

DEED OF CONVEYANCE

OF

4 (four) Cuttah 0 (zero) Chittack and 0 (zero) Sq.ft. of land

OF

Mouza Gopalpur, J.L. No. 2 in R.S. & L.R. Plot Dag Nos. 2820, 2833, L.R. Khatian No. 4438,
Municipal Holding No. RGM-5/204, Block-B, under Ward No. 5 of Rajarhat Gopalpur Municipality,
being Scheme Plot No. 2A, Police Station - Airport, Pargana Kolikata, 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.

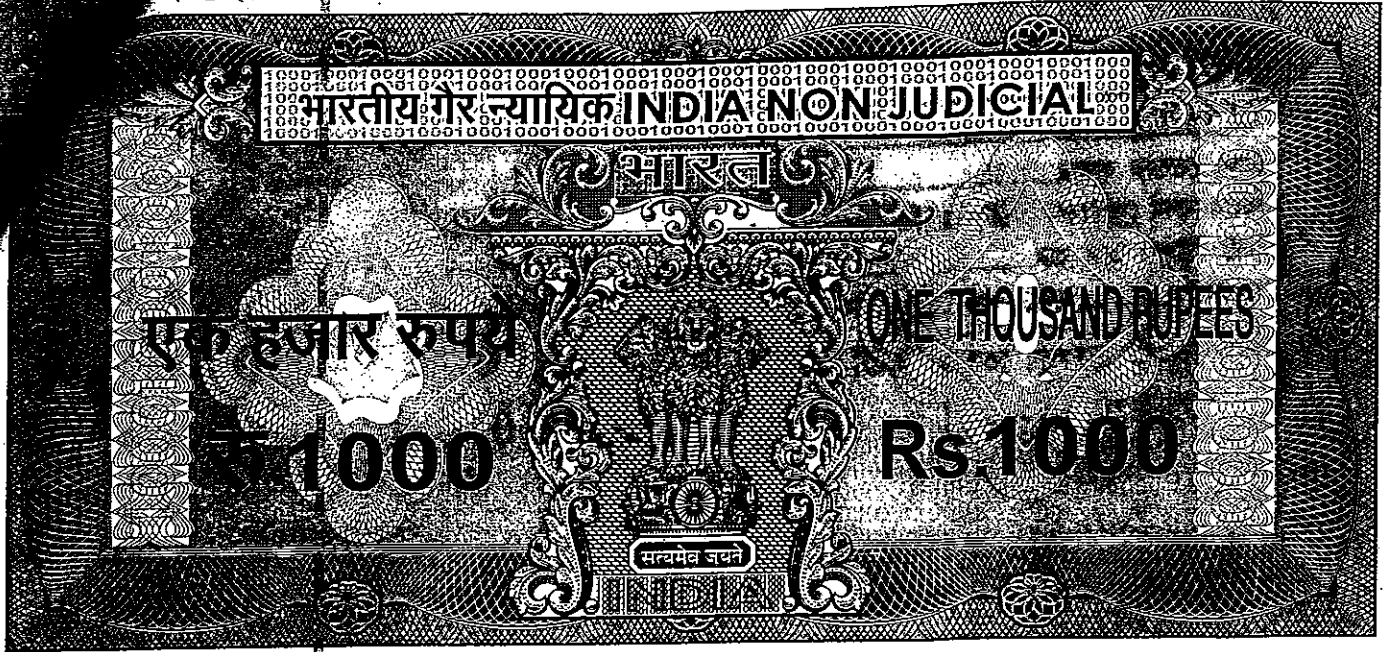
Mobile : 91-98312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in

186

20/09/13



पश्चिम बंगाल WEST BENGAL

F 924600

19/9/12
 COR No-00911/2012
 18/09/2012

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

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

9 SEP 2013

Deed of Conveyance

This **Deed of Conveyance** of absolute sale made on this the 18th day of September Two Thousand Thirteen.

B e t w e e n

Sri Anand Kumar Gupta (PAN - AGBPG2010K), son of Late Sri Shew Shankar Prasad, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at No. 68, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006,

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

..... And

2513 13-9-13

ক্রমিক নং _____ (1000)
সং _____
স্বাক্ষরিত কর্তৃক _____
বিস্তারিত (সংক্রান্ত) _____ High Court, Calcutta
মোট টাকার পরিমাণ _____
গণনা নং _____ মোট কত টাকা পরিমাণ _____

SUBIR KUMAR SEAL
Advocate.
High Court, Calcutta
Registration No WB-P-688/187-92

19 AUG 2013
880000
880000

টেক্সটাইল বাবাকম্পন ভেড়ার মিঠা দল

Shyamasree Datta



V. L. T. G.
2065

For Shreshta Construction Pvt. Ltd.

Shyamasree Datta

Director



V. L. T. G.
2067

Anand Kumar Gupta



Identified by me;

Subir Kumar Seal

Subir Kumar Seal
Advocate
High Court Calcutta

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

18 SEP 2013



A n d

M/s. Shreshtha Construction Pvt. Ltd. (PAN - AAHCS8908D), a private limited company incorporated in accordance with the provisions of the Companies Act., 1956 having its registered office at 12/1, Jessore Road (South) Barasat, 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/s** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, successor-in-office, successor-in-interest, legal representatives and assigns) of the **Other Part**.

Devolution of Title : -

Whereas :

1. One Haricharan Mondal, son of Late Sri Nani Lal Mondal of Gopalpur, was well seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Record of Rights and enjoyed the same with good right and absolute power of ownership measuring an area of 23 (twenty three) Decimals be the same a little more or less comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998 in C.S. Plot Dag No. 3817, in R.S. Plot Dag No. 2833 in C.S. Khatian No. 159, in R.S. Khatian 2020, thereafter 1276, in R.S. Khanda Khatian No. 2531, Police Station - Rajarhat, within the jurisdiction the then Sub Registry Cossipore, Dum Dum, District - 24 Parganas (North) free from all encumbrances.
2. While seizing, possesssing and enjoying the aforesaid land the said Sri Haricharan Mondal, son of Late Nani Lal Mondal, by virtue of Bengali Saf Kobala dated the 19th day of November, 1962, the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land hereditaments admeasuring an area of 23 (twenty three) Decimals, be the same a little more or less comprised in Mouza Gopalpur, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, in C.S. Plot Dag No. 3817, in R.S. Plot Dag No. 2833, in R.S. Khatian No. 2531, thereto and thereunto in favour of one Sri Panchu Gopal Mondal, son of Sri Haricharan Mondal, the purchaser therein of the Other Part, at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in

..... the office



the office of Sub Registrar Cossipore, Dum Dum, District 24 Pargans (North) and the same was copied in Book No. I, Volume No. 134, Pages Nos. 73 to 80, being Deed No. 9075 for the Year 1962.

3. One Nandalal Ghosh was seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali land hereditaments admeasuring an area of 12 (twelve) Decimals out of total land of 48 (forty eight) Decimals comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, in C.S. Plot Dag No. 3804 in R.S. Plot Dag No. 2820 in C.S. Khatian No. 894 in R.S. Khatian No. 344, Police Station - the then Rajarhat, within the jurisdiction of the then Sub Registry Cossipore, Dum Dum, District 24 Parganas (North).
4. While seizing, possessing and enjoying the aforesaid land the said Nandalal Ghosh died intestate leaving behind him surviving Smt. Tepu Rani Ghosh, his wife being the only 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 Succession Act. 1956, and Dayabhaga School of Hindu Law through which the said Nandalal Ghosh, since deceased, was governed during his lifetime.
5. That the said Smt. Tepu Rani Ghosh, upon inheriting the said property from her husband as aforesaid has duly recorded her name during the course of Revisional Settlement Zarip under R.S. Khatian No. 344, and since then was paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question and started enjoying the same peaceably without any interference from any corner whatsoever.
6. While seizing, possessing and enjoying the aforesaid land by virtue of Deed of Gift dated the 5th day of March, 1985 the said Smt. Tepu Rani Ghosh therein referred to as the Donor of the One Part, for the consideration of natural love and affection for her son Sri Madan Kumar Ghosh, the Donee therein of the Other Part, the Donor thereto and thereunto gifted, assigned, transferred and granted her right title and interest in favour of the said Donee, all that piece and parcel of land hereditaments admeasuring an area of 12 (twelve) Decimals, 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. Plot Dag No. 2820, in R.S. Khatian No. 344, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, within the local limits of Rajarhat Gopalpur Municipality, District 24 Parganas (North) and the said Deed of Gift (Bengali Danpatra Dalil) was registered in the office of Additional District Registrar, Barasat, copied in Book No. I, being Deed No. 265 for the year 1985.

..... 7. That due



7. That due to inconvenience in joint possession and/or occupation and/or enjoyment the said Sri Madan Kumar Ghosh amicably partitioned his share by a Deed of Partition (Bengali Bantannama Dalil) dated the 27th day of February, 1986 registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and the same was copied in Book No. I, Volume No. 25, Pages Nos. 407 to 436, being Deed No. 1345 for the year 1986 and in the said Bantannama Dalil, the property described under Schedule "Gha" was allotted to the said Sri Madan Kumar Ghosh and delineated in the map or plan annexed thereto.
8. Thus by virtue of the recital hereinabove stated the said Sri Madan Kumar Ghosh, 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 be the same a little more or less out of the total land of 48 (forty eight) Decimals comprised in Mouza Gopalpur, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, in R.S. Plot Dag No. 2820, in R.S. Khatian No. 344, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality, District 24 Parganas (North).
9. That by virtue of a Deed of Conveyance dated the 1st day of June, 1991, the said Sri Panchu Gopal Mondal, son of Late Haricharan Mondal, residing at 57, Dr. S.P. Mukherjee Road, Dum Dum Cantonment, North 24 Parganas and Sri Madan Kumar Ghosh, son of Lalit Mohan Ghosh of Gopalpur, Police Station - Airport, District 24 Parganas (North), jointly the Vendors therein of the one part have indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of Sali land hereditaments admeasuring an area of 4 (four) Cuttah 0 (zero) Chittack and 0 (zero) Sq.ft. with all rights of easements, being Scheme Plot No. 2A, out of which **3 (three) Cuttah 9 (nine) Chittack and 7 (seven) Sq.ft.** in C.S. Plot Dag No. 3817 in **R.S. Plot Dag No. 2833**, in C.S. Khatian No. 159, in R.S. Khatian No. 2020, in R.S. Khanda Khatian No. 2531 and balance **6 (six) Chittack and 38 (thirty eight) Sq.ft.** in part of C.S. Plot Dag No. 3804, in **R.S. Plot Dag No. 2820**, C.S. Khatian No. 894, in R.S. Khatian No. 344, both under Mouza Gopalpur, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998 within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, Police Station - Airport, District 24 Parganas (North), thereto and thereunto in favour of **Sri Anand Kumar Gupta**, son of Late Sri Shew Shankar Prasad of No. 68, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006, the purchaser therein of the Other Part, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City, and the same was copied in Book No. I, Volume No. 80, Pages Nos. 233 to 246, being Deed No. 4396, for the year 1991.

..... 10. Upon



10. Upon purchasing the aforesaid land the said Sri Anand Kumar Gupta duly mutated his name in respect of aforesaid plot land in question, in the records of Rajarhat Gopalpur Municipality, and the said Municipality duly assessed the said land vide **Municipal Holding No. RGM-5/204, Block - B** and since then the said Sri Anand Kumar Gupta is paying Municipal taxes thereof regularly as the sole and absolute owner of the aforesaid land.
11. That the said Sri Anand Kumar Gupta, also mutated his name in the records of Block Land & Land Revenue Office Rajarhat, during the course of L.R. Settlement Zarip vide **L.R. Khatian No. 4438**, and since then is paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question and since then enjoying the same peaceably without any interference from any corner whatsoever.
12. Thus by virtue of the recital hereinabove stated the said Sri Anand Kumar Gupta, son of Late Sri Shew Shankar Prasad of No. 68, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006, is seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of Sali land hereditaments admeasuring an area of 4 (four) Cuttah 0 (zero) Chittack and 0 (zero) Sq.ft. be the same a little more or less being Scheme Plot No. 2A, comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City and within local limits of Rajarhat Gopalpur Municipality vide Municipal Holding No. RGM-5/204, Block - B, of out which 0.7008 (zero point seven zero zero eight) Decimals which is equivalent to 6 (six) Chittack and 38 (thirty eight) Sq.ft. in R.S. & L.R. Plot Dag No. 2820 and 5.888 (five point eight eight eight) Decimals which is equivalent to 3 (three) Cuttah 9 (nine) Chittack and 7 (seven) Sq.ft. in R.S. & L.R. Plot Dag No. 2833 within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, Police Station - Airport, District North 24 Parganas in R.S. Khatian No. 2020, 344 in R.S. Khanda Khatian No. 2531, L.R. Khatian No. 4438 (hereafter for the sake of brevity called and referred to as "the said land") morefully and particularly dealt in under Schedule hereinunder appearing.
13. The Vendor herein is desirous to sell and the purchaser herein is desirous to purchase all that pieces and parcels of Sali land hereditaments admeasuring an area of **4 (four) Cuttah 0 (zero) Chittack and 0 (zero) Sq.ft.** out of which 3 (three) Cuttah 9 (nine) Chittack and 7 (seven) Sq.ft. in R.S. & L.R. Plot Dag No. 2833 and 6 (six) Chittack and 38 (thirty eight) Sq.ft. in R.S. & L.R. Plot Dag No. 2820 at and for a total price of **Rs. 40,00,000/- (Rupees forty lac) only**, thus @ Rs. 10,00,000/- (Rupees ten lac) only per Cuttah under the following terms and conditions.

..... 14. On or



14. 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 Representation").
- a) That the said land is free from all encumbrances, liens, lispendences, 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 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.
 - d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor has 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 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, as dealt in under **Schedule** hereunder appearing.
 - 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 or to Commercially Exploit the same in any manner as they may deem fit and proper. The Vendor has agreed to sale of the said land, morefully and particularly described in the **Schedule** hereunder written, to the Purchaser herein.

..... h) That



- 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 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 the Vendor nor any of their 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 licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said 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.
- k) That the Vendor has indisputably purchased/inherited the said land from his predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deed 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.
- l) 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.
- m) 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 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.
- n) 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



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.

- o) That the Vendor is in possession, power or control of the documents of title set forth 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, and the Vendor herein has handed over the documents of title in respect of the said property to the Purchasers herein as dealt in under **Schedule** hereinunder appearing.
- p) That the property hereby sold by the Vendor herein to the Purchaser herein is butted and bounded on four sides by 6' (six feet) high boundary wall.

Now this indenture witnesseth :-

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 40,00,000/- (Rupees forty lac) only** paid to the Vendor by the Purchaser herein on or before the execution of these presents (the receipt of which the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchaser/s as well as the interest of the Vendor in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendor doth hereby grant, transfer and convey unto and to the use of the said Purchaser All That Sali land hereditaments admeasuring an area of **4 (four) Cuttah 0 (zero) Chittack and 0 (zero) Sq.ft.** be the same a little more or less lying and situate at and being and comprised in **Mouza Gopalpur**, J.L. No. 2, Re Su No. 140, Touzi No. 2998, in C.S. Plot Dag No. 3815, in R.S. & L.R. Plot Dag Nos. 2833 and 2820 in C.S. Khatian No. 176 in R.S. Khanda Khatian No. 2531 in L.R. Khatian No. 4438, being Municipal Holding No. RGM-5/204, Block - B, under Ward No. 5 of Rajarhat Gopalpur Municipality, being Scheme Plot No. 2A, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, District North 24 Parganas, Pargana Kolikata, and within the local limits of Rajarhat Gopalpur Municipality, morefully and particularly described in the **Schedule** hereinunder appearing 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 paths passages

..... common



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 limits of Rajarhat Gopalpur Municipality 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 predeccessors in title done and executed or knowingly suffered to the contrary the said Vendor now hath indefeasible and absolute title as 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 Purchasers 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 their 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

..... their heirs



their heirs and assigns produce/or caused 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 **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 Schedule above referred to :-

(Description of the **Sold Property** in details)

All that pieces and parcels of revenue paying Rayati Dakhali Swattya Sali Land hereditaments admeasuring an area of **4 (four) Cuttah 0 (zero) Chittack and 0 (zero) 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, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, under Ward No. 5, of Rajarhat Gopalpur Municipality, vide Municipal Holding No. RGM-5/204, Block - B, being Scheme Plot No. 2A (adjacent to Rajarhat Road, Salua-Gopalpur), under the following Dag and Khatian Nos. :-**

<u>Sl No.</u>	<u>C.S. Plot Nos.</u>	<u>R.S. & L.R. Plot Dag</u>	<u>C.S. Kh</u>	<u>R.S. Kh</u>	<u>L.R. Kh</u>	<u>Share</u>	<u>Area</u>
1.	3817	2833	159	2020	4438	2560	5.8880 Deci
2.	3804	2820	894	344	4438	0146	0.7008 Deci
							6.5888 Deci

The said land is butted and bounded as follows :-

- On the North by** : Part of R.S. & L.R. Plot Dag Nos. 2820 & 2833.
- On the South by** : Part of R.S. & L.R. Plot Dag Nos. 2820 & 2833.
- On the East by** : Part of R.S. & L.R. Plot Dag Nos. 2832 & 2831 .
- On the West by** : 14' (fourteen feet) wide Common Passage (R.S. & L.R. Plot Dag No. 2820).

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.

..... 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 & Associates
Advocate
High Court Calcutta
2. Subodh Chatterjee
P-106, Bangur Avenue,
B.C, PS-Lake Town,
KOL-700055.

Anand Kumar Gupta.
Signature of the Vendor

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

1. Subir Kumar Seal & Associates
Advocate
High Court Calcutta
2. Subodh Chatterjee

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

Signature of the Purchaser/s

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

Subir Kumar Seal & Associates
Advocates

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



Received on and from the withinnamed **Purchaser/s** by the withinnamed **Vendor** the withinmentioned sum of **Rs. 40,00,000/- (Rupees forty lac) only** as and by way of consideration money in full and final for sale, as per Memorandum of Consideration below :-

Memo of Consideration

<u>Sl. No.</u>	<u>Date</u>	<u>Demand Draft No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
1.	17.09.2013	014967	State Bank of India	Alipore Branch	40,00,000.00
Total -					<u>40,00,000.00</u>

(Rupees forty lac) only.

Witnesses :

1. *Sudesh Kumar Dasgupta*
Advocate,
High Court Calcutta;
2. *Sudesh Kumar Dasgupta*

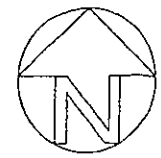
Anand Kumar Gupta
Signature of the Vendor



PLAN OF C.S. DAG NO.-3804,3817 R.S. & L.R. DAG NO.- 2820 & 2833 ;R.S. DAG NO.-344, 2020 ; C.S. KHATIAN NO.-159,894 IN L.R. KHATIAN NO.-4438
 TOUZA:- GOPALPUR, J.L. NO:-02; R.S. NO.- 140;TOUZI NO.- 2998;WARD NO.-5;
 MUNICIPAL HOLDING NO.-RGM-5/204 ,BLOCK-B;P.S. :- AIRPORT ; DISTRICT:-
 NORTH 24 PARGANAS UNDER RAJARHAT - GOPALPUR MUNICIPALITY.

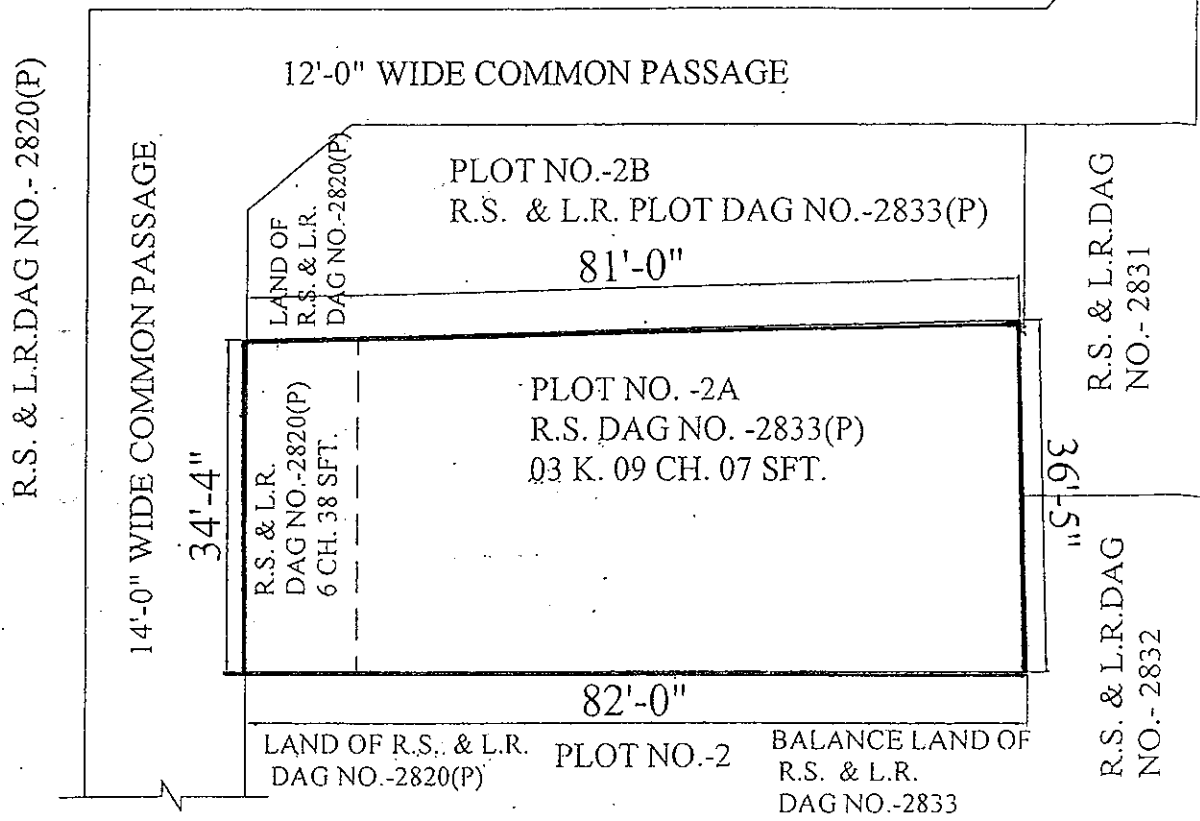
VENDEE:- SHRESHTA CONSTRUCTION PVT. LTD.

VENDOR:- SRI ANAND KUMAR GUPTA



AREA OF LAND -04 K. 00CH. 00SFT.

SCALE:-1:200



Anand Kumar Gupta

SIGN. OF VENDOR

For Shreshta Construction Pvt. Ltd.
[Signature]

Director

SIGN. OF VENDEE



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

Endorsement For Deed Number : I - 02812 of 2013
(Serial No. 02986 of 2013 and Query No. 1504L000005889 of 2013)

On 18/09/2013

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

Presented for registration at 16.25 hrs on :18/09/2013, at the Private residence by Dilip Kr. Neotia, Claimant.

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

Execution is admitted on 18/09/2013 by

1. Anand Kr. Gupta, son of Lt. Shew Shankar Prasad , 68, Kailash Bose St., Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
2. Dilip Kr. Neotia
Director, M/s. Shreshta Construction Pvt. Ltd., 12/1, Jessore Rd. (South), Barasat, District:-North 24-Parganas, WEST BENGAL, India, .
, By Profession : Business
Identified By Subir Kr. Seal, son of . . ., High Court Calcutta, District:-Kolkata, WEST BENGAL, India, .
By Caste: Hindu, By Profession: Advocate.

(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/09/2013

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 Draft

Rs. 52275/- is paid , by the draft number 063594, Draft Date 18/09/2013, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 19/09/2013

(Under Article : A(1) = 52261/- , E = 14/- on 19/09/2013)

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.-47,51,922/-

Certified that the required stamp duty of this document is Rs.- 332654 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 331654/- is paid , by the draft number 063592, Draft Date 18/09/2013, Bank : State Bank of India, BANGUR AVENUE BRANCH, received on 19/09/2013



19 SEP 2013

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 02812 of 2013
(Serial No. 02986 of 2013 and Query No. 1504L000005889 of 2013)

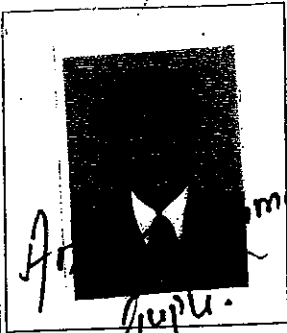
(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



19 SEP 2013

19
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR



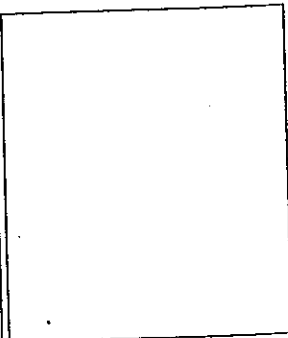
LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

Anand Kumar Gupta
SIGNATURE OF THE EXECUTANT/S



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

Shilpa Kumar Datta
SIGNATURE OF THE EXECUTANT/S

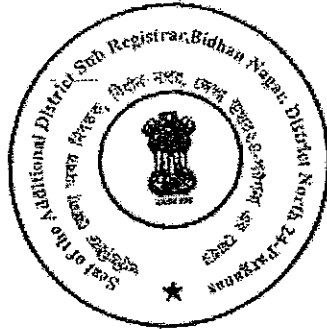



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

SIGNATURE OF THE EXECUTANT/S

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 1990 to 2007
being No 02812 for the year 2013.




(Goutam Sinha Roy) 21-November-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

Dated the day of, 2013

Between

Name of the Vendors :**SRIANAND KUMAR GUPTA**.....

And

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

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