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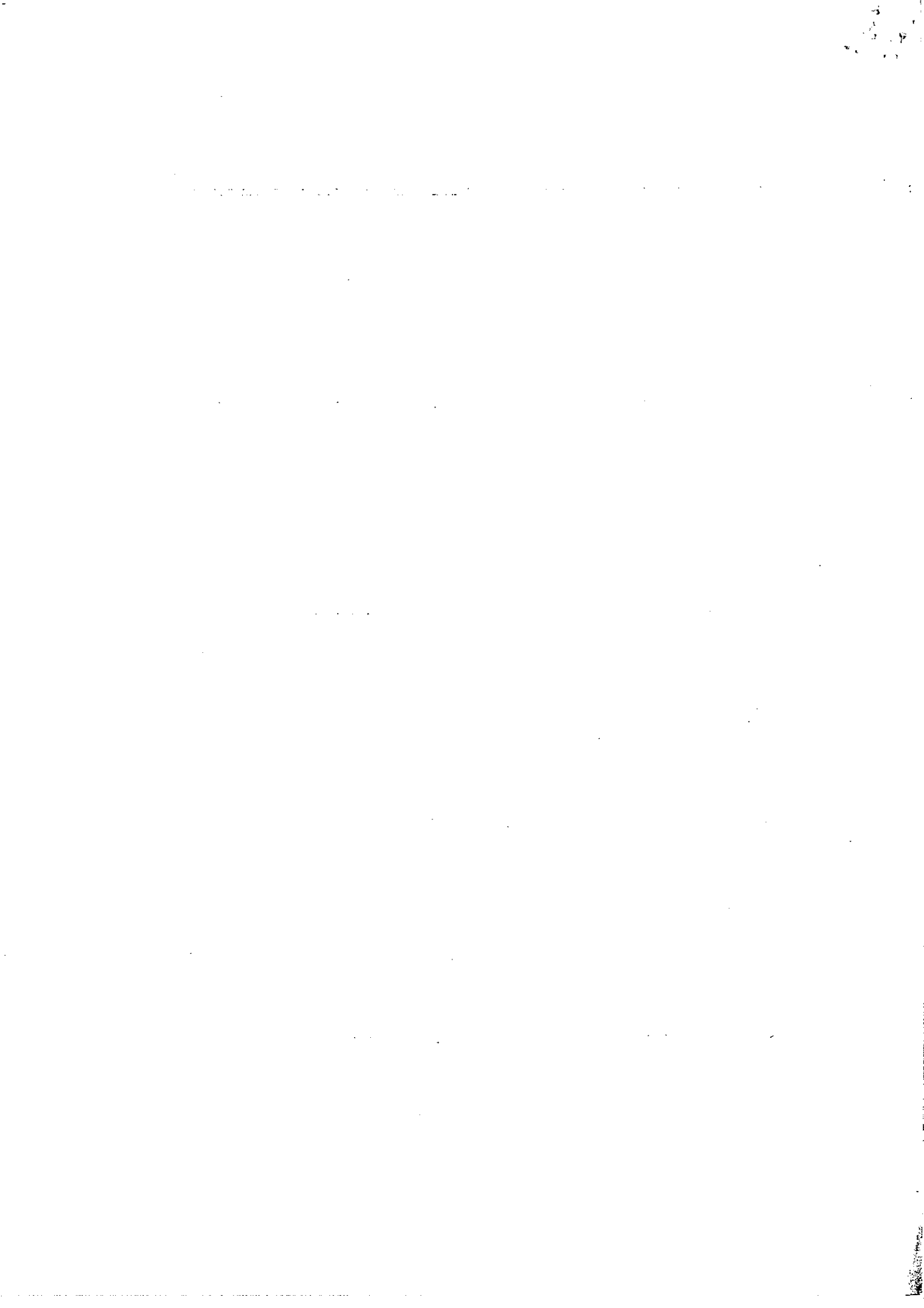
605

DEED

OF

SALE

S. MAINUL HAQUE
Advocate
98312-46711.



05667/13

2-05396/14



24/07

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

K 5323

Certified that the document is admitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

District Sub-Registrar-III
North 24-Parganas, Barasat

11 JUL 2014

Shivendra Mohan Saha

Mouza - Algaria
R.S. Dag No. 605
R.S. Khatian No. 168
Area of land : 43.5 Dec.

DEED OF CONVEYANCE

This DEED OF CONVEYANCE made on this 2nd day of July, Two Thousand and Fourteen (2014).

B E T W E E N

নম্বর : 1933
সন ও তারিখ : 30/06/14
ক্রেতার নাম : Rainbow Aqua Park Ltd.
সকিন : ASS, P.K. Culla Road, Kot-28.
স্ট্যাম্প খুলা :
ডেজার জী : *[Signature]*

বারাসাত কোর্ট
উত্তর ২৪ পরগণা
টিফি নং : 280614
ক্রয়ের ডাং : 15000/-
মোট স্ট্যাম্প বরিস :
দেয়ারী অফিস : বারাসাত
ডেজার : *[Signature]*

[Handwritten signature]

Aharendra Mohan Ojha



VCT9-1552

Aharendra Mohan Ojha



VCT9-1553

Rainbow Aqua Park Private Limited
Represented by
Amrit Ghosh
Director



Mala Ojha
W/O - Late Kuntal Kundu
Algaria Gant. Calong
P.O. Noapara, Barasat
Occupation - Service

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North 24 Parganas, Barasat
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Surendra Mohan Ojha

SRI DHIRENDRA MOHAN OJHA, having PAN AADPO5344C, Son of Surendra Mohan Ojha, residing at Algaria, P.O. - Napara, P.S. - Barasat at present Duttapukur, Kolkata - 700125, District - North 24 Parganas, by occupation - Cultivation, by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

RAINBOW AQUA PARK PRIVATE LIMITED, having PAN AAECR1840A, a Private Limited Company incorporated with the Companies Act, having its registered office at 455, P.K. Guha Road, DumDum Airport 1 No. Gate, P.S. - DumDum, Kolkata - 700028, District - North 24 Parganas, represented by its Director AMIT GHOSH, Son of Sri Gobinda Chandra Ghosh, residing at 455, P.K. Guha Road, DumDum Airport 1 No. Gate, P.S. - DumDum, Kolkata - 700028, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the OTHER PART.



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North 24-Parganas, Barasat

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Atimendra Mondal
of

WHEREAS all that piece and parcel of Shali land measuring an area of 43.5 (FORTY THREE POINT FIVE) DECIMALS, be the same a little more or less, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", have been seized and possessed by the Vendor herein, absolutely and uninterruptedly so far TOGETHER WITH the rights, liberties, privileges, appendages, easements, sewers and messuages etc. whatsoever appertaining therewith are the sale matter and prime object of this indenture.

AND WHEREAS the Vendor herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 15 $\frac{1}{3}$ Decimals, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, by virtue of purchase from Sukur Ali Mondal, through a Sale Deed, duly registered on 19/11/1983 before the S.R.O. Barasat and recorded in Book



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No. I, being No. 9379 for the year 1983 and absolutely seized and possessed the same.

AND WHEREAS the Vendor herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of $7\frac{2}{3}$ Decimals, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, by virtue of purchase from Janab Ali, through a Sale Deed, duly registered on 29/12/1976 before the S.R.O. Barasat and recorded in Book No. I, being No. 9047 for the year 1976 and absolutely seized and possessed the same.

AND WHEREAS the Vendor herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of $15\frac{1}{3}$ Decimals, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, by virtue of purchase from Md. Abdul Bari, through a Sale Deed, duly registered on 11/02/1976 before the S.R.O. Barasat and recorded in Book No. I, being No. 1325 for the year 1976 and absolutely



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seized and possessed the same.

AND WHEREAS the Vendor herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of $7\frac{2}{3}$ Decimals, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, by virtue of purchase from Nurul Amin Mondal and others, through a Sale Deed, duly registered on 20/01/1986 before the A.D.S.R.O. Barasat and recorded in Book No. I, being No. 449 for the year 1986 and absolutely seized and possessed the same.

AND WHEREAS by virtue of aforesaid four separate Sale Deeds, the VENDOR herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 46 Decimals, be the same a little more or less, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas and since then he has been seized and possessed as his own share, peacefully without interruption of others free from all encumbrances, by paying

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Shivendra
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rent and taxes before the authority from time to time.

AND WHEREAS the Vendor herein being in need of money, decided to sell out the below schedule property, i.e. ALL THAT piece and parcel of Shali land measuring an area of 43.5 (FORTY THREE POINT FIVE) DECIMALS, be the same a little more or less, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", hereinafter referred to the 'Said Land' to the purchaser herein and represented and assured the purchaser above named as follows :-

i) That the Vendor herein has decided to sell and /or transfer the 'said land' for consideration;

ii) That the Vendor herein now has good right, full power and absolute authority to grant, convey, transfer, sell or assign the 'said land' to anybody in any manner whatsoever;

iii) That the 'said land' is free from all encumbrances, mortgages, charges, lines, lispense, attachment, claims, demands, liabilities and trusts whatsoever and howsoever and the Vendor herein have got free, clear and marketable title;

iv) That the Vendor herein, declare that he has not



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done any wrong or committed any breach whereby the right, title, interest and possession of into and upon the 'said land' have in any way been jeopardized or become defective and there is no taxes of any nature due and payable by the Vendor herein shall pay rent and taxes on or before the execution of the conveyance in respect of the 'said land' to the Land Revenue Department of the Government and will hand over the upto date tax receipt to the purchaser herein;

v) That the said land is not subject to any acquisition or requisition proceedings and the Vendor herein has no knowledge about the issuance of any such notice in respect of the 'said land' or any party thereof;

vi) That there is no suit or proceedings of any nature whatsoever pending in any court of law in respect of the Vendor title in the 'said land';

vii) That no valid and subsisting agreement for development and /or for sale, mortgage, transfer or any other arrangement of the 'said land' exists;

viii) That the Vendor herein is lawfully competent and entitled to sell, transfer or otherwise dispose of the 'said land';

ix) That neither there is any restraint order passed by any Court of law nor there are any impediment of any nature whatsoever for the Vendor herein to sell and /or transfer the 'said land';

x) That the specifications of the said property stipulate in the schedule hereto are true and correct;



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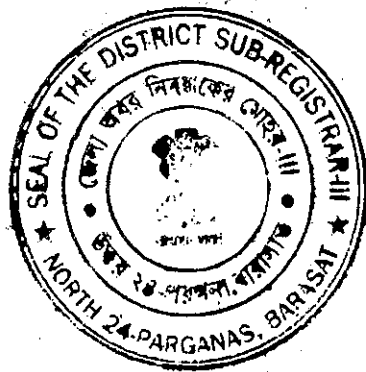
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xii) That in case the purchaser herein agree to purchase the 'said land' then in that event simultaneously on completion of purchase and the execution of the conveyance / transfer deed, the Vendor herein shall make over the vacant and peaceful possession of the 'said land' in favour of the purchaser herein and thereupon the purchaser herein shall be entitled to hold, occupy, possess and enjoy the 'said land' as owner thereof without any objection or obstruction by any person or party whatsoever;

AND WHEREAS the purchaser herein relying on the abovementioned various representations and assurances made by the Vendor and also believing the same to be true and further placing full faith thereon, agreed to purchase the 'Said Land' at a total consideration of Rs. 65,19,583.00 (Rupees Sixty Five Lakhs Nineteen thousand Five hundred eighty three) only under certain terms and conditions mentioned hereunder.

AND WHEREAS the Vendor herein agreed to sell and / or transfer and the purchaser above named agreed to purchase ALL THAT piece and parcel of Shali land measuring an area of 43.5 (FORTY THREE POINT FIVE) DECIMALS, be the same a little more or less, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder



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Shivendra Mohan
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written and delineated in the annexed Plan by border coloured "RED", free from all encumbrances whatsoever, at or for the said agreed consideration.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of total consideration of Rs. 65,19,583.00 (Rupees Sixty Five Lakhs Nineteen thousand Five hundred eighty three) only, duly paid to the Vendor by the purchaser on or before the execution of this Deed (the receipt whereof the Vendor doth hereby as also by the Memorandum hereunder written demists, acknowledge and or from the same and every part thereof acquit, release and discharge the purchaser as also the land hereby sold, transferred, conveyed or intended so to be, the Vendor above named doth hereby grant convey, transfer, assign and assure unto and in favour of the purchaser herein ALL THAT piece and parcel of Shali land measuring an area of 43.5 (FORTY THREE POINT FIVE) DECIMALS, be the same a little more or less, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, lying and situated at MOUZA - ALGARIA, J.L. No. 5 / Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", free from all encumbrances, mortgages, charges, liens, lispensesns, claims, demands, liabilities and trusts whatsoever;



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North 24-Parganas, Barasat

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OR HOWSOEVER OTHERWISE the 'said land' or any part thereof now is or any time hereto before were or was situated, butted, bounded, called known, numbered, described and distinguished;

TOGETHER WITH all fittings, fixtures, easements, appendages, appurtenances, rights and benefits whatsoever belonging to or usually held, or enjoyed therewith or anywise appertaining thereto AND all rights title interest property claim and demand whatsoever of the Vendor into or upon the 'said land' or any part thereof;

TOGETHER WITH all structures, ways, walls, yards, compounds, areas, paths, passages, sewers, drains, water, water-courses and all manner of connections and all other rights of land comprised and all liberties, privileges, easements and appurtenant whatsoever thereunto belonging to or held or occupy therewith or reputed to belong or appurtenant thereto AND the reversion or reversions, remainder or remainders AND the rents issues and profit thereof AND ALL the estate right title interest claim and demand whatsoever both at law and in equity of the Vendor, into, upon and in any manner concerning the Vendor's right, title, interest in the 'said land' and every part thereof;

TOGETHER WITH all deeds, pattahs, muniments, writings and evidences of title and other documents relating to or concerning the Vendor's right, title and interest in the 'said land' or any part thereof, which now or hereafter shall or may be in the custody, power or possession of the Vendor



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or any other person or persons from whom the Vendor can or may procure without any action or suit at law or in equity;

TO HAVE AND TO HOLD the Vendor's right, title and interest in the 'said land' more fully described in the schedule hereunder written, hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever as and for an absolute indefeasible perfect estate or analogous thereto and equivalent to an estate of inheritance in fee simple in possession without any manner of condition, use, trust and other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances, mortgages, charges, liens, lispendens, attachment, claims, demands, liabilities, acquisitions, requisitions and trusts whatsoever.

AND THE VENDOR doth hereby covenant with the Purchaser as follows:-

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any predecessor in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Vendor's right, title and interest in the said property, more fully described in the schedule hereunder written hereby granted, sold, conveyed and transferred or intended so to be

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Mohan Singh

in perfect and indefeasible estate of inheritance, without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances whatsoever;

THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendor now has good right full power and absolute authority and indefeasible title to grant, sell, convey and transfer the Vendor's right, title and interest in the 'said land' and hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold and enjoy the 'said land' hereby granted, sold, conveyed and transferred AND receive the rents issues and profits of the 'said land' more fully described in the schedule hereunder written, without any lawful eviction, interruption, hindrance, claims or demands whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all manner of encumbrances whatsoever



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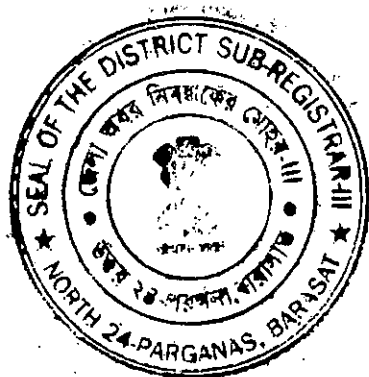
Ashwendra Mohan off

made, suffered, created, done, executed or occasioned by the Vendor or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the 'said land' more fully described in the schedule hereunder written is not affected by any attachment including any attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or Estate Duty authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever;

AND THAT no declaration has been made or published nor any notice issued nor any proceeding commenced for acquisition of the 'said land' more fully described in the schedule hereunder written or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force and that the 'said land' or any part thereof is not affected by any notice of acquisition or requisition under the Defence of India Act or Rules framed there under or any other acts or enactments whatsoever;

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim and demand whatsoever in the Vendor's right, title and interest in the 'said land', more fully described in the schedule hereunder written, hereby sold, conveyed, granted and transferred or any part thereof from



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under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser make, do execute and perfect or cause to be made done executed and perfected all such acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the Vendor's right, title and interest in the 'said land' and every part thereof unto and to the use and benefit of the Purchaser forever in the manner aforesaid, as shall or may be reasonably required.

AND THE VENDOR doth hereby agree and confirm that the Purchaser above named shall be entitled to apply for and have its name mutated as the owner of the 'said land' in the records of the Government authorities and /or department, without any objection by or on behalf of the Vendor herein.

It is also mentioned here that, if, any act of deception fraud and to the enjoyment of the Purchaser's right, title upon the property, the Vendor will remain legally bound to return the entire consideration money with compensation to the Purchaser, in course of heirs.

It is expressly declared if any errors and mistake are found out in this deed of sale or any necessity arises in respect of mutation or whatsoever the Vendor will remain to do and execute and/or register a Deed of Declaration in favour of the Purchaser herein, without taking any further consideration in course of heirs.



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Shivendra Mohan Ojha
:: THE SCHEDULE ABOVE REFERED TO ::

Shivendra Mohan Ojha
ALL THAT piece and parcel of Busta land measuring an area of 43.5 (FORTY THREE POINT FIVE) DECIMALS, be the same a little more or less, out of 46 Decimals, comprised in R.S. Dag No. 605 under R.S. Khatian No. 168, corresponding to L.R. Khatian No. 276 (recorded in the name of the Vendor herein), lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly delineated in the annexed Plan by border coloured "RED" The Annexed Plan, Photos, fingerprints of the Vendor and Purchaser will be treated as a part of this Deed of Conveyance. The annual proportionate rent will be applied over the aforesaid property as per West Bengal Land Holding Revenue Act.

BUTTED AND BOUNDED BY

On the North : Land of the Vendor (Part of Dag Nos. 604, 605 & Boundary Wall of the Vendor herein)

On the South : Land of Rainbow Acqua Park, B. Das & A. Ohid (Dag Nos. 600 & 603)

On the East : Land of the Vendor & Anjan Ojha (Dag Nos. 576 & 606)

On the West : Land of Dag No. 604 (16 Dec.)



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North 24-Parganas, Barasat

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(Page : 16)

Ashindra Mohan Ojha

IN WITNESS WHEREOF the Vendor hereto have set and subscribed their respective hands and seals on this day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED
in presence of following
WITNESSES :

1. *Mala Ojha*
Algeria Govt Colony.
P.O - Noapara, Barasat

Ashindra Mohan Ojha

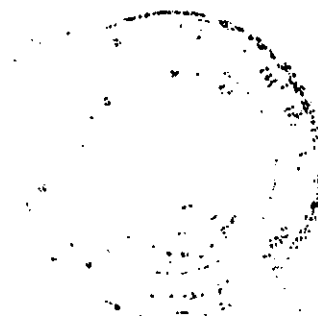
SIGNATURE OF THE VENDOR

2. *Ishu Ali Mondal*
vill - Algeria .
Post - Noapara .
P. S - Barasat .
DIST - 24 (Aggr)

Rainbow Aqua Park Private Limited

Amit Ghosh Director

SIGNATURE OF THE PURCHASER





District Sub-Registrar-III
North 24-Parganas, Barasat

04 JUL 2014

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Ahirendra Mohan ojha

:: MEMO OF CONSIDERATION ::

RECEIVED from the withinnamed Purchaser a total sum of Rs. 65,19,583.00 (Rupees Sixty Five Lakhs Nineteen thousand Five hundred eighty three) only as total consideration money. as follows :

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
02/07/2014	114828	Axis Bank Ltd. Airport Branch	65,19,583.00

WITNESSES :

1. Mala Ojha
Algoria Govt. Colony
P.O - Noapara, Barasat.

Ahirendra Mohan ojha

2. Ishu Anil Mondal.

SIGNATURE OF THE VENDOR

vll- Algoria
P.O - Noapara.
P.S - Barasat.
Dist - 24 Parganas.

Drafted by:

Sk. Mainul Haque
Advocate,

District Judges' Court,
Barasat, North 24 Pgs.

Computer by:

(Kuntal Singha Roy)
Barasat Court.














District Sub-Registrar-III
North 24-Parganas, Barasat

04 JUL 2014

ORDER RULE 44A OF THE I.R. ACT 1908












(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Shivendra Mohan Saha
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Raj Park Private Limited

Amrit Ghosh
Signature of the Presentant
 Director

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



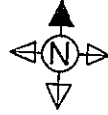
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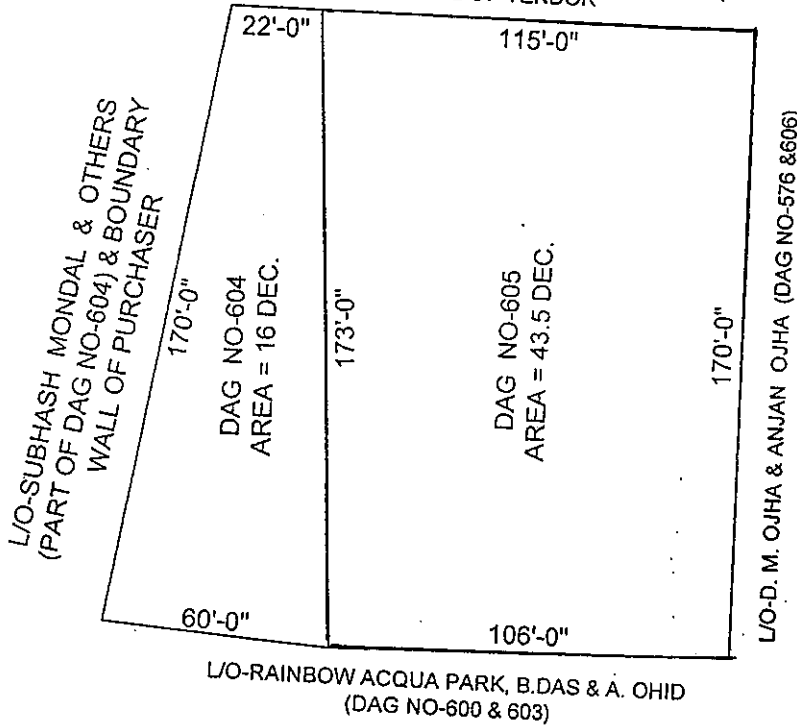
SITE PLAN OF DAG NO-604 & 605, AT MOUZA -ALGORIA, J.L.NO-5, L.R. KHATIAN NO- 276, UNDER PASCHIM KHILKAPUR GRAM PANCHAYET, P.S. BARASAT, DIST. - 24 PGS.(N).

DAG NO	AREA
604	16 DEC. (M/L)
605	43.5 DEC. (M/L)

SCALE-1"=40'-0"



L/O-D.M. OJHA
PART OF DAG NO- 604 & 605 & BOUNDARY
WALL OF VENDOR



Thiyandra Mohan ojha

SIGNATURE OF VENDOR

Shamdal. 30/6/2019

Md. ISHA ALI MONDAL
(B.Sc.(Hons), Civil Engineer)
Planner, Designer, Estimator & Surveyor
Algoria Sufi Khabiruddin (RA) Sarani
(Suripukur) Noapara, Barasat, Kot-125
Lic. No.- BM/B-061/L.B.S.

DRAWN BY



District Sub-Registrar-III
North 24-Parganas, Barasat

04 JUL 2014



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

Endorsement For Deed Number : I - 05396 of 2014
(Serial No. 05667 of 2014 and Query No. 1525L000010309 of 2014)

On 04/07/2014

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

Presented for registration at 09.15 hrs on :04/07/2014, at the Private residence by Dharendra Mohan Ojha ,Executant.

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

Execution is admitted on 04/07/2014 by

1. Dharendra Mohan Ojha, son of Surendra Mohan Ojha , Algaria, Thana:-Barasat, P.O. :-Napara, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

2. Amit Ghosh
Director, Rainbow Aqua Park Private Limited, 455- P. K. Guha Road, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, ,
, By Profession : Business

Identified By Mala Ojha, wife of Late Kuntal Kundu, Algaria Govt. Colony, Thana:-Barasat, P.O. :-Noapara, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Suman Basu)
District Sub-Registrar III North 24 Pgs

On 10/07/2014

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.-65,19,583/-

Certified that the required stamp duty of this document is Rs.- 391185 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

(Suman Basu)
- District Sub-Registrar III North 24 Pgs

On 11/07/2014

Certificate of Admissibility(Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

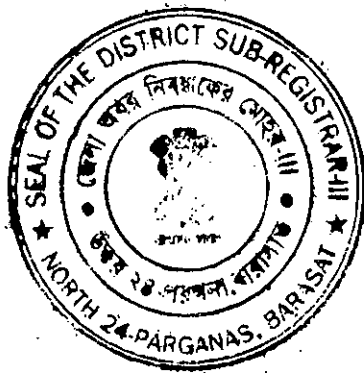
Amount By Cash

Rs. 71748.00/-, on 11/07/2014

(Suman Basu)-III
District Sub-Registrar III North 24 Pgs

11/07/2014 18:04:00

Endorsement Page 1 of 2



District Sub-Registrar-III
North 24-Parganas, Barasat

04 JUL 2014



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

Endorsement For Deed Number : I - 05396 of 2014
(Serial No. 05667 of 2014 and Query No. 1525L000010309 of 2014)

(Under Article : A(1) = 71709/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 11/07/2014)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 854955, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
2. Rs. 49000/- is paid , by the draft number 854954, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
3. Rs. 49000/- is paid , by the draft number 854953, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
4. Rs. 49000/- is paid , by the draft number 854952, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
5. Rs. 49000/- is paid , by the draft number 854951, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
6. Rs. 47330/- is paid , by the draft number 854947, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
7. Rs. 49000/- is paid , by the draft number 854950, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
8. Rs. 49000/- is paid , by the draft number 854956, Draft Date 04/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014

(Suman Basu)
District Sub-Registrar III North 24 Pgs

(Suman Basu)
District Sub-Registrar III North 24 Pgs, Baras

11/07/2014 18:04:00

Endorsement Page 2 of 2



District Sub-Registrar-III
North 24-Parganas, Barasat

04 JUL 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 1385 to 1407
being No 05396 for the year 2014.



(Suman Basu) 16-July-2014
District Sub-Registrar III North 24 Pgs
Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal



উত্তর ২৪-পরগণা খতিয়ান নং- ২৭৬ [১৫০২০০৫]
 মৌজা - আলগাতিয়া জে.এল.নং- ৫ খানা - বাগাতিয়া

(১) রাজস্ব - ১৯৯.০০ টাকা
 (২) জমির মোট পরিমাণ - ২.৭৪ একর (৩) মোট দাগের সংখ্যা - ১৫

(৪) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম	বৈধতা মেহনতকা	রমিড	
পিতা/স্বামী	সুরেন্দ্র		
ঠিকানা	নিতা		



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ		দাগের মধ্যে অত্র-স্বত্বের জমির অংশের পরিমাণ	
			একর	দাগের মধ্যে অত্র স্বত্বের অংশ	একর	হেক্টর
৪৩৪	শালি/বাস্তু		০.৫৩	০.৭১৪৩	০.৩৮	
৪১১	শালি	১৪ (ইউ) ধারা প্রযোজ্য	০.৫৪	০.৮৩৪৯	০.৪৫	
৪১২	শালি	১৪ (ইউ) ধারা প্রযোজ্য	০.২৪	০.০০৭৫	০.০০	
১১০	শালি		০.৩৭	০.১৬১০	০.০৬	
৪১৪	শালি		০.২৪	০.৭৪৮৪	০.১৮	
১১৫	শালি	১৪ (ইউ) প্রযোজ্য ধারা প্রযোজ্য	০.০৮	০.২৫০০	০.০৬	
১১৩	শালি		০.৩৭	০.৭৫০০	০.৩৫	
৪১৭	শালি	১৪ (ইউ) ধারা প্রযোজ্য	০.০৮	০.৯৬৫৬	০.৩৭	
৪১৮	শালি		০.৩৩	০.৫০৬৩	০.২২	
৪৩৬	বাস্তু		০.০৫	০.৫০০০	০.০২	
		উনকম্বু জ্ঞান ও পুনর্বাসন দপ্তরের ডায়েরী শর্তানুসারে হস্তান্তর নির্বাহ				
৩০৫	শালি		০.২২	০.১০০০	০.১১	
৩০১	শালি	১৪ (ইউ) প্রযোজ্য ধারা প্রযোজ্য	০.৪৬	১.০০০০	০.৪৬	
৩০৬	শালি		০.১৩	০.২৪৫৫	০.২৩	
১১৩/৩৫৭	বাস্তু		০.১১	০.৩৩৩৩	০.০৪	
		ঘর - ২ উনকম্বু জ্ঞান ও পুনর্বাসন দপ্তরের ডায়েরী শর্তানুসারে হস্তান্তর নির্বাহ				
১১৯/১৫৮	বাস্তু		০.০৩	১.০০০০	০.০৩	
		ঘর - ৩ উনকম্বু জ্ঞান ও পুনর্বাসন দপ্তরের ডায়েরী শর্তানুসারে হস্তান্তর নির্বাহ				



দাগের মোট সংখ্যা পনেরো মাত্র
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10 Rs.10. Total: Rs.20

২.৭৪

18-11
 Registrar of Land Revenue
 Evidence Act, 1872





DEED OF SALE

Date of Execution	8
Bengali	8
English	8
Valuation of Property	8
Purchaser / Recipient	8
Seller / Donor	8
Mouza	8
J. L. No.	8
Khatian No.	8
Dag No.	8
Classification	8
Area of Land	8
Executant / Advocate	8
Executant / Deed Writer	8
Type Writer / DTP Setter	8