

DEED OF CONVEYANCE

OF

01 (one) Cuttah 02 (two) Chittack and 20 (twenty) Sq.ft.

OF

Mouza Gopalpur, J.L. No. 2, R.S. Plot Dag No. 2820, in R.S. Khatian No. 344,
in L.R. Khatian No. 6335 being Municipal Holding No. 314, Block - J
of Rajarhat Gopalpur Municipality, Ward No. 5, Police Station - Airport,
District - North 24 Parganas.

Drafted by :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone No. : 033-2574-1768.

033-2574-3790.

Mobile : 91- 98312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in

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I-02635/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 887874

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M.V. 47,96,760/r

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

10/9/14
12.31
verified

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City) Deed of Conveyance

10 SEP 2014

This Deed of Conveyance of absolute sale made on this the 10th day of September..... Two Thousand and Fourteen.

Between

Sri Dhananjay Kumar Sah (PAN - ALHPS3387G), son of Lakshmi Prasad Sah, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at 1, Netai Babu Lane, Police Station - Muchipara, Kolkata - 700 012,

hereinafter called and referred to as Vendor (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, administrators, legal representatives and/or assigns) of the One Part.

..... And

Sl. No. 89118

Advocate
SUBIR KUMAR SEAL

Address: High Court Kolkata
Enrolment No. WB-F 588/487-94

Rs. 1000/-

Kolkata Collectorate,
11, Netaji Subhas Rd
Kolkata-1

Date 08 JUL 2014



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 SEP 2014

Subhas Chatterjee
S/o Sri Shyam Chandra Chatterjee
R 106, Bangor Avenue, Block-C,
PS Laketown, Kolkata-700055



A n d

M/s. Shreshta Construction Pvt. Ltd. (PAN - AAHCS8908D), a private Limited company incorporated in accordance with the provisions of the Companies Act. 1956 having its registrar office at 12/1, Jessore Road (South) Barasat, District North 24 Parganas, represented through one of its Director Mr. Dilip Kumar Neotia (PAN - ABRPN8265C), son of Late Deoki Nandan Neotia, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at EC-13, Salt Lake City, Kolkata - 700 064,

hereinafter called and referred to as the Purchaser (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, successor-in-interest, legal representatives and assigns) of the Other Part.

Background/Title of the Property hereby sold by these presents :-

Whereas :

1. One Nandalal Ghosh, since deceased was seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land hereditaments admeasuring an area of 12 (twelve) Decimals out of the total land of 48 (forty eight) Decimals C.S. Plot Dag No. 3804, in R.S. Dag No. 2820, under C.S. Khatian No. 894, comprised in R.S. Khatian No. 344, in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - the then Rajarhat (presently Airport) within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District - 24 Parganas (North) and within the local limits of Rajarhat Gopalpur Municipality.
2. While seizing, possessing and enjoying the aforesaid land the said Nandalal Ghosh, died intestate, leaving behind him surviving his widow Smt. Tepu Rani Ghosh, as his sole legal heir and successor, to success and inherit all the estates and properties left by the said Nandalal Ghosh, since deceased, in accordance with the provisions of Hindu Law of Succession through which the said Nandalal Ghosh, since deceased, was govered during his life time including all that land measuring 12 (twelve) Decimals in R.S. Plot Dag No. 2820, Mouza - Gopalpur, J.L. No. 2.

..... 3. Thus by



3. Thus by virtue of inheritance and by application of Hindu Succession Act. 1956, the said Smt. Tepu Rani Ghosh was seized and possessed of all that land measuring 12 (twelve) Decimals from her deceased husband and during the course of Revisional Settlement Zariip the said Smt. Tepu Rani Ghosh duly mutated her name in the records of Block Land & Land Revenue Office Rajarhat and since then was paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question vide R.S. Khatian No. 344.
4. While seizing, possesssing and enjoying the aforesaid land by virtue of a Deed of Gift, dated the 5th day of March, 1985, registered at Additional District Registrar Barasat, copied in Book No. - I, being Deed No. 265 for the year 1985, the said Smt. Tepu Rani Ghosh, wife of Late Nandalal Ghosh, the Donor therein of the one part, had gifted, donated, transferred, released and parted all that piece and parcel of land measuring 12 (twelve) Decimals be the same a little more or less comprised in R.S. Plot Dag No. 2820, in the R.S. Khatian No. 344, in Mouza - Gopalpur. J.L. No. 2, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, within local limits of Rajarhat Gopalpur Municipality, District - 24 Parganas (North) in favour of her son Sri Madan Kumar Ghosh, the Donee therein, out of natural love and affection, morefully and particularly described in the Schedule therein written absolutely and free from all encumbrances whatsoever.
5. Due to inconvenience in joint possession and/or occupation and/or enjoyment the said Madan Kumar Ghosh amicably partitioned his share by a Deed of Partition dated the 27th day of February, 1986 registered at Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, copied in Book No. - I, Volume No. 25, Pages Nos. 407 to 436, being Deed No. 1345, for the year 1986 and thus the property described under Schedule 'Gha' was duly allotted to Sri Madan Kumar Ghosh in respect of the abovementioned property alongwith other properties morefully and particularly described under Schedule thereinunder written and delineated in the map/plan annexed thereto.
6. While seizing, possessing and enjoying the aforesaid land by virtue of a Deed of Conveyance dated the 17th day of May, 1991, the said Sri Madan

..... Kumar



Kumar Ghosh the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted of all that land measuring 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft. be the same a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Pargana Kolikata in part of C.S. Plot Dag No. 3804, in R.S. Plot Dag No. 2820, under C.S. Khatian No. 894, in R.S. Khatian No. 344, Police Station - the then Rajarhat, now Airport within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District 24 Parganas (North), free from all encumbrances whatsoever to one **Sri Umesh Prasad Sharma**, son of Late Dukhi Sharma, by nationality Indian, by faith Hindu, by occupation Business, of Hatiara Jhautalla, Police Station - Rajarhat, Kolkata - 700 059, the Purchaser therein, of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered at Additional District Sub Registrar Bidhan Nagar, Salt Lake City and the same was copied in Book No. - I, Volume No. 75, Pages Nos. 423 to 430, being Deed No. 4141 for the year 1991, free from all encumbrances whatsoever.

7. While seizing, possession and enjoying the aforesaid land by virtue of a Deed of Conveyance dated the 16th day of August, 2007 the said Sri Umesh Prasad Sharma, son of Late Dukhi Sharma of Hatiara Jhautalla, Police Station - Rajarhat, Kolkata - 700 059, the Vendor therein of the one part had indefeasibly, sold, conveyed, transferred, released and parted all that piece and parcel of land measuring 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft. be the same of a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, under Ward No. 5, of Rajarhat Gopalpur Municipality within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District 24 Parganas (North) in favour of the said Vendor mentioned herein above and the said Deed of Conveyance was registered at Additional Registrar of Assurances - II Kolkata and the same was copied in Book No. - I, Volume No. 1, Pages Nos. 1 to 24, being Deed No. 10354 for the year 2007.

..... 8. During



8. During the course of L.R. Settlement Zarip the said Sri Dhananjay Kumar Sah, son of Lakshmi Prasad Sah, duly mutated his name in the records of Block Land & Land Revenue Office Rajarhat, vide **L.R. Khatian No. 6335** and since then, the said Sri Dhananjay Kumar Sah is paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question.
9. The said Sri Dhananjay Kumar Sah also mutated his name in respect of the aforesaid land in the records of Rajarhat Gopalpur Municipality and the said Municipality duly assessed the said land vide Holding No. 314, Block - J, under Ward No. 3 and Sri Dhananjay Kumar Sah since then is paying Municipal Taxes thereof regularly as the sole and absolute owner of the aforesaid land in question.
10. Thus by virtue of recital hereinabove stated the said Sri Dhananjay Kumar Sah is seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land measuring an area of 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft. be the same a little more or less togetherwith all rights of easements comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, in part of C.S. Plot Dag No. 3804, in R.S. & L.R. Plot Dag No. 2820 in C.S. Khatian No. 894, in R.S. Khatian No. 344 in L.R. Khatian No. 6335 under Ward No. 5 (previously under Ward No. 3) of Rajarhat Gopalpur Municipality, District - 24 Parganas (North) free from all encumbrances whatsoever, morefully and particularly dealt in under **First Schedule** hereinunder appearing (hereinafter for the sake of brevity called and referred to as the said "land premises").
11. On or before the execution of these presents the Vendor herein has assured, declared and represented to the Purchaser herein as follows (hereinafter referred to as "The Representations").
 - a) That the said land is free from all encumbrances, liens, lispences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
 - b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including

..... Rajarhat



Rajarhat Gopalpur Municipality in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.

- c) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said purchaser herein.
- d) The Vendor not have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other law, for the time being, in force.
- e) That in respect of the land being the part or portion of the Dag Nos. owned by the Vendor out of the said land, the said part or portion of the land under the said Dag No. would be demarcated and thereof nor such right has become effective by prescription or otherwise, however and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos. and authenticated by joint signature of the Vendor and such part owner on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- f) The Vendor is legally competent to sell and transfer the said Sali land intended herein to be sold.
- g) That the Vendor has full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in any manner as he may deem fit and proper. The Vendor has agreed to sale the said land, morefully and particularly described in the Schedule hereinunder written, to the Purchaser herein.
- h) That the Vendor does not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.

..... i) That



- i) That the Vendor is and his predecessors-in-title were in uninterrupted and/or undisputed possession of the said land without any right or any claim whatsoever of any third party.
- j) That there is no bargadar and/or bhagchasi into or upon the said land or any part or portion thereof and the land is not cultivated for the last thirty to forty years or more.
- k) That the Vendor nor any of his predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easements or license or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said Sali land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever.
- l) That the Vendor has undisputably purchased/inherited the said land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deeds of Conveyances and/or other documents by paying the appropriate stamp duty and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.
- m) That no person, male or female, being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- n) That the Vendor has agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and

..... everything



everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.

- o) That the said land nor any part thereof is subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendor of the land or part thereof, which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.
- p) That the Vendor is in possession, power or control of the documents of title as setforth in the Schedule hereinunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendor or any predecessors-in-title to any person whomsoever with a view to creating security thereon.
12. For selling the aforesaid property the said Sri Dhananjay Kumar Sah duly entered into a Memorandum of Understanding with M/s. Shreshta Construction Pvt. Ltd. dated 1st day of March, 2014 under certain terms and conditions inter-alia, on the basis of which the said Shreshta Construction Pvt. Ltd. duly sanctioned a building plan on a land measuring 22 (twenty two) Cuttah 09 (nine) Chittack and 00 (zero) Sq.ft. more or less, (which includes the land of the Vendor herein measuring 01 (one) Cuttah 02 (two) Chittack and 20 (twenty) Sq.ft.) from the competent authority of Rajarhat-Gopalpur Municipality vide Sanctioned Serial No. 64/14/15 dated 20.06.2014 and the Purchaser is purchasing the said plot of land as dealt in under Schedule with the benefit of the said Sanctioned Plan.
13. That the Vendor herein desirous to sell and the purchaser herein is desirous to purchase the below Schedule property measuring an area of 1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft. be the same a little more or less in lieu of the property as mentioned under Second Schedule hereinunder appearing, under the following terms and conditions :-

..... Now



Now this indenture witnesseth :-

That in pursuance to the aforesaid negotiation and in lieu of all that flat being Flat No. 205 on Second Floor, Block - F, admeasuring an area of 1356 (one thousand three hundred and fifty six) Sq.ft. Super Built up be the same a little more or less along with 1 (one) Covered Car Parking Space on the Ground Floor, of Block - F, measuring an area of 80 (eighty) Sq.ft. Built up area, more or less morefully and particularly dealt in under **Second Schedule** hereinunder appearing, and the Vendor doth hereby grants, transfers and conveys unto and to the use of the said Purchaser All That Sali land hereditaments admeasuring an area of **1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft.** be the same a little more or less together with Kutcha Stucture measuring **90 (ninety) Sq.ft.** be the same a little more or less comprised in Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, in part of C.S. Plot Dag No. 3804, in R.S. & L.R. Plot Dag No. 2820 in C.S. Khatian No. 894, in R.S. Khatian No. 344 in L.R. Khatian No. 6335 under Ward No. 5 (previously under Ward No. 3) of Rajarhat Gopalpur Municipality, District - 24 Parganas (North) within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, Rajarhat Gopalpur Municipality morefully and particularly described in the **First Schedule** hereinunder appearing and delineated in the map or plan annexed hereto and thereon verged in RED lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains pathis passages common fences walls trees, shrubs, water, water courses, lights, rights, liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under Municipal limit of Rajarhat Gopalpur and all the estates rights, title and interest claims and demands whatsoever of the Vendor into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said lands hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchaser that notwithstanding any act deed matter or thing by the said Vendor or his predecessors in title done and executed or knowingly suffered to the contrary the said Vendor now hath indefeasible and absolute title as

..... and for



and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Vendor hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Vendor and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendor well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendor and all person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER that the said Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said plot of lands hereditaments and premises unto and to the use of the said Purchaser as shall or may be reasonably required AND the said Vendor doth hereby covenant with the said Purchaser its heirs and assigns that the said Vendor will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchaser its heirs and assigns produce/or cause to be produced to them and its agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the **First Schedule** hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchaser their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled.

..... The First



The First Schedule above referred to :-

(Description of the Sold Property in Details)

All that piece and parcel of land ("Sali" by classification) hereditaments admeasuring an area of **1 (one) Cuttah 2 (two) Chittack and 20 (twenty) Sq.ft.** be the same a little more or less comprised in **Mouza Gopalpur**, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, in part of C.S. Plot Dag No. 3804, in R.S. & L.R. Plot Dag No. **2820(P)** in C.S. Khatian No. 894, in R.S. Khatian No. 344 in L.R. Khatian No. 6335 under Ward No. 5 (previously under Ward No. 3) vide Municipal Holding No. 314, Block - J of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, Police Station - Airport (previously under Police Station - Rajarhat) District North 24 Parganas, with the benefit of a sanctioned plan vide Sanctioned Serial No. 64/14/15 dated 20.06.2014 butted and bounded as follows :-

On The North By : Part of R.S. Plot Dag No. 2820.

On The South By : Rajarhat Road (211 no. Bus Route).

On The East By : R.S. Plot Dag No. 2834.

On The West By : 14' (fourteen) feet wide
Common Passage.

shown in annexed site plan verged in border **RED** and the said site plan shall be treated as part and parcel of these presents.

The Second Schedule above referred to :-

(Description of the flat, in lieu of land described in the First Schedule property is transferred by the Vendor to the Purchaser herein)

The said Dwelling Flat being booked property : All that dwelling Flat/Unit/ Apartment being Flat No. 205 on Second Floor, in Phase - IV, Block - F, as sanctioned plan by the municipal authority as Block - I, measuring a Super Built Up area of 1356 (one thousand three hundred and fifty six) sq.ft. be the same a little more or less alongwith 1 (one) Common Covered Car Parking Space on the Ground Floor of Block - F, measuring an area of 80 (eighty) Sq.ft. Built up area, more or less together with undivided proportionate and impartible share or interest in the land lying and situate at and being

..... comprised



comprised in Mouza Village - Gopalpur, in R.S. & L.R. Plot Dag Nos. 2820, 2833, 2831 and 2834 in L.R. Khatian Nos. 5916 and 6335, under Ward No. 5 of Rajarhat Gopalpur Municipality, vide Municipal Holding Nos. RGM/5/23/BL-B, RGM/5/27/BL-B, RGM/5/203/BL-B, RGM/5/205/BL-B, Police Station - Airport, District North 24 Parganas, morefully and particularly described in the First Schedule referred to and consists of 3 (three) Bed Rooms; 1 (one) Kitchen, 2 (two) Toilets, 1 (one) Dinning Cum Living Room, 2 (two) Varandahs/ Balconies together with common facilities. That the said flat/unit/apartment being Flat No. 205 on Second Floor, in Block - F is butted and bounded as follows :-

- On the North by** : Partly Stair & Partly Corridor.
- On the South by** : Open Space.
- On the East by** : Partly Flat No. 204 on Second Floor & Partly Corridor, Lift.
- On the West by** : Open Space.

..... In witness



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 Vendor
at Kolkata in the presence of :

1. Subir Kumar Seal
Advocate,
High Court Calcutta,
2. B. Mukhopadhyay
Advocate,
City Civil Court,
Calcutta.

Shrayan Kunal
Signature of the Vendor

Signed Sealed and Delivered
by the above named Purchaser
at Kolkata in the presence of :

1. Subir Kumar Seal
Advocate,
High Court Calcutta,
2. B. Mukhopadhyay
Advocate,
City Civil Court,
Calcutta.

For Shreshtha Construction Pvt. Ltd.
Shreshtha Construction Pvt. Ltd.
Director

Signature of the Purchaser

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

Subir Kumar Seal
For Subir Kumar Seal & Associates
Advocates.

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.

Mobile : 91-98312 76735.

91-98304-76735.

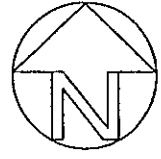
E-mail : seal_associates@yahoo.co.in



DEED PLAN OF C.S. DAG NO.-3804; R.S. & L.R. DAG NO.- 2820 ;R.S. KHATIAN NO.- 344 ;C.S. KHATIAN NO.-894,L.R. KHATIAN NO.- 6335 AT MOUZA:- GOPALPUR, J.L. NO:-02; R.S. NO.- 140;TOUZI NO.- 2998;P.S.:- AIRPORT; WARD NO.-5, DISTRICT.:- NORTH 24 PARGANAS UNDER RAJARHAT GOPALPUR MUNICIPALITY .

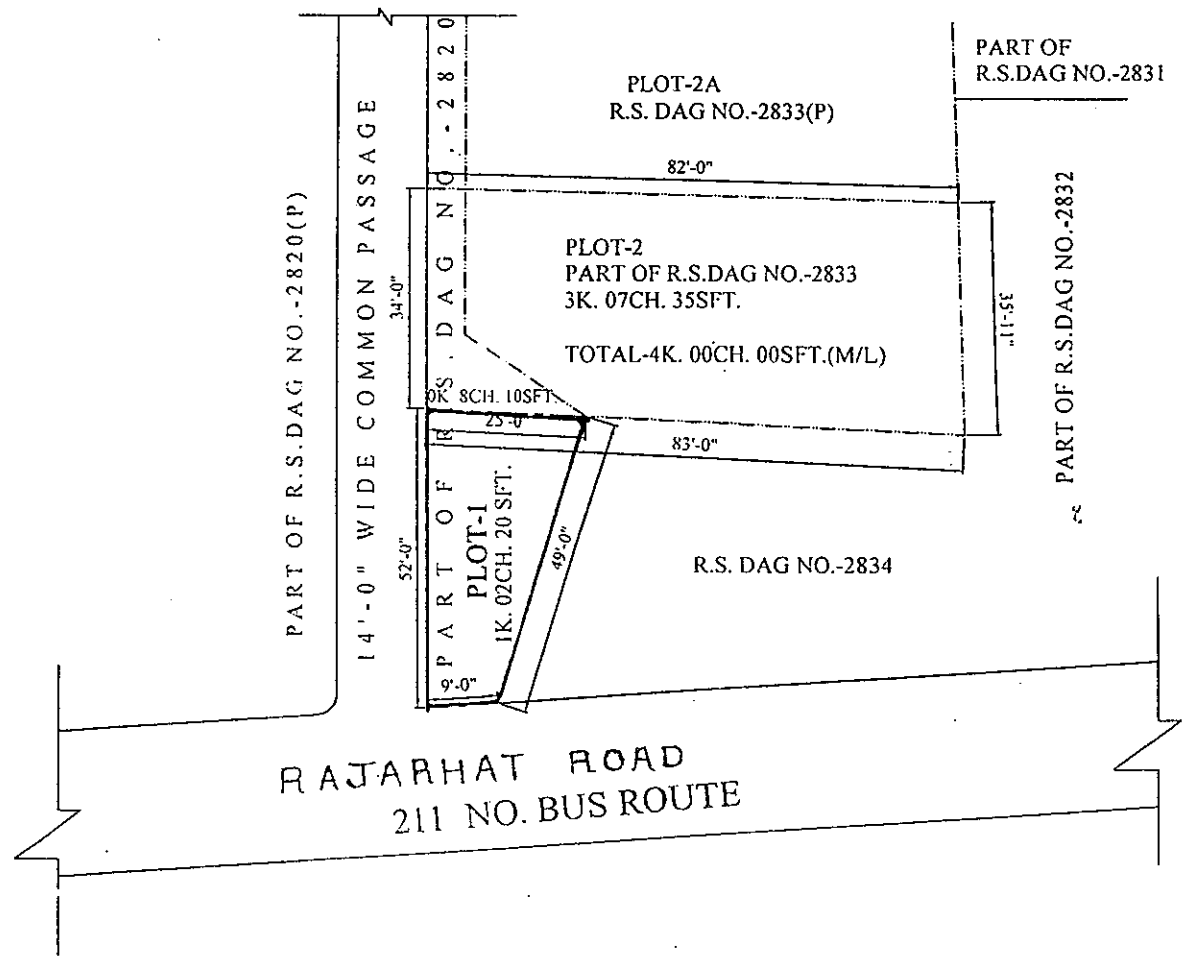
VENDEE:- SHRESHTA CONSTRUCTION PVT. LTD.

VENDOR:- MR. DHANANJAY KUMAR SAH



AREA OF LAND OF PLOT NO.-1 = 01 K. 02CH. 20 SFT.

SCALE:-1:300

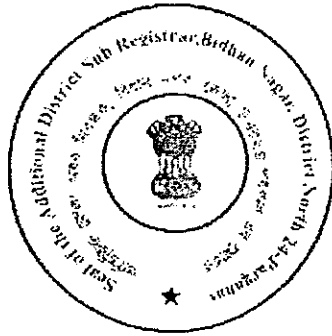


Dhananjay K. Sah
SIGN. OF VENDOR

For Shreshtha Construction Pvt. Ltd.
[Signature]
Director
SIGN. OF VENDEE

Certificate of Registration under section 60 and Rule 69.



Registered in Book - I
CD Volume number 8
Page from 7663 to 7682
being No 02635 for the year 2014.







(Goutam Sinha Roy) 10-September-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 02634 / 2014, Deed No. (Book -I , 02635/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Dilip Kr. Neotia E C 13, Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	 10/09/2014	 LTI 10/09/2014	<i>Dilip Kr Neotia</i> 10/9/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dhananjay Kr. Sah Address -1 Netai Babu Lane, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, Pin :-700012	Self	 10/09/2014	 LTI 10/09/2014	<i>Dhananjay K. Sah</i>
2	Dilip Kr. Neotia Address -E C 13, Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 10/09/2014	 LTI 10/09/2014	<i>Dilip Kr Neotia</i>

ame of Identifier of above Person(s)
 Subhas Chatterjee
 106, Bangur Avenue, Block C, Thana:-Lake Town,
 istrict:-North 24-Parganas, WEST BENGAL, India, Pin
 700055

Signature of Identifier with Date

Subhas Chatterjee
 10/09/2014



[Signature]
 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

10 SEP 2014

(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. BIDHAN NAGAR



Shardayay K. S. Ch

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

Shardayay K. S. Ch

SIGNATURE OF THE EXECUTANT/S

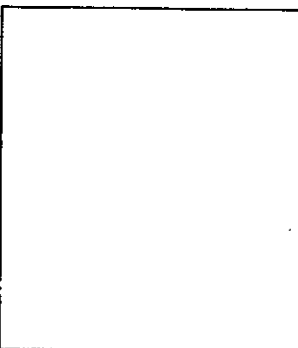


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LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Shardayay K. S. Ch

SIGNATURE OF THE EXECUTANT/S



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

SIGNATURE OF THE EXECUTANT/S

Dated the day of, 2014

Between

Name of the Vendor : MR. DHANANJAY KUMAR SAH *.....*

And

Name of the Purchaser : M/S. SHRESHTA CONSTRUCTION PVT. LTD. *.....*

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

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