations :** The Vendors are the absolute and undisputed owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Vendors represent, warrant and covenant regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.

- 5.2.2 **No Excess Land :** The Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendors :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Bilkanda I No. Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption :** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding :**
- 6.1 **Agreement to Sell and Purchase :** The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers based on the representation, warranty and covenant mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Vendors.
7. **Transfer :**
- 7.1 **Hereby Made :** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY, demarcated Plan attached herewith and morefully described in the Schedule below free from all encumbrances.
- 7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs. 43,61,025.00 (Rupees Forty Three Lakhs Sixty One Thousand Twenty Five) only paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Memo and Receipt hereunder written admits and acknowledges.
8. **Terms of Transfer :**
- 8.1 **Salient Terms :** The transfer being effected by this Conveyance is :
- 8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

- 8.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendors as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification** : Indemnification by the vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the vendors about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendors and Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the vendors to the purchasers, which the purchasers admit, acknowledge and accept.
- 8.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the vendors hereby indemnify and agrees to keep the purchasers fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession** : The vendors hereby covenant that the purchasers and their heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.
- 8.6 **Indemnity** : The vendors hereby covenants that the vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchasers and their heirs, executors, administrators, representatives and assigns and / or their successors-in-interest, from and against any loss, damage, costs, charges and expenses, which may be suffered by the purchasers and its directors, executors, administrators, representatives and assigns and / or their successors-in-interest by reason of any defect in title of the vendors or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The vendors declare that the purchasers can fully be entitled to mutate its names in all records of the concerned authority including Bilkanda I No. Gram Panchayet and to pay tax or taxes and all other impositions in their own names. The vendors undertake to co-operate with the purchasers in all respect to cause mutation of the Said Property in the name of the purchasers and in this regard shall sign all documents and papers as required by the purchasers.
- 8.8 **Further Acts** : The vendors hereby covenants that the vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the purchasers and / or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**SCHEDULE**  
**(SAID PROPERTY)**  
**(SUBJECT MATTER OF SALE)**

ALL THAT piece and parcel of land measuring 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft. be the same a little more or less equivalent to 241 decimals, in :

R.S. Dag No.	Kha. No.	Nature	Area
84	292	Danga	36 deci.
85	292	Danga	59 deci.
86	11	Danga	16 deci.
87	9	Danga	15 deci.
203	292	Sali	09 deci.
204	287	Sali	30 deci.
205	292	Sali	09 deci.
205/778	292	Sali	12 deci.
206	292	Sali	18 deci.
207	9	Sali	14 deci.
208	292	Sali	09 deci.
209	11	Sali	14 deci.

lying and situated at Mouza - Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previous Khardah, present Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda I. No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated Plan attached herewith, butted and bounded as follows :-

ON THE NORTH	:	R.S. Dag Nos. 774, 88, 777 & 89.
ON THE SOUTH	:	R.S. Dag Nos. 202, 183 & 178 & 12 ft. Wide Panchayet Road.
ON THE EAST	:	12 ft. Wide Panchayet Road & R.S. Dag No. 680.
ON THE WEST	:	R.S. Dag Nos. 211, 210, 83 & 81.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Signature*  
মিঃ - *Signature*  
পিনাকি চট্টোপাধ্যায় (কোঃ)  
কম্বার ৭০০ ৪৫০

2. *Signature*  
- *Signature* - *Signature* - *Signature*  
শান্তি - *Signature*

*Signature*  
*Signature*

*Signature*

Anil Mondal



Sudhir Joardar

*Signature*  
Kalipada Sikdar

*Signature*

Santosh Biswas



Anath Bar

*Signature*  
*Signature*

*Signature*  
Ramesh Ojah

*Signature*  
*Signature*



Manasa Biswas

*Signature*  
Padma Saha

Drafted By :

*Signature*

For Pinaki Chattopadhyay & Associates,  
Solicitor & Advocates,  
Sangita Apartment, Ground Floor,  
Teghoria Main Road,  
Kolkata - 700 059.  
Ph. : 2570 8471.

Composed By :

*Signature*

Paresh Swarnakar,  
14/B, Jessore Road,

Handwritten signature in Bengali script.

Narayan Khan

@ Narayan Chandra Kahn

Handwritten signature and date in Bengali script.



Handwritten signature and date in Bengali script.

Jiban Sajoyal

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Handwritten signature in Bengali script.

Nirmal Sarkar



Handwritten signature and date in Bengali script.

Sushil Biswas

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Hriday Halder

Prabulla Gain

Prafulla Gain

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Amar Adhikari

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Dhiren Mondal

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Anjali Adhikari

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Handwritten signature and date in Bengali script.

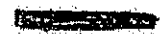
Pramila Majumder



Handwritten signature in Bengali script



Taramani Halder



Handwritten signature in Bengali script

Sima Halder

Handwritten signature in Bengali script

Asha Mondal

Handwritten signature in Bengali script

Kalpana Sen

Handwritten signature in Bengali script

Raju Halder

Handwritten signature in Bengali script

Gita Biswas

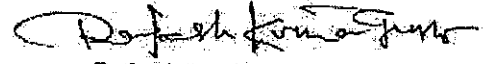
Handwritten signature in Bengali script

Niva Roy

Handwritten signature in Bengali script

Minati Roy

Owners / Vendors



Rajesh Kumar Gupta

Authorised Signatory of

Adhunik Realcon (P) Ltd.,

Adhunik Real Properties (P) Ltd.,

Adhunik Land-Developers (P) Ltd.,

Adhunik Build-Niketan (P) Ltd.,

Adhunik Enclave (P) Ltd.,

Adhunik Infra-Abasan (P) Ltd.,

Adhunik Infra-Home (P) Ltd.,

Adhunik Devcon (P) Ltd.,

Adhunik Conclave (P) Ltd.,

Adhunik Build-Dev (P) Ltd.,

Aashiyana Infra-Abasan (P) Ltd.

& Aashiyana Infra-Properties (P) Ltd.

Mahabir Banka

AH2PB9957H

Mahabir Banka

Director of

Aaron Infra Nirman Pvt. Ltd.,

Goldshine Realty Pvt. Ltd.

Lambokdar Nidetan Pvt. Ltd.,

Midway Construction Pvt. Ltd.,

Northstar Projects Pvt. Ltd.,

Naman Towers Pvt. Ltd.,

Swarnim Hirise Pvt. Ltd.,

Skytouch Homes Pvt. Ltd.,

Skylark Enclave Pvt. Ltd.,

Reliant Hirise Pvt. Ltd.,

Janhit Developers Pvt. Ltd.,

Perfect Shelters Pvt. Ltd.

& Elite Infra Nirman Pvt. Ltd.

Purchasers

MEMO OF CONSIDERATION

Received Rs. 43,61,025.00 (Rupees Forty Three Lakhs Sixty One Thousand Twenty Five) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchasers.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>in the name of</u>	<u>Amount</u>
729801	23.08.11	Allahabad Bank, Mission Row Br.	Anil Mondal	Rs. 49,947/-
729802	23.08.11	Allahabad Bank, Mission Row Br.	Anil Mondal	Rs. 49,947/-
625552	23.08.11	Vijaya Bank, Lake Town Br.	Anil Mondal	Rs. 47,185/-
646451	21.07.11	Vijaya Bank, Lake Town Br.	Anil Mondal	Rs. 36,842/-
729803	23.08.11	Allahabad Bank, Mission Row Br.	Taramani Halder	Rs. 49,947/-
729804	23.08.11	Allahabad Bank, Mission Row Br.	Taramani Halder	Rs. 49,947/-
625729	23.08.11	Vijaya Bank, Lake Town Br.	Taramani Halder	Rs. 47,185/-
646467	21.07.11	Vijaya Bank, Lake Town Br.	Taramani Halder	Rs. 36,842/-
729805	23.08.11	Allahabad Bank, Mission Row Br.	Sudhir Joardar	Rs. 49,947/-
729806	23.08.11	Allahabad Bank, Mission Row Br.	Sudhir Joardar	Rs. 49,947/-
625652	23.08.11	Vijaya Bank, Lake Town Br.	Sudhir Joardar	Rs. 47,185/-
646452	21.07.11	Vijaya Bank, Lake Town Br.	Sudhir Joardar	Rs. 36,842/-

729807	23.08.11	Allahabad Bank, Mission Row Br.	Kalipada Sikdar	Rs. 49,947/-
729808	23.08.11	Allahabad Bank, Mission Row Br.	Kalipada Sikdar	Rs. 49,947/-
625602	23.08.11	Vijaya Bank, Lake Town Br.	Kalipada Sikdar	Rs. 47,185/-
646453	21.07.11	Vijaya Bank, Lake Town Br.	Kalipada Sikdar	Rs. 36,842/-
729809	23.08.11	Allahabad Bank, Mission Row Br.	Santosh Biswas	Rs. 49,947/-
729810	23.08.11	Allahabad Bank, Mission Row Br.	Santosh Biswas	Rs. 49,947/-
625827	23.08.11	Vijaya Bank, Lake Town Br.	Santosh Biswas	Rs. 47,185/-
646454	21.07.11	Vijaya Bank, Lake Town Br.	Santosh Biswas	Rs. 36,842/-
729811	23.08.11	Allahabad Bank, Mission Row Br.	Anath Bar	Rs. 49,947/-
729812	23.08.11	Allahabad Bank, Mission Row Br.	Anath Bar	Rs. 49,947/-
625577	23.08.11	Vijaya Bank, Lake Town Br.	Anath Bar	Rs. 47,185/-
646455	21.07.11	Vijaya Bank, Lake Town Br.	Anath Bar	Rs. 36,842/-
729813	23.08.11	Allahabad Bank, Mission Row Br.	Narayan Khan @ Narayan Ch. Kahn	Rs. 49,947/-
729814	23.08.11	Allahabad Bank, Mission Row Br.	Narayan Khan @ Narayan Ch. Kahn	Rs. 49,947/-
625802	23.08.11	Vijaya Bank, Lake Town Br.	Narayan Khan @ Narayan Ch. Kahn	Rs. 47,185/-

646457	21.07.11	Vijaya Bank, Lake Town Br.	Narayan Khan @ Narayan Ch. Kahn	Rs. 1,36,842/-
729815	23.08.11	Allahabad Bank, Mission Row Br.	Jiban Sajoyal	Rs. 49,947/-
729816	23.08.11	Allahabad Bank, Mission Row Br.	Jiban Sajoyal	Rs. 49,947/-
625727	23.08.11	Vijaya Bank, Lake Town Br.	Jiban Sajoyal	Rs. 47,185/-
646458	21.07.11	Vijaya Bank, Lake Town Br.	Jiban Sajoyal	Rs. 36,842/-
729817	23.08.11	Allahabad Bank, Mission Row Br.	Nirmal Sarkar	Rs. 49,947/-
729818	23.08.11	Allahabad Bank, Mission Row Br.	Nirmal Sarkar	Rs. 49,947/-
625679	23.08.11	Vijaya Bank, Lake Town Br.	Nirmal Sarkar	Rs. 47,185/-
646459	21.07.11	Vijaya Bank, Lake Town Br.	Nirmal Sarkar	Rs. 36,842/-
729819	23.08.11	Allahabad Bank, Mission Row Br.	Hriday Haldar	Rs. 49,947/-
729821	23.08.11	Allahabad Bank, Mission Row Br.	Hriday Haldar	Rs. 49,947/-
625754	23.08.11	Vijaya Bank, Lake Town Br.	Hriday Haldar	Rs. 47,185/-
646461	21.07.11	Vijaya Bank, Lake Town Br.	Hriday Haldar	Rs. 36,842/-
729822	23.08.11	Allahabad Bank, Mission Row Br.	Parfulla Guin	Rs. 49,947/-
729823	23.08.11	Allahabad Bank, Mission Row Br.	Parfulla Guin	Rs. 49,947/-

625777	23.08.11	Vijaya Bank, Lake Town Br.	Prafulla Gain	Rs. 47,185/-
646462	21.07.11	Vijaya Bank, Lake Town Br.	Prafulla Gain	Rs. 36,842/-
729824	23.08.11	Allahabad Bank, Mission Row Br.	Amar Adhikari	Rs. 49,947/-
729825	23.08.11	Allahabad Bank, Mission Row Br.	Amar Adhikari	Rs. 49,947/-
625627	23.08.11	Vijaya Bank, Lake Town Br.	Amar Adhikari	Rs. 47,185/-
646463	21.07.11	Vijaya Bank, Lake Town Br.	Amar Adhikari	Rs. 36,842/-
729826	23.08.11	Allahabad Bank, Mission Row Br.	Dhiren Mondal	Rs. 49,948/-
729827	23.08.11	Allahabad Bank, Mission Row Br.	Dhiren Mondal	Rs. 49,948/-
625554	23.08.11	Vijaya Bank, Lake Town Br.	Dhiren Mondal	Rs. 47,185/-
646464	21.07.11	Vijaya Bank, Lake Town Br.	Dhiren Mondal	Rs. 36,842/-
729828	23.08.11	Allahabad Bank, Mission Row Br.	Niva Roy	Rs. 49,948/-
729829	23.08.11	Allahabad Bank, Mission Row Br.	Niva Roy	Rs. 49,948/-
625579	23.08.11	Vijaya Bank, Lake Town Br.	Niva Roy	Rs. 47,185/-
646469	21.07.11	Vijaya Bank, Lake Town Br.	Niva Roy	Rs. 36,842/-
729830	23.08.11	Allahabad Bank, Mission Row Br.	Ramesh Ojha	Rs. 49,948/-

729832	23.08.11	Allahabad Bank, Mission Row Br.	Ramesh Ojha	Rs. 49,948/-
625702	23.08.11	Vijaya Bank, Lake Town Br.	Ramesh Ojha	Rs. 47,185/-
646456	21.07.11	Vijaya Bank, Lake Town Br.	Ramesh Ojha	Rs. 36,842/-
729833	23.08.11	Allahabad Bank, Mission Row Br.	Sushil Ch. Biswas	Rs. 49,948/-
729834	23.08.11	Allahabad Bank, Mission Row Br.	Sushil Ch. Biswas	Rs. 49,948/-
625829	23.08.11	Vijaya Bank, Lake Town Br.	Sushil Ch. Biswas	Rs. 47,185/-
646460	21.07.11	Vijaya Bank, Lake Town Br.	Sushil Ch. Biswas	Rs. 36,842/-
729835	23.08.11	Allahabad Bank, Mission Row Br.	Anjali Adhikari	Rs. 49,948/-
729836	23.08.11	Allahabad Bank, Mission Row Br.	Anjali Adhikari	Rs. 49,948/-
625654	23.08.11	Vijaya Bank, Lake Town Br.	Anjali Adhikari	Rs. 47,185/-
646465	21.07.11	Vijaya Bank, Lake Town Br.	Anjali Adhikari	Rs. 36,842/-
729837	23.08.11	Allahabad Bank, Mission Row Br.	Pramila Majumder	Rs. 49,948/-
729841	23.08.11	Allahabad Bank, Mission Row Br.	Pramila Majumder	Rs. 49,948/-
625704	23.08.11	Vijaya Bank, Lake Town Br.	Pramila Majumder	Rs. 47,185/-
646466	21.07.11	Vijaya Bank, Lake Town Br.	Pramila Majumder	Rs. 36,842/-

729839	23.08.11	Allahabad Bank, Mission Row Br.	Gita Biswas	Rs. 49,948/-
729840	23.08.11	Allahabad Bank, Mission Row Br.	Gita Biswas	Rs. 49,948/-
625604	23.08.11	Vijaya Bank, Lake Town Br.	Gita Biswas	Rs. 47,185/-
646468	21.07.11	Vijaya Bank, Lake Town Br.	Gita Biswas	Rs. 36,842/-
Cash				Rs. 5,66,512/-

Witnesses :-

1. *Omprakash*

2. *Prasanna*

*Anil Mondal*

Anil Mondal

*Sudhir Jøardar*



Sudhir Jøardar

*Kalipada Sikdar*

Kalipada Sikdar

*Santosh Biswas*

Santosh Biswas



ପିଲାଙ୍କ ସହ ପଢ଼ା  
ପି. ପି. ପଢ଼ା



Anath Bar

ପିଲାଙ୍କ ସହ - ସମସ୍ତ  
ପି. ପି. ପଢ଼ା

ରାମେଶ ଓଜା

Ramesh Ojah



Manasa Biswas

ପଦ୍ମା ସାହା

Padma Saha

ନାରାୟଣ

Narayan Khan

@ Narayan Chandra Kalia

ପିଲାଙ୍କ ସହ  
ପି. ପି. ପଢ଼ା



Jiban Sajoyal

ନିର୍ମଳ ସାର୍କାର

Nirmal Sarkar

Handwritten signature and name in Bengali script.



Handwritten signature and name in Bengali script.

Sushil Biswas

Handwritten signature in Bengali script.

Hriday Halder

Prabulla Gain

Pratulla Gain

Handwritten signature in Bengali script.

Handwritten signature in Bengali script.

Amar Adhikari

Handwritten signature and name in Bengali script.



Handwritten signature and name in Bengali script.

Dhiren Mondal

Handwritten signature in Bengali script.

Anjali Adhikari

Handwritten signature and name in Bengali script.



Handwritten signature and name in Bengali script.

Pramila Majumder

Handwritten signature and name in Bengali script.



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Taramani Halder

[Redacted]

সীমা হালদার

Sima Halder

আশা মন্ডল

Asha Mondal

Kalpana Sen

Kalpana Sen

রাজু হালদার

Raju Halder

গীতা বিস্বাস

Gita Biswas

নিবা রয়

Niva Roy

মিনাতি রয়












Minati Roy

Owners / Vendors

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO



UNDER RULE 44A OF THE LR. ACT 1908  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS:  
R.H. BOX- THUMB TO SMALL PRINTS

35

	LH.					
	RH.					











*Rajesh Kumar Gupta*

ATTESTED:- *Rajesh Kumar Gupta*

	LH.					
	RH.					












*Mahabir Bana*

ATTESTED:- *Mahabir Bana*

	LH.					
	RH.					

*Gopal Singh*

ATTESTED:- *Gopal Singh*

	LH.					
	RH.					












*Gopal Singh*

ATTESTED:- *Gopal Singh*












SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908.  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS












27  
2  
11

 Signature	LH.					
	RH.					












ATTESTED :-  
Signature

 Signature	LH.					
	RH.					

ATTESTED :-  
Signature

 Signature	LH.					
	RH.					

ATTESTED :-  
Signature












 Signature	LH.					
	RH.					


ATTESTED :-  
Signature












SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1968.  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS












2  
37

	LH.					
	RH.					












ATTESTED:  *Handwritten signature in Tamil script*

	LH.					
	RH.					

ATTESTED: *Handwritten signature in Tamil script*

	LH.					
	RH.					

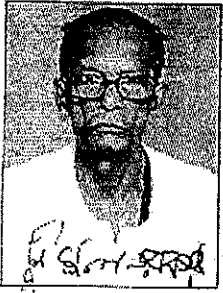
ATTESTED: *Handwritten signature in Tamil script*

	LH.					
	RH.					


ATTESTED: *Handwritten signature in Tamil script*

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO


UNDER RULE 44A OF THE I.R. ACT 1908  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED: *[Handwritten signature]*

	LH.					
	RH.					

ATTESTED: *[Handwritten signature]*

	LH.					
	RH.					

ATTESTED: *[Handwritten signature]*












	LH.					
	RH.					

ATTESTED: *[Handwritten signature]*

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

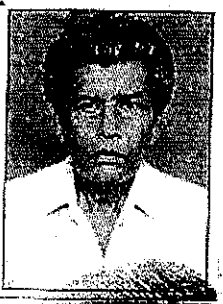










UNDER RULE 44A OF THE I.R. ACT 1908  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

5/29

	LH.					
	RH.					












ATTESTED: *ଅନନ୍ତ ଚାନ୍ଦିଆ*

||

	LH.					
	RH.					












ATTESTED: *ନିତ୍ୟାନନ୍ଦ ନିତ୍ୟାନନ୍ଦ ସାହୁ ଓ ଡଃ: ଚନ୍ଦ୍ରନିଧି ସିଂହ*

||

	LH.					
	RH.					

ATTESTED: *ଅନୁଷ୍ଠାନ ଅଧିକାରୀ*

||

	LH.					
	RH.					

ATTESTED: *ନିତ୍ୟାନନ୍ଦ ନିତ୍ୟାନନ୍ଦ ସାହୁ ଓ ଡଃ: ଚନ୍ଦ୍ରନିଧି ସିଂହ*












||














SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT / SELLER/  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908.  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS












64

	LH.					
	RH.					












ATTESTED: *ਸ੍ਰੀ ਜੀਤਕੜੀ*

	LH.					
	RH.					

ATTESTED: *ਜਿਤਕੜੀ*

	LH.					
	RH.					

ATTESTED:-

	LH.					
	RH.					












ATTESTED:-

*ਜਿਸ ਦੇ ਚਾਕੀ ਸਨ 2/1/19. 0. 21. ਅਮਰ 5/21*












SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS












2/11

 Signature: <i>श्रीमती अश्विनी</i>	LH.					
	RH.					












ATTESTED :-  
*श्रीमती अश्विनी*

 Signature: <i>श्रीमती अश्विनी</i>	LH.					
	RH.					

ATTESTED :-  
*श्रीमती अश्विनी*

 Signature: <i>Kalpna Sen</i>	LH.					
	RH.					



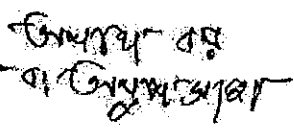





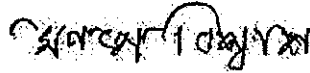


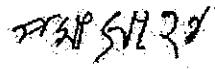


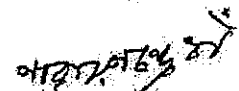


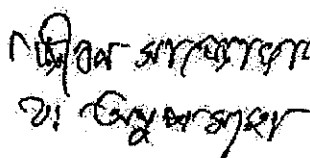
ATTESTED :- *Kalpna Sen*

 Signature: <i>श्री अश्विनी</i>	LH.					
	RH.					

ATTESTED :-  
*श्री अश्विनी*

**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-I NORTH 24-PARGANAS, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05363 / 2011, Deed No. (Book - I , 05309/2011)**

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



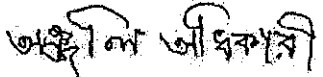


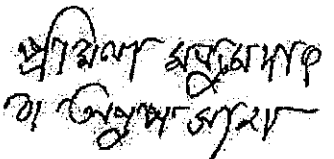





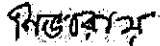


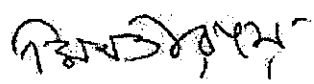


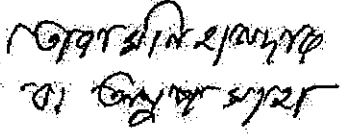
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Anath Bar Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
6	Ramesh Ojha Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
7	Manasa Biswas Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
8	Padma Saha Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
9	Narayan Khan Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
10	Jiban Sajoyal Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	



(Pijush Bhattacharya)  
**DISTRICT SUB-REGISTRAR**  
**Office of the D.S.R.-I NORTH 24-PARGANAS**

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-I NORTH 24-PARGANAS, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05363 / 2011, Deed No. (Book - I , 05309/2011)**

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
17	Anjali Adhikari Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
18	Pramila Majumder Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
19	Gita Biswas Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
20	Niva Roy Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
21	Minati Roy Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	
22	Taramani Halder Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24 Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI	
			25/08/2011	25/08/2011	

(Pijush Bhattacharya)



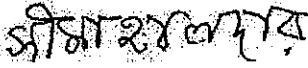


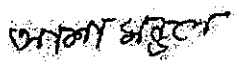


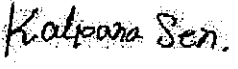


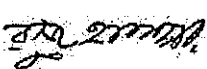


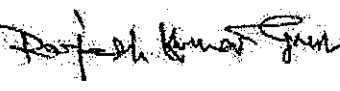



DISTRICT SUB-REGISTRAR

Office of the D.S.R.-I NORTH 24-PARGANAS

25 AUG 2011

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-I NORTH 24-PARGANAS, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05363 / 2011, Deed No. (Book - I , 05309/2011)**

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
23	Sima Halder Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI 25/08/2011	
24	Asha Mondal Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI 25/08/2011	
25	Kalpna Sen Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI 25/08/2011	
26	Raju Halder Address -Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur	Self		 LTI 25/08/2011	
27	Rajesh Kumar Gupta Address -, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI 25/08/2011	
28	Mahabir Banka Address -, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI 25/08/2011	

(Pijush Bhattacharya)

DISTRICT SUB-REGISTRAR

Office of the D.S.R.-I NORTH 24-PARGANAS

25 AUG 2011

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**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-I NORTH 24-PARGANAS, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05363 / 2011, Deed No. (Book - I , 05309/2011)**

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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Name of Identifier of above Person(s)

Signature of Identifier with Date

Anup Saha  
Talbanda, Thana:-Ghola, District:-North 24-Parganas,  
WEST BENGAL, India, P.O. :-

*Anup Saha*  
25/8/11

  
(Pijush Bhattacharya)

DISTRICT SUB-REGISTRAR

Office of the D.S.R.-I NORTH 24-PARGANAS

25 AUG 2011




5/18

**Government Of West Bengal**  
**Office Of the D.S.R.-I NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 05309 of 2011**  
**(Serial No. 05363 of 2011)**

3. Kalipada Sikdar, son of Late Jogendra Sikdar , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
4. Santosh Biswas, son of Late Kalipada Biswas , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
5. Anath Bar, son of Late Dwijabar Bar , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
6. Ramesh Ojha, son of Late Manindra Ojha , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
7. Manasa Biswas, wife of Late Krishna Biswas , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
8. Padma Saha, wife of Arun Saha , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
9. Narayan Khan Alias Narayan Chandra Khan, son of Late Debendra Nath Khan , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
10. Jiban Sajoyal, son of Late Gopal Sajoyal , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
11. Nirmal Sarkar, son of Late Ram Hari Sarkar , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
12. Sushil Biswas Alias Sushil Chandra Biswas, son of Late Sukumar Biswas , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
13. Hriday Halder, son of Late Kutiswar Halder , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business

  
( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR



Government Of West Bengal  
Office Of the D.S.R.-I NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : 1 - 05309 of 2011  
(Serial No. 05363 of 2011)

3. Kalipada Sikdar, son of Late Jogendra Sikdar , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
4. Santosh Biswas, son of Late Kalipada Biswas , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
5. Anath Bar, son of Late Dwijabar Bar , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
6. Ramesh Ojha, son of Late Manindra Ojha , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
7. Manasa Biswas, wife of Late Krishna Biswas , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
8. Padma Saha, wife of Arun Saha , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
9. Narayan Khan Alias Narayan Chandra Khan, son of Late Debendra Nath Khan , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
10. Jiban Sajoyal, son of Late Gopal Sajoyal , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
11. Nirmal Sarkar, son of Late Ram Hari Sarkar , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
12. Sushil Biswas Alias Sushil Chandra Biswas, son of Late Sukumar Biswas , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
13. Hriday Haldar, son of Late Kutiswar Haldar , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business

( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR

25/08/2011 12:38:00 P

Endorsement Page 2 of 6

25 AUG 2011





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**Government Of West Bengal**  
**Office Of the D.S.R.-I NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 05309 of 2011**  
**(Serial No. 05363 of 2011)**

14. Prafulla Gain, son of Late Upendra Nath Gain , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
15. Amar Adhikari, son of Late Natabar Adhikari , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
16. Dhiren Mondal, son of Late Sarat Mondal , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
17. Anjali Adhikari, wife of Late Nirmal Adhikari , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
18. Pramila Majumder, wife of Late Baneswar Majumder , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
19. Gita Biswas, wife of Late Nirmal Biswas , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
20. Niva Roy, wife of Late Shyamal Roy , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
21. Minati Roy, wife of Late Santosh Roy , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
22. Taramani Halder, wife of Late Ram Halder , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
23. Sima Halder, wife of Shyamal Halder , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
24. Asha Mondal, wife of Tapan Mondal , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife
25. Kalpana Sen, wife of Satadru Sen , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : House wife


  
( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR



Government Of West Bengal  
Office Of the D.S.R.-I NORTH 24-PARGANAS  
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Endorsement For Deed Number : I - 05309 of 2011  
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26. Raju Halder, son of Late Ram Halder , Sahid Bandhu Nagar, Sajirhat, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
27. Rajesh Kumar Gupta  
Representative, Adhunik Realcon Pvt. Ltd., 58, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Real Properties Pvt. Ltd., 246, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Land Developers Pvt. Ltd., 246, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Build Niketan Pvt. Ltd., 180/1 Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Enclave Pvt. Ltd., 58, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Infra Abasan Pvt. Ltd., 58, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Infra Home Pvt. Ltd., 180/1, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Devcon Pvt. Ltd., 58, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Conclave Pvt. Ltd., 58, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Adhunik Build Dev Pvt. Ltd., 58, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Aashiyanainfra Abasan Pvt. Ltd., 180/1, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
Representative, Aashiyana Infra Properties Pvt. Ltd., 180/1, Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 .  
, By Profession : Business

  
( Pijush Bhattacharya )  
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Government Of West Bengal  
Office Of the D.S.R.-I NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05309 of 2011  
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28. Mahabir Banka

Representative, Aaron Infra Nirman Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Goldshine Realty Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Lambokdar Niketan Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Midway Construction Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Northstar Projects Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Naman Towers Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Swarnim Hirise Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Skytouch Homes Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Skylark Encalve Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Reliant Hirise Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Janhit Developers Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Perfect Shelters Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Representative, Elite Infra Nirman Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

, By Profession : Business

Identified By Anup Saha, son of Arun Saha, Talbanda, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Student.

( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR

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Government Of West Bengal  
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District:-North 24-Parganas

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Representative, Elite Infra Nirman Pvt. Ltd., 2, Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

, By Profession : Business

Identified By Anup Saha, son of Arun Saha, Talbanda, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Student.

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DISTRICT SUB-REGISTRAR

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Government Of West Bengal  
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Office Of the D.S.R.-I NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05309 of 2011  
(Serial No. 05363 of 2011)

On

Payment of Fees:

On 25/08/2011

**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 : 23,5 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. 197375/-, on 25/08/2011

( Under Article : A(1) = 197329/- , E = 14/- , H = 28/- , M(b) = 4/- on 25/08/2011 )

**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.-17939381/-

Certified that the required stamp duty of this document is Rs.- 1076383 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1076383/- is paid, by the draft number 886309, Draft Date 24/08/2011, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 25/08/2011

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

Presented for registration at 11.07 hrs on :25/08/2011, at the Office of the D.S.R.-I NORTH 24-PARGANAS by Rajesh Kumar Gupta , one of the Claimants.

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

Execution is admitted on 25/08/2011 by

1. Anil Mondal, son of Late Hazari Lal Mondal , Sahid Bandhu Nagar, Sajirhat, Thana-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business
2. Sudhir Joardar, son of Late Manohar Joardar , Sahid Bandhu Nagar, Sajirhat, Thana-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpur , By Caste Hindu, By Profession : Business

( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR

25/08/2011 12:38:00 P

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25 AUG 2011

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A SITE PLAN OF R.S. DIAG NOS 84, 85, 86, 87, 203, 204, 205, 206, 207, 208, 209 & 205/778 IN MOUZA TAL BANDA, J.L. NO. 28, R.S. NO. 104, 105, UNDER BILKANDA & GRAM PANCHAYET, P.S. GHOLA, DIST. NORTH 24 PARGANAS

SCALE: 64" INCH = 1 MILE



DIAG. NO. 202

DRAWN BY

121 0' W T 0 5' P R A N C H Y R O A D APPROX 208 0'

DIAG. NO.	R. S. NO.	ACRES
84	104	0.56
85	105	0.55
86	104	0.18
87	105	0.15
203	104	0.09
204	105	0.30
205	104	0.09
206	105	0.18
207	104	0.14
208	105	0.09
209	104	0.14
205/778	105	0.10
TOTAL 2.41 ACRES		
OR 0.7409 HECTARES (2.41 ACRES OR LESS)		


SODEPUR ROAD

SIG. OF VENDORS.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 394 to 448  
being No 05309 for the year 2011.



  
(Pijush Bhattacharya) 26-August-2011  
DISTRICT SUB-REGISTRAR  
Office of the D.S.R.-I NORTH 24-PARGANAS  
West Bengal



DEED OF CONVEYANCE

BETWEEN

Anil Mondal  
Sudhir Jourdhar  
Kalipada Sikdar  
Santosh Biswas  
Anath Bar  
Ramesh Ojha  
Manasa Biswas  
Padma Saha  
Narayan Khan  
@ Narayan Chandra Kahn  
Jiban Sajeyal  
Nirmal Sarkar  
Sushil Biswas  
Hriday Halder  
Pratulla Guin  
Amar Adhikari  
Dhiren Mondal  
Anjali Adhikari  
Pranila Majumder  
Taramani Halder  
Raju halder  
Sima Halder  
Asha Mondal  
Kalpana Sen  
Raju Halder  
Gita Biswas  
Niva Roy  
Minati Roy

Owners / Vendors

Adhunik Realcon (P) Ltd.,  
Adhunik Real Properties (P) Ltd.,  
Adhunik Land-Developers (P) Ltd.,  
Adhunik Build-Niketan (P) Ltd.,  
Adhunik Enclave (P) Ltd.,  
Adhunik Infra-Abasan (P) Ltd.,  
Adhunik Infra-Home (P) Ltd.,  
Adhunik Devcon (P) Ltd.,  
Adhunik Conclave (P) Ltd.,  
Adhunik Build-Dev (P) Ltd.,  
Anshiyana Infra-Abasan (P) Ltd.  
& Anshiyana Infra-Properties (P) Ltd.,  
Aaron Infra Nirman Pvt. Ltd.,  
Goldshine Realty Pvt. Ltd.,  
Lambodar Nidetan Pvt. Ltd.,  
Midway Construction Pvt. Ltd.,  
Northstar Projects Pvt. Ltd.,  
Naman Towers Pvt. Ltd.,  
Swarnim Hirise Pvt. Ltd.,  
Skylark Homes Pvt. Ltd.,  
Skylark Enclave Pvt. Ltd.,  
Reliant Hirise Pvt. Ltd.,  
Janhit Developers Pvt. Ltd.,  
Perfect Shelters Pvt. Ltd.,  
& Elite Infra Nirman Pvt. Ltd.

Purchasers

Drafted by  
Pinaki Chattopadhyay & Associates  
Solicitor & Advocates  
Sangita Apartment, Ground Floor  
Teghoria Main Road  
Kolkata - 700 059  
Ph : 2570 8471

Composed By  
Paresw Swarnakar  
14/B, Jessore Road  
Kolkata - 700 028