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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780834

T-cc  
✓  
20/11/88

A.R.P.  
11

Purna Chandra Ghosh  
Sri Nanda Lal Ghosh - 8708  
dt 23.11.88

23.50

8000  
Total

M.V 26, 78, 77 sf

882916, 882918

21/10/88

40000 + 21830 = 61830

W

45000  
49000  
94000

DEED OF CONVEYANCE

Nanda Lal Ghosh

THIS DEED OF CONVEYANCE is made on this 25th day of November  
Two Thousand and ... 82A ...

11330/-

BETWEEN

21/10/88 1. SRI NANDA LAL GHOSH, son of Late Purna Chandra Ghosh, by nationality Indian, by faith Hindu, by occupation Business,

2. SMT. CHAYA GHOSH, wife of Sri Nanda Lal Ghosh, by nationality Indian, by faith Hindu, by occupation Housework,

5000 Mgrs  
16,400,400

A-18128  
E-2511

M.V - 2511  
20/11/88  
15219

A 18128  
E 2511  
M.V 2511  
M.V 2511  
18219/-

3. SRI. SATINATH GHOSH,

M.V 250  
M.P 400  
650

M.V 250  
M.P 400  
650

Sri Ghosh

3921

21/11/06

COMPUTER NO. ....

DATE .....

বিনিয়োগের মূল্য 1000/- টাকা

বিনিয়োগের আকার -

বিধান নম্বর (সংসদিক নিয়ন্ত্রিত)

ডা. ডি. এম. মার. খালি

চালান নং

মোট টাকায় কত কত ...

এই চালান নং-এ মোট কত টাকা

টাকায় খরচ করা হয়েছে

টেকসরীর নাম -

ডেপুটি - মি. ডব্লিউ

SUBIR KUMAR SARKAR

High Court, Calcutta

Enrollment No. 102 P-20/05/06

আমার নিকট 5000/- মূল্যের টাকায়

এক কেতায় না থাকিবার জন্য নিম্ন জ্ঞাত প্রদান করিলাম।

338000

3921 - 3925

Total 5000/- mm

5-0

25/11

150V

06

Amit Sarda

1556

Joint Registrar of Assurances

25/11/06

Marvellous Nirman Private Limited

Amit Sarda  
Director

Paramount Nirman Private Limited

Amit Sarda  
Director

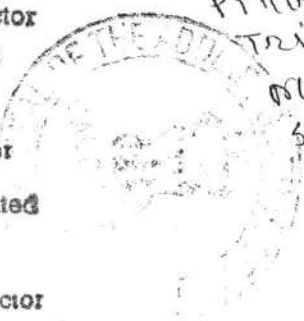
Pillar Realtors Private Limited

Amit Sarda  
Director

Triveni Promoters Private Limited

Amit Sarda  
Director

Amit Sarda  
S/O Jugal Kishore Sarda  
08/11/11 R.S.C. Base Rd  
KOL-90 m Director for  
Marvellous Nirman Pvt Ltd  
Paramount Nirman Pvt Ltd  
Pillar Realtors Pvt Ltd  
Triveni Promoters Pvt Ltd  
Sarda Lal Ghosh  
S/O Anur Chandra Ghosh



1559

8510

Nanda Lal Ghosh

SUBIR KUMAR SARKAR

Sarda Lal Ghosh

Joint Registrar of Assurances  
25/11/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780835



*Nanda Lal Ghosh.*



*Nanda Lal Ghosh.*

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3. SRI. SATINATH GHOSH, son of Sri Nanda Lal Ghosh, by nationality Indian, by faith Hindu, by occupation Business,

all are presently residing at Tarulia, Police Station Rajarhat, Post Krishnapur, District North 24 Parganas.

4. SMT. DIPTI GHOSH wife of Sri Basudev Ghosh, by nationality Indian, by faith Hindu, by occupation Housework,

presently residing at No. 274 Canal Street, Police Station - Lake Town, Kolkata 700 048.

*Dipti Ghosh*

..... hereinafter collectively



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780836



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hereinafter collectively called and referred to as the OWNERS ( which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

1. M/S. MARVELLOUS NIRMAN PVT. LTD.
2. M/S. PARAMOUNT NIRMAN PVT. LTD.

..... 3. M/S. PILLAR

*Handwritten notes:*  
Nathu Chosh  
Nanda Lal Chosh  
Sipli Ghosh



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780837



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3. M/S. PILLAR REALTORS PVT. LTD.
4. M/S. TRIVENI PROMOTERS PVT. LTD.

all are private limited companies incorporated in accordance with the provisions of the Companies Act, 1956, all having their registered office at 11, Crooked Lane, Police Station - Hare Street, Kolkata - 700 069 represented by one of their Common Director namely **MR. AMIT SARDA**, son of Sri Jugal Kishore Sarada, presently residing at 117/1, N.S.C. Bose Road, Regent Park, Kolkata - 700 040.

.....hereinafter collectively

*Nandan Lal Ghosh*

*Sipri Ghosh*



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

780838

*Nam Lal Ghosh*

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hereinafter collectively called and referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their Director and/or Directors, successors-in-office, successors-in-interest, legal representatives, nominees and assigns) of the OTHER PART.

*Dipti Ghosh*

..... BACKGROUND

-: 6 :-

**BACKGROUND/TITLE OF THE SAID PROPERTY :**

**PART - I**

**WHEREAS :**

1. One Radha Krishna Roy and another were the sole and absolute joint owners of all that pieces and parcels sali land admeasuring an area of 53 (fifty three) decimals in Mouza Salua, Touzi No. 125/B, C.S. Khatian No. 309, 335, C.S. Dag No. 463, 464, Police Station the then Rajarhat now Airport and within the jurisdiction of Additional District Sub Registry Office Bidhan Nagar. Salt Lake City, District North 24 Parganas.
2. That by virtue a Bengali Saf Kobala (Bengali Deed of Conveyance) dated the 12.03.1953, the said Radha Krishna Roy and another had sold, conveyed, transferred and released all that pieces and parcels of sali land admeasuring an area of 53 (fifty three) decimals in Mouza Salua, Touzi No. 125/B, C.S. Khatian No. 309, 335, C.S. Dag No. 463, 464, Police Station Rajarhat now Airport and within the jurisdiction of Additional Sub Registry Office Bidhan Nagar. Salt Lake City at a valuable consideration mentioned therein to one Saiyad Ali Mondal of Dashodron the purchaser therein and the said Bengali Saf Kobala was registered in the office of Sub Registry Cosipore, Dum Dum being Deed No. 1475 for the year 1953.
3. That by virtue of another Bengali Saf Kobala (Bengali Deed of Conveyance) dated the 11.06.1955, the said Saiyad Ali Mondal had indefeasibly sold, conveyed, transferred and released all that piece and parcel of sali land admeasuring an area of 53 (fifty three) decimals in Mouza Salua, Touzi No. 125/B, C.S. Khatian No. 309, 335, C.S. Dag No. 463, 464, Police Station Rajarhat now Airport and within the jurisdiction of Additional District Sub Registry, Bidhan Nagar. Salt Lake City at a valuable consideration mentioned therein to one Ajit Kumar Deb, since deceased, and the said Bengali Saf Kobala was registered in the office of Sub Registry Cosipore, Dum Dum and the same was copied in Book No. I, Volume No.75, pages Nos. 195 to 197 being Deed No. 5354 for the year 1955, free from all encumbrances whatsoever.
4. The said Ajit Kumar Deb died intestate leaving behind him surviving his only son Sri Swapan Kumar Deb and his only daughter Smt. Bela Das, as his legal heirs and successors to success and inherit all his properties left by him in accordance with the provision of the Hindu Succession Act, 1956 through which he was governed during his lifetime.

*Saiyad Ali Mondal Ghosh*  
*Ajit Kumar Deb*

..... 5. While enjoying

-: 7 :-

5. While enjoying the aforesaid property, the said Swapan Kumar Deb and Smt. Bela Das duly mutated their joint names for 49 (forty nine) decimals ie. 41 (forty one) decimals in R.S Dag No. 525, C.S. Dag No. 464 and 8 (eight) decimals in R.S. Dag No. 526, C.S. Dag No. 463, C.S Khatian No. 335, 319 and R.S. Khatian No. 294, 250 out of the total land of 53 (fifty three) decimals in the records of Block land and Land Revenue Office and were paying khajna thereof to the competent authority of Government of West Bengal.
6. That by virtue another Bengali Saf Kobala (Bengali Deed of Conveyance) the said Swapan Kumar Deb and Bela Das had jointly and indefeasibly sold, conveyed, transferred and released all that piece and parcel of sali land admeasuring an area of 10 (ten) cutthas in C.S Dag No. 464, R.S Dag No. 525 in Mouza Salua, Touzi No. 125B/1, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat now Airport and within the jurisdiction of Additional Sub Registry Office Bidhan Nagar, Salt Lake City at a valuable consideration mentioned therein to one Kishori Lal Saha of 99/1 P, Bidhan Sarani the purchaser therein at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in the office of District Registrar Barasat and the same was copied in Book No. I, Volume No. 55, Pages Nos. 202-207 being Deed No. 2668 for the year 1987.
7. That by virtue of another Bengali Saf Kobala (Bengali Deed of Conveyance) dated the 07.04.1992, the said Kishori Lal Saha through his constituted attorney Sri Biswajit Basu of 5A, Nurmohammed Lane, Police Station Muchipara, Kolkata 700 009 duly confirmed by Sri Sarabinda Dutta, the confirming party therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of sali land admeasuring an area of 6 (six) cutthas out of 11 (eleven) cutthas in C.S Dag No. 464, R.S Dag No. 525 in Mouza Salua, Touzi No. 125B/1, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat now Airport and within the jurisdiction of Additional District Sub Registry Office Bidhan Nagar, Salt Lake City, at a valuable consideration mentioned therein to one Nripen Mondal son of Phanindra Nath Mondal and the said Bengali Saf Kobala was registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. I, being Deed No. 3800 for the year 1992.

*Nanda Lal Ghosh,*  
*Supri Ghosh*

.....8. That by virtue



8. That by virtue of another Bengali Saf Kobala (Bengali Deed of Conveyance) the said Swapan Kumar Deb and Bela Das had jointly and indefeasibly sold, conveyed, transferred and released all that piece and parcel of sali land hereditaments admeasuring an area of 8 (eight) cuttaha 8 (eight) chittacks out of 41 (forty one) decimals in C.S Dag No. 464, R.S Dag No. 525 in Mouza Salua, Touzi No. 125/B, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat now Airport and within the jurisdiction of Additional District Sub Registry Office Bidhan Nagar, Salt Lake City at a valuable consideration mentioned therein to one Shanti Kumar Chatterjee of 13/A, Justice Dwarkanath Road, Bhawanipore, the purchaser therein and the said Bengali Saf Kobala was registered in the office of District Registrar, Barasat copied in Book No. I, being Deed No. 2867 for the year 1987.
9. That by virtue of another Bengali Saf Kobala (Bengali Deed of Conveyance) dated the 30.04.1988, the said Shanti Kumar Chatterjee the Vendor therein had indefeasibly sold, conveyed, transferred and released all that pieces and parcels of sali land hereditaments admeasuring an area of 8 (eight) cuttaha 8 (eight) chittacks in C.S Dag No. 464, R.S Dag No. 525 in Mouza Salua, Touzi No. 125B/1, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat now Airport and within the jurisdiction of Additional District Sub Registry Office Bidhan Nagar, Salt Lake City at a valuable consideration mentioned therein to one Shyamal Kumar Mondal son of Tarapada Mondal of Teghori Mondalpara, Police Station Rajarhat, District 24 Parganas (North) and the said Bengali Saf Kobala was registered in the office of District Registrar Barasat copied in Book No. -I, being Deed No. 2637 for the year 1988.
10. That by virtue a Bengali Saf Kobala (Bengali Deed of Conveyance) dated the 24.02.1993, the said Sri Nripen Mondal through his constituted attorney Sri Rabindranath Pramanik of AH/74, Salt Lake, Sector II, Kolkata 700 091 whom he appointed, constituted and nominated as his constituted attorney by virtue a Bengali Ammoktarnama (Bengali General Power of Attorney) dated the 02.02.1993 and the said Ammoktarnama was registered in the office of A.D.S.R Bidhan Nagar, Salt Lake City copied in Book No. - IV, being Deed No. 31 for the year 1993) the said Sri Shyamal Kumar Mondal, the Owner/Vendor therein through his Constituted Attorney had sold, conveyed, transferred and released all that land admeasuring

Nandanlal Ghosh,

Sriprakash

an area of 5 (five) cuttachs 1 (one) chittack 20 (twenty) sq.ft. alongwith the easements of right in 12' (twelve) feet wide road with 1'+1' foot drain on each side of the road in C.S. Dag No. 464 and R.S Dag No. 525 of Mouza Salua to Sri Nandalal Ghosh, Smt. Chaya Ghosh, Sri Satinath Ghosh all of Tarulia, Police Station Rajarhat, Post Krishnapur, North 24 Parganas collectively the purchasers herein at a valuable consideration mentioned therein and the said Bengali Saf Kobala (Bengali Deed of Conveyance) was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, copied in Book No. - I, being Deed No. 1368 for the year 1993.

11. Thus by virtue of the recital hereinabove recited, the said to Sri Nandalal Ghosh, Smt. Chaya Ghosh, Sri Satinath Ghosh of Tarulia, Police Station Rajarhat, Post Krishnapur, North 24 Parganas became the joint owners of all that land admeasuring an area of 5 (five) cuttachs 1 (one) chittack 20 (twenty) sq.ft. alongwith the easements of right in 12' (twelve) foot wide road with 1'+1' feet drain on each sides of the road in C.S Dag No. 464 and R.S Dag No. 525 of Mouza Salua, Touzi No. 125B/1, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat now Airport and within the jurisdiction of Additional District Sub Registry Office Bidhan Nagar, Salt Lake City.
12. While enjoying the aforesaid property in question, the said Sri Nandalal Ghosh, Smt. Chaya Ghosh, Sri Satinath Ghosh duly mutated their joint names in the records of Block Land and Land Revenue office and are paying khajna thereof regularly and also are paying taxes in the office of Rajarhat Gopalpur Municipality.
10. That the Owners/Vendors No. 1,2,3 herein are desirous to sell and the purchasers herein are desirous to purchase all that Sali land hereditaments admeasuring an area of **5 (five) cuttachs 1 (one) chittack and 20 (twenty) sq.ft.** alongwith the easements of right in 12' (twelve) feet wide road with 1'+1' foot drain on each sides of the road in C.S Dag No. 464 and R.S Dag No. 525 of Mouza Salua, Touzi No. 125B/1, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat, now Airport and within the jurisdiction of Additional Sub Registry Office Bidhan Nagar. Salt Lake City at and for a total price of **Rs. 8,72,700/- ( Rupees eight lacs seventy two thousands and seven hundred ) only @ Rs. 1,60,000/- (Rupees one lac and sixty thousands)** only per cuttah morefully and particularly mentioned under **Part- I** of the SCHEDULE hereinunder appearing under the following terms and conditions inter-alia.

*Nandalal Ghosh.*

*Satini Ghosh*

-: 10 :-

11. That by virtue of a Bengali saf Kobala (Bengali Deed of Conveyance) dated the 24th day of February, 1993 the said Sri Nripen Mondal through his Constituted Attorney Sri Rabindranath Pramanick of AH/ 74 Salt Lake, Sector II, Kolkata - 700 091 (appointed as Constituted Attorney of Sri Nripen Mondal by virtue of a bengali Ammuktarnama duly notarised vide serial No. 145/80, duly confirmed by Sri Sarabinda Dutta, the said Sri Nripen Mondal had indefeasibly sold, conveyed, transferred and released all that sali land hereditaments admeasuring an area of 4 (four) Cuttahs 14 (fourteen) Chittacks and 3 (three) Sq.ft. be the same a little more or less of Mouza Village Salua, R.S. Dag No. 525 to Smt. Dipti Ghosh, the Purchaser therein at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, copied in Book No. - I, being Deed No. 1307 for the year 1993.
12. Thus by virtue of the recital hereinabove recited, the said Smt. Dipti Ghosh wife of Sri Basudev Ghosh of No. 274 Canal Street, Police Station - Lake Town, Kolkata 700 048 has seized and possessed of and/or otherwise well and sufficiently entitled of all that land admeasuring an area of 4 (four) cuttahs 14 (fourteen) chittacks 3 (three) sq.ft. alongwith the easements of right in 12' (twelve) feet wide road with 1'+1' foot drain on each side of the road in C.S Dag No. 464 and R.S Dag No. 525 of Mouza Salua, Touzi No. 125B/1, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat and within the jurisdiction of Additional District Sub Registry Office Bidhan Nagar, Salt Lake City.
13. While enjoying the aforesaid property in question, the said Smt. Dipti Ghosh duly mutated her name in the records of Block Land and Land Revenue office and is paying khajna thereof regularly and also paying taxes in the office of Rajarhat Gopalpur Municipality.
14. That the Owners/Vendors No. 4 herein is desirous to sell and the purchaser herein is desirous to purchase all that Sali land hereditaments admeasuring an area of **4 (four) cuttahs 14 (fourteen) chittacks 3 (three) sq.ft.** alongwith the easements of right in 12' (twelve) foot wide road with 1'+1' foot drain on each side of the road in C.S Dag No. 464 and R.S Dag No. 525 of Mouza Salua, Touzi No. 125B/1, C.S. Khatian No. 309, 335 and R.S. Khatian No. 294, 250, Police Station Rajarhat and within the jurisdiction of Additional

Nripen da da Ghosh

Dipti Ghosh

-: 11 :-

Sub Registry Office Bidhan Nagar, Salt Lake City at and for a total price of **Rs. 7,75,750/- ( Rupees seven lacs seventy five thousands seven hundred and fifty thousands ) only @ Rs. 1,60,000/- (Rupees one lac and sixty thousands)** only per cuttah morefully and particularly mentioned under **Part- II** of the SCHEDULE herein under appearing under the following terms and conditions inter-alia.

**NOW THIS INDENTURE WITNESSETH :**

In pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 16,48,450/- (Rupees sixteen lacs forty eight thousands four hundred and fifty)** only of the lawful money of the Union of India paid by the Purchasers to the Vendor as will appear from the memo of consideration hereunder written (the receipt whereof the vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the purchaser, as well as the said plot hereby intended to be sold, transferred and convey, the vendor hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the Purchasers ALL THAT the said plot i.e. ALL THAT piece or parcel of Sali land measuring more or less 17 (seventeen) Sataks in Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, C. S. Dag Nos. 464, R.S.Dag Nos. 525, L. R. Khatian No. 92/1, 118/1, 130/1, 364/1, Sub Registry Office at Bidhan Nagar, Salt Lake City, Police Station - Airport, District - North 24 Parganas, presently within the local limits of Rajarhat Gopalpur Municipality in Holding No. RGM-4/1800, morefully and particularly described in the schedule hereunder written and thereon absolutely and forever, free from all encumbrances and from charges, liens, lispendence, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendence **OR HOWSOEVER OTHERWISE** the said plot of land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges fences advartages appendages and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said plot and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the vendor into or

Nanda Lal Ghosh

Supri Ghosh

..... upon and in

-: 12 :-

upon and in respect of the said plot and/or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniment and evidences of title which in anywise exclusively relate to or concern the said plot or any part or parcel thereof which now are or hereafter shall or any be in the custody power possession or control of the vendor or any person or persons from whom the vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements all lispence whatsoever.

ALL THAT the vendor doth hereby covenant with the Purchaser that the vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said plot and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the vendor doth hereby covenant with the Purchaser that he has not at any time heretofore done or executed or knowingly suffered or been party to any act deed matter or thing whereby or by reason whereof the said plot hereby sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the vendor may or can be prevented from granting selling conveying assigning and assuring the said plot or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the vendor done executed or knowingly suffered to the contrary the vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said plot hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the vendor now has in himself good right full and absolute power to grant sell convey transfer assure and assign the said plot hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the purchasers in the manner and on the conditions aforesaid and the vendor also covenants with the purchasers that after his demise, his legal heirs and successors shall have no claim demands whatsoever in respect of the said property AND THAT the vendor has duly made over possession of the sold plot to the purchasers herein and the purchasers have received and accepted the same without any dispute, demand or claim whatsoever against the vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the said plot or otherwise.

*Nanda Lal Ghosh.*  
*Siphi Ghosh*

..... AND THAT

AND THAT the purchasers shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor ~~for any person or persons lawfully or equitably claiming for under or in trust for the vendor or any of his predecessors in title or any one of them~~ AND THAT the purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lispends whatsoever suffered or made or liabilities created in respect of the said plot by the vendor ~~or by any person or persons lawfully and equitably claiming from under or in trust for the vendor or the predecessors in title or any of them~~ as aforesaid or otherwise.

*Sipli Ghosh*  
*Sipli Ghosh*

*Subir Kumar Seal*  
*Nanda Lal Ghosh.*

AND IT IS HEREBY FURTHER AGREED AND DECLARED by the vendor that the vendor at the time of execution of this Deed of Conveyance handed over all the original documents, deeds, porcha etc. relating to the said plot to the Purchasers herein.

THE SCHEDULE ABOVE REFERRED TO :

Description of the Sold Property :

PART-I

All that pieces and parcels of Sali (though the land is not under cultivation since last 10 - 12 years) land hereditaments admeasuring an area of 9 (nine) decimals which is equivalent to 5.4545 (five point four five four five) cuttaha be the same a little more or less comprised in Mouza Salua, J.L.No. 3, Touzi No. 125/B, C.S Dag No. 464 and **R.S Dag No. 525**, L.R. Khatian No. 92/1, 364/1, 130/1 with in the jurisdiction of Additional District Sub Registry Office, Bidhan Nagar, Salt Lake City, Police Station Rajarhat now Airport District North 24 Parganas, and within the municipal limits of Rajarhat Gopalpur and within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District 24 Parganas (North), shown in the annexed site plan verged in border RED and the said site plan shall be treated as part and parcel of these presents butted and bounded as follows:-

*Sipli Ghosh*

..... ON THE NORTH BY

-: 14 :-

ON THE NORTH BY : 211 Bus Route.  
ON THE SOUTH BY : Land of R.S.Dag No. 523  
ON THE EAST BY : land of Dag No. 225.  
ON THE WEST BY : 14' wide common passage

PART-II

All that pieces and parcels of Sali (though not under cultivation since last 10 -12 years) land hereditaments admeasuring an area of 8 (eight) decimals which is equivalent to 4.8484 (four point eight four eight four) cuttaha be the same a little more or less comprised in Mouza Salua, J.L. No. 3, Touzi No. 125/B, C.S Dag No. 464 and R.S Dag No. 525, L.R. Khatian No. 118/1 within the jurisdiction of Additional District Sub Registry Office, Bidhan Nagar, Salt Lake City, Police Station Airport, District North 24 Parganas, and within the municipal limits of Rajarhat Gopalpur and within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District 24 Parganas (North), shown in the annexed site plan verged in border RED and the said site plan shall be treated as part and parcel of these presents, butted and bounded as follows:-

ON THE NORTH BY : 211 Bus Route.  
ON THE SOUTH BY : Land of R.S. Dag No. 523 .  
ON THE EAST BY : 14' feet common road alongwith drain  
ON THE WEST BY : Land of R.S. Dag No. 559 .

..... IN WITNESS WHEREOF

*Siphi Ghosh*  
*N gm daa Lal Ghosh.*

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

SIGNED SEALED AND DELIVERED by the above named OWNERS/VENDORS at Kolkata in the presence of :

- 1. [Signature] / 1. Nanda Lal Ghosh.
- High Court Advocate, High Court Calcutta, / 2. [Signature]
- 2. Banu Deb Ghosh / 3. Sate Nath Ghosh,
- 274 Canal Street, / 4. [Signature]
- Kolkata - 700048

SIGNATURE OF OWNERS/VENDORS

SIGNED SEALED AND DELIVERED by the above named PURCHASER/S at Kolkata in the presence of :

- 1. [Signature] / 1. Marvellous Nirman Private Limited
- High Court Advocate, High Court Calcutta, / Amir Seal Director
- 2. Banu Deb Ghosh / 2. Paramount Nirman Private Limited
- Amir Seal Director
- 3. Pillar Realtors Private Limited
- Amir Seal Director
- 4. Triveni Promoters Private Limited
- Amir Seal Director

SIGNATURE OF THE PURCHASER/S.











This Deed of Conveyance is drafted and prepared at our office :

[Signature]  
For SUBIR KUMAR SEAL & ASSOCIATES  
Solicitor & Advocate.  
High Court Calcutta.











P - 106, Bangur Avenue, Block - C,  
Ground Floor, Police Station - Lake Town,  
Kolkata - 700 055.  
Phone : 033-2574 1768.  
033-2574 3790.

This deed of conveyance is read over and explained by me in Bengali to the Executants,  
[Signature]













				
LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				





Amirul  
SIGNATURE OF THE EXECUTANT/S

				
LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				






- N g n a l a l G h o s h .  
SIGNATURE OF THE EXECUTANT/S

				
LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Q P N G S R 2  
SIGNATURE OF THE EXECUTANT/S

				
LITTLE	RING	MIDDLE	FORE	THUMB






(LEFT HAND FINGER IMPRESSIONS)

				
THUMB	FORE	MIDDLE	RING	LITTLE






(RIGHT HAND FINGER IMPRESSIONS)

*Sate Nathi Chosh*

SIGNATURE OF THE EXECUTANT/S

				
LITTLE	RING	MIDDLE	FORE	THUMB






(LEFT HAND FINGER IMPRESSIONS)

				
THUMB	FORE	MIDDLE	RING	LITTLE






(RIGHT HAND FINGER IMPRESSIONS)

*Jepli Ghosh*

SIGNATURE OF THE EXECUTANT/S

				
LITTLE	RING	MIDDLE	FORE	THUMB

(LEFT HAND FINGER IMPRESSIONS)

				
THUMB	FORE	MIDDLE	RING	LITTLE

(RIGHT HAND FINGER IMPRESSIONS)

SIGNATURE OF THE EXECUTANT/S

B

SITE PLAN OF G.S. DAG NO. - 384 (P) R.S. DAG NO. - 525 (P) AT  
 KUNDA - SALIA C.S. KHARAB NO. 175 R.S. SECTION NO. - 248  
 L.R. KHATAN NO. - 1115 - 3/85 NO. - 106 TOUZI NO.  
 P.S. - DUM DUM AIRPORT DIST. - NORTH 24 PARGANAS  
 SCALE - 1" = N.T.S.

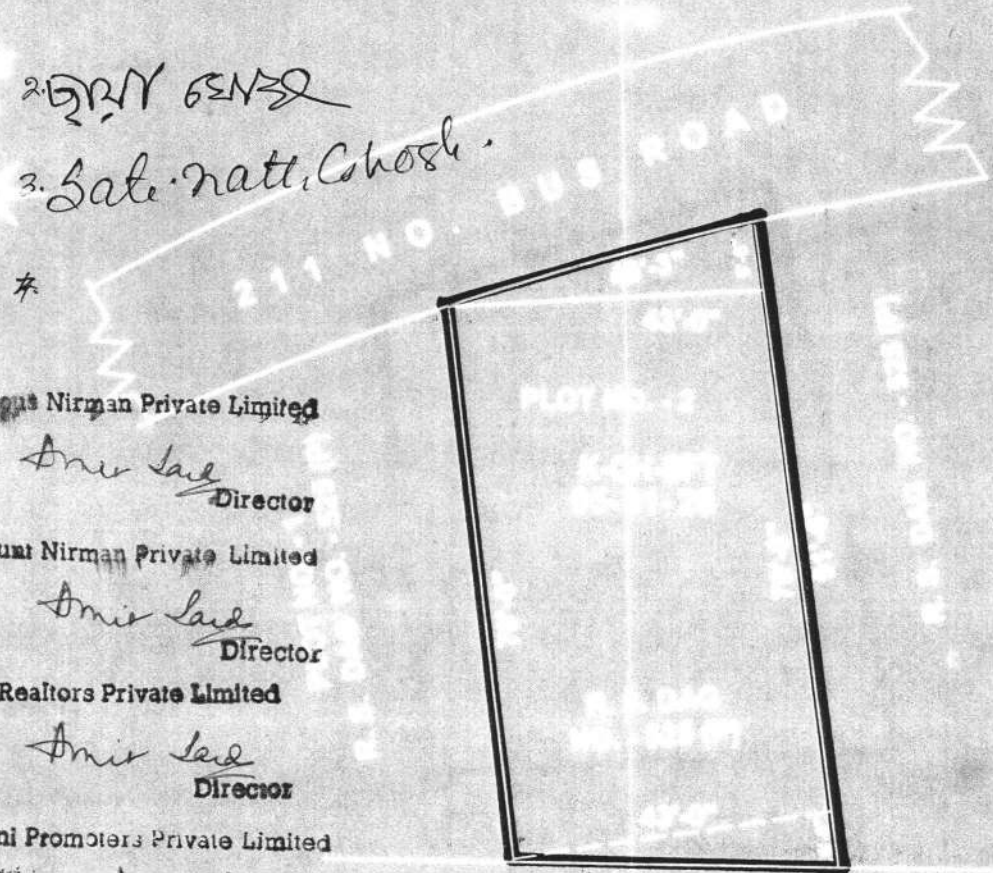
VENDORS - 1. SRI NANDALAL GHOSH, 2. SRI SATINATH GHOSH  
 3. SMT. CHAYA GHOSH

VENDEE:-

1. Nandalal Ghosh.

2. *SRI SATINATH GHOSH*

3. *Sate. nath Ghosh.*



Marvellous Nirman Private Limited

*Amir Saad*  
 Director

Paramount Nirman Private Limited

*Amir Saad*  
 Director

Pillar Realtors Private Limited

*Amir Saad*  
 Director

Triveni Promoters Private Limited

*Amir Saad*  
 Director

FLY & C/S DAG NO.	REVENUE NO.	SECTION NO.	TOUZI NO.	AREA (SQ. FT.)	AREA (SQ. M.)
TOTAL AREA					
TOTAL AREA FOR					

VENDOR'S SIGNATURE

SITE PLAN OF G.S. DAG NO. - 201 (P) R.S. DAG NO. - 525 (P) AT  
KOUZA, SALUA C.S. KHATAN NO. - 33 R.S. KHATAN NO. - 210  
R. KHATAN NO. - 11 NO. - 3 R.S. NO. - 100 TIKZI NO.  
P.S. - DUM DUM AIRPORT, DIST - NORTH 24 PARGANAS  
SCALE - 1" = N.T.S.

VENDOR: SMT. DIPTI GHOSH  
VENDEE:

*Dipti Ghosh*

Marvellous Nirman Private Limited

*Amir Saib*  
Director

Paramount Nirman Private Limited

*Amir Saib*  
Director

Pillar Realtors Private Limited

*Amir Saib*  
Director

Triveni Promoters Private Limited

*Amir Saib*  
Director



-: 16 :-

**R E C E I V E D** with thanks on and from the withinnamed **PURCHASER/S** by the withinnamed **OWNER/VENDOR** the withinmentioned sum of **Rs. 16,48,450/- ( Rupees sixteen lacs forty eight thousands four hundred and fifty )** only in full and final satisfaction as per Memorandum of consideration below :-

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs).</u>	<u>Paid to</u>
1.	25.11.06	467248	Vijaya Bank	Service Branch Kolkata	1,45,450.00	Nanda Lal Ghosh
2.	25.11.06	721414	The Federal Bank Limited	Drawee Branch Kolkata	1,45,450.00	Nanda Lal Ghosh
3.	25.11.06	467249	Vijaya Bank	Service Branch Kolkata	1,45,450.00	Chaya Ghosh
4.	25.11.06	721412	The Federal Bank Limited	Drawee Branch Kolkata	1,45,450.00	Chaya Ghosh
5.	25.11.06	467250	Vijaya Bank	Service Branch Kolkata	1,45,450.00	Satinath Ghosh
6.	25.11.06	721413	The Federal Bank Limited	Drawee Branch Kolkata	1,45,450.00	Satinath Ghosh
7.	25.11.06	467251	Vijaya Bank	Service Branch Kolkata	3,87,875.00	Dipti Ghosh
8.	25.11.06	721408	The Federal Bank Limited	Drawee Branch Kolkata	3,87,875.00	Dipti Ghosh

**T O T A L : Rs. 16,48,450.00**

( Rupees sixteen lacs forty eight thousands four hundred and fifty ) only

WITNESSES:

1. *Subir Kumar Seal*  
*Advocate.*
2. *H. G. Roy*  
*Barrister at Law*

1. *Nanda Lal Ghosh.*
2. *Subir Seal*
3. *Satinath Ghosh.*
4. *Dipti Ghosh*

SIGNATURE OF THE OWNERS/VENDORS.