

DEED OF CONVEYANCE

OF

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

OF

Mouza Gopalpur J.L. No. 2, Pargana Kolikata, R.S. Plot Dag Nos. 2820 & 2833,
corresponding to C.S. Plot Dag No. 3817, 3804, in L.R. Khatian No. 4440, Police Station -
Airport, Municipal Holding No. RGM-3/203, Block - B, under Ward No. 5 of Rajarhat
Gopalpur Municipality, District North 24 Parganas.

Drafted by :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

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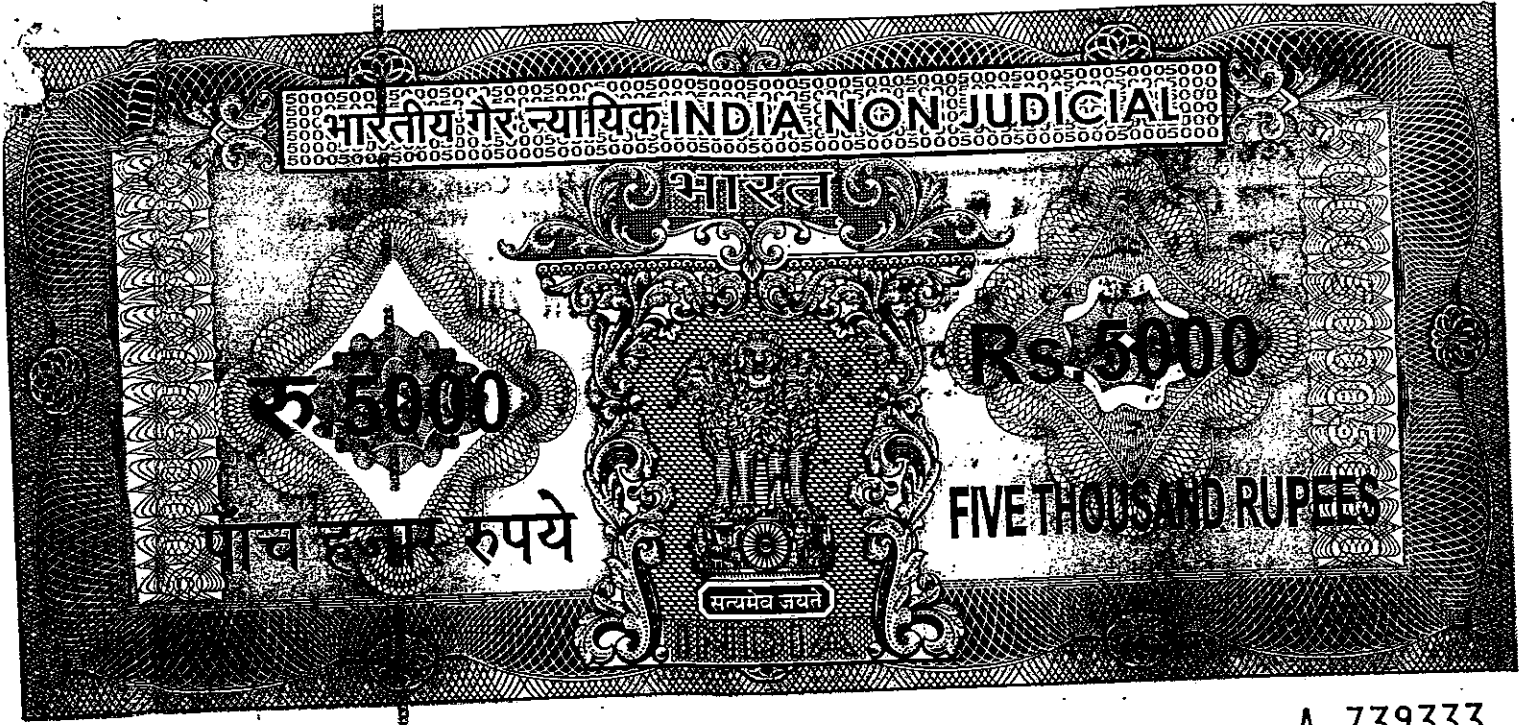
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 739333

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.

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

31 DEC 2013

[Handwritten initials]

Deed of Conveyance

032/13
 30/12/13
 sb.m
 West Bengal No - 01170/2013
 Dated 30.12.2013.

This Deed of Conveyance of absolute sale made on this the 30th day of December Two Thousand Thirteen.

Between

1. **Smt. Lata Gupta** (PAN - ADPPG1142F), wife of Late Kaushal Kumar Gupta, aged about 55 years, by nationality Indian, by faith Hindu, by occupation Housewife,
 presently residing at 54, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006,
2. **Smt. Rinku Gupta** (PAN - DHPPG7278D), daughter of Late Kaushal Kumar Gupta and wife of Sri Sneha Gupta, aged about 39 years, by nationality Indian, by faith Hindu, by occupation Housewife,
 presently residing at 164, B.T. Road, Police Station - Barahnagar, Kolkata - 700 108,

..... 3. Smt.

শ্রী
ডাঃ ডেভার হাঙ্গর
বিকান নগর (সল্টলেক সিটি) এ. সি. এস. আর. এ.
সেই স্টাম্প কর ডাঃ
চালান নং

SUBIR KUMAR SEAL
Advocate,
High Court, Calcutta
Enrollment No WB-F-588/451-'84

28 JUN 2013

টেকারী বাবাকপুর ডেভার মিতা দত্ত

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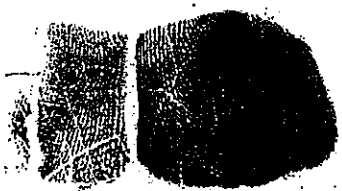
Shriy Kumar Wastie



v. e. T. S.
2699

For Shreshtha Construction Pvt. Ltd.

Shriy Kumar Wastie
Director



v. e. T. S.
2700

Lata Gupta



v. e. T. S.
2701

Rinku Gupta



v. e. T. S.
2702

Rashmi Gupta



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

30 DEC 2013

P.T.O.



3. **Smt. Rashmi Gupta** (PAN - AEAPG1963Q), daughter of Late Kaushal Kumar Gupta and wife of Sri Ashis Gupta, aged about 38 years, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at Gupta Medical Hall, Hill Cart Road, Seth Srilal Market, Siliguri, Pin - 734001,

4. **Smt. Romi Gupta** (PAN - AJMPG4184G), daughter of Late Kaushal Kumar Gupta and wife of Sri Sanjay Gupta, aged about 35 years, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at 188/3B, Picnic Garden Road, Police Station - Kasba, Kolkata - 700 039,

5. **Sri Vijay Gupta** (PAN - ADYPG9108N), son of Late Kaushal Kumar Gupta, aged about 31 years, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at 54, Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006,

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

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 registered 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/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**



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 all that immovable 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 in C.S. Plot Dag No. 3817 in C.S. Khatian No. 159 corresponding to R.S. Plot Dag No. 2833 in R.S. Khatian 2020, thereafter 1276 and thereafter R.S. Khanda Khatian No. 2531 comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - the then Rajarhat (presently Airport) in the District of North 24 Parganas, free from all encumbrances.
2. While seizing, possessing and enjoying the aforesaid land by virtue of execution of a Deed of Conveyance dated the 19th day of November, 1962, the said Haricharan Mondal, the Vendor therein, of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of 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 C.S. Khatian No. 159, corresponding to R.S. Plot Dag No. 2833 in R.S. Khatian No. 2020 thereafter 1276 and thereafter R.S. Khanda Khatian No. 2531, Police Station - the then Rajarhat, to one Sri Panchu Gopal Mondal 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, Cossipore, Dum Dum 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, since deceased, was sole and absolute owner and thus was seized and possessed of all that piece and parcel of land hereditaments admeasuring an area of 12 (twelve) Decimals out of total land of 48 (forty eight) Decimals comprised in C.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. Plot Dag No. 2820 in R.S. Khatian No. 344 and while enjoying the same peacefully without any interference from any corner whatsoever the said Nandalal Ghosh, died intestate leaving behind him surviving his wife 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 Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Nandalal Ghosh, since deceased was governed during his lifetime, including all that land measuring 12 (twelve) Decimals in R.S. Plot Dag No. 2820 in Mouza Gopalpur.



4. Upon inheriting the property as aforesaid the said Smt. Tepu Rani Ghosh, duly recorded her name in respect of the aforesaid property in the records of Block Land and Land Revenue Office Rajarhat, during the course of Revisional Settlement Zarip vide R.S. Khatian No. 344 and since then was paying Khajna thereof as the recorded Rayat.
5. While seizing, possessing and enjoying the aforesaid land by virtue of a Deed of Gift dated the 5th day of March, 1985 the said Smt. Tepu Rani Ghosh, wife of Late Nandalal Ghosh, the Donor therein of the One Part, out of natural love and affection had gifted, donated, transferred, released and parted all that piece and parcel of land hereditaments admeasuring an area of 12 (twelve) Decimals be the same a little more or less comprised in part of R.S. Plot Dag No. 2820 in R.S. Khatian No. 344 in Mouza Gopalpur in favour of Sri Madan Kumar Ghosh, the Donee therein of the Other Part and the said Deed of Gift was registered in the office of Additional District Sub Registrar, Barasat and the same was copied in Book No. I, being Deed No. 265 for the year 1985.
6. That due to inconvenience in joint possession and/or occupation/enjoyment of the aforesaid land the said Madan Kumar Ghosh, duly and amicably partitioned his share by execution of a Deed of Partition 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. Wherein the property demarcated and allotted to Sri Madan Kumar Ghosh was shown under Schedule "Gha" therein and thereunder written and delineated in the map or plan annexed thereto.
7. Thus the said 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 R.S. Plot Dag No. 2820 in R.S. Khatian No. 344, Police Station - Airport, in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat Gopalpur Municipality and within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District North 24 Parganas and on the other land Sri Panchu Gopal Mondal was well and sufficiently seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of land hereditaments admeasuring an area of 23 (twenty three) Decimals in R.S. Plot Dag No. 2833 in R.S. Khatian No. 2531 in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - Airport, District North 24 Parganas.



8. While seizing, possessing and enjoying the aforesaid sali land, by virtue of a conveyance dated the 1st day of June, 1991, the said Sri Panchu Gopal Mondal, son of Late Haricharan Mondal and Sri Madan Kumar Ghosh, son of Lalit Mohan Ghosh jointly the vendors therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of 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 out of which 0 (zero) Cuttah 8 (eight) Chittack and 10 (ten) Sq.ft. in C.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. Plot Dag No. 2820 in R.S. Khatian No. 344 and land measuring 3 (three) Cuttah 7 (seven) Chittack and 35 (thirty five) Sq.ft. in C.S. Plot Dag No. 3817 in C.S. Khatian No. 159 om R.S Plot Dag No. 2833 in R.S. Khatian No. 2020 in R.S. Khanda Khatian No. 2531, both comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - Airport, within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 5, and within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District North 24 Parganas, to one **Kaushal Kumar Gupta**, since deceased, son of Late Shiw Shankar Prasad of 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. 247 to 268, being Deed No. 4397 for the year 1991.
9. Upon purchasing the aforesaid land the said Sri Kaushal Kumar Gupta, since deceased, duly mutated his name in the records of Rajarhat Gopalpur Municipality and the said municipality, duly assessed the said land as Municipal Holding No. RGM3/203,BL-B, under Ward No. the then 3 and now under Ward No. 5 and since then the said Kaushal Kumar Gupta, since deceased, was paying municipal taxes thereof regularly as the sole and absolute owner of the aforesaid land in question.
10. That the said Sri Kaushal Kumar Gupta, since deceased also mutated his name in the records of Block Land and Land Revenue Office Rajarhat in respect of the aforesaid property during the course of L.R. Settlement Zarip vide **L.R. Khatian No. 4440** and since then was paying Khajna thereof regularly as the sole and absolute owner of the aforesaid land in question as recorded Rayat.
11. While seizing, possessing and enjoying the aforesaid land the said Sri Kaushal Kumar Gupta, son of Late Shiw Shankar Gupta, died intestate on 21.02.2010 leaving behind him surviving his widow, one son and three daughters as below named, to



success and inherit all the estates and properties left by the said Kaushal Kumar Gupta, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Kaushal Kumar Gupta, since deceased, was governed during his lifetime :-

<u>Sl. No.</u>	<u>Name of the Successors</u>	<u>Relationship with the deceased</u>	<u>Area of Land inherited</u>
1.	Smt. Lata Gupta	Widow	undivided 576 sq.ft.
2.	Sri Vijay Gupta	Son	undivided 576 sq.ft.
3.	Mrs. Rinku Gupta	Daughter	undivided 576 sq.ft.
4.	Mrs. Romi Gupta	Daughter	undivided 576 sq.ft.
5.	Mrs. Rashmi Gupta	Daughter	undivided 576 sq.ft.
			<u>2880 sq.ft.</u>

12. Thus by virtue of the recital herein above stated the said Smt. Lata Gupta, Mrs. Rinku Gupta, Mrs. Romi Gupta, Mrs. Rashmi Gupta and Sri Vijay Gupta are jointly 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. {out of which 3 (three) Cuttah 7 (seven) Chittack and 35 (thirty five) Sq.ft.} in C.S. Plot Dag No. 3817 in R.S. Plot Dag No. 2833 in C.S. Khatian No. 159, R.S. Khatian No. 2020, R.S. Khanda Khatian No. 2531, L.R. Khatian No. 4440 and 8 (eight) Chittack 10 (ten) Sq.ft. in C.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in R.S. Plot Dag No. 2820 in R.S. Khatian No. 344 in L.R. Khatian No. 4440) comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - Airport, under Ward No. 5 of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, (hereinafter for the sake of brevity called and referred to as the "said land" morefully and particularly dealt in under First Schedule hereinunder appearing).
13. That by virtue of an Declaration on Oath dated the 10th day of March, 2010, before the Learned Metropolitan Magistrate, Bankshal Court, Kolkata, the said Vijay Gupta, duly affirmed that other than the legal heirs as abovenamed there remained to be no other legal heirs of the said Kaushal Kumar Gupta, since deceased.

..... 14. On or



14. On or before the execution of these presents the Vendors herein have 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 Vendors forthwith on demand without any demur.
 - c) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors 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.
 - d) That in respect of the land being the part or portion of the Dag Nos owned by the Vendors 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.
 - e) The Vendors are legally competent to sell and transfer the said sali land intended herein to be sold, as dealt in under **First Schedule** hereinunder appearing.
 - f) That the Vendors have 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 Vendors have agreed to sale of the said land, morefully and particularly described in the **First Schedule** hereinunder written, to the Purchaser herein.

..... g) That



- g) That the Vendors do 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.
- h) That the Vendors are and their 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.
- i) That the Vendors 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 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.
- j) That the Vendors have indisputably 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 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.
- k) 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.
- l) That the Vendors have 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 Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- m) 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,



no decree, attachment or any other order of any Court or authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.

- n) That the Vendors are in possession, power or control of the documents of title setforth in the **Second Schedule** hereinunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon, and the Vendor herein have handed over the documents of title in respect of the said property to the Purchaser herein as dealt in under **Second Schedule** hereinunder appearing.
- o) That the property hereby sold by the Vendors herein to the Purchaser herein is butted and bounded on four sides by 6' (six feet) high boundary wall.
15. The Vendors herein are desirous to sale 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. be the same a little more or less @ Rs. 10,00,000/- (Rupees ten lac) per Cuttah thus at and for a total price of Rs. 40,00,000/- (Rupees forty lac) only under the following terms and conditions :-

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 Vendors by the Purchaser herein on or before the execution of these presents (the receipt of which the Vendors 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 Vendors in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendors 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.** {out of which 3 (three) Cuttah 7 (seven) Chittack and 35 (thirty five) 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, R.S. Khanda Khatian No. 2531 in L.R. Khatian No. 4440 and balance 8 (eight) Chittack 10 (ten) Sq.ft. in C.S. Plot Dag No. 3804 in C.S. Khatian No. 894 in **R.S. Plot Dag No. 2820** in R.S. Khatian No. 344 in L.R.

..... Khatian



Khatian No. 4440}, comprised in **Mouza Gopalpur**, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, being Municipal Holding No. RGM-3/203, Block - B, under Ward No. 5 of Rajarhat Gopalpur Municipality, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, Pargana Kolikata, and within the local limits of Rajarhat Gopalpur Municipality, morefully and particularly described in the **First 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 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 Vendors 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 Vendors or his predeccessors in title done and executed or knowingly suffered to the contrary the said Vendors 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 Vendors 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 Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors 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 Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any

..... part thereof



part thereof from under or in trust for the Vendors 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 Vendors doth hereby covenant with the said Purchaser their heirs and assigns that the said Vendors 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 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 **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 Schedule above referred to :-

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

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 which is equivalent to 6.60 (six point six zero) Decimals, comprised in Pargana - Kolikata, **Mouza Gopalpur**, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Police Station - Airport (previously Rajarhat), under Ward No. 5, of Rajarhat Gopalpur Municipality, vide Municipal Holding No. RGM3/203, Bl-B and within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District North 24 Parganas, under the following Dag and Khatian Nos. :-

<u>Sl No.</u>	<u>C.S. Plot Dag</u>	<u>C.S. Kh</u>	<u>R.S. Plot Dag</u>	<u>R.S. Kh</u>	<u>L.R. Kh</u>	<u>Share</u>	<u>Area of Land (Decimals)</u>
1.	3804(P)	894	2820(P)	344	4440	0179	0.85 Decimal
2.	3817(P)	159	2833(P)	2020,	4440	2500	5.75 Decimal
Total -							<u>6.60 Decimal</u>

..... The land



The land is butted and bounded as follows :-

- On the North by** : Part of R.S. Plot Dag Nos. 2820 & 2833
- On the South by** : Part of R.S. Plot Dag Nos. 2820 & 2834
- On the East by** : Part of R.S. Plot Dag Nos. 2832.
- On the West by** : 14' (fourteen feet) wide Common Passage

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.

The Second Schedule above referred to :-

(The documents handed over by Vendors to the Purchaser)

- i) Deed of Conveyance dated 1st day of June, 1991, registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 80, Pages Nos. 247 to 268, being Deed No. 4397 for the year 1991, in original.
- ii) Mutation Certificate issued by Rajarhat Gopalpur Municipality, in the name of Kaushal Kumar Gupta, in original.
- iii) Up-to-date Tax Receipt paid upto 4th quarter, 2013-14, in original.
- iv) Up-to-date Khajna Dakhila paid upto Bengali year, 1420 in respect of R.S. & L.R. Plot Dag No. 2820, 2833 in L.R. Khatian No. 4440, in original.
- v) Photocopy of Death Certificate of Kaushal Kumar Gupta.
- vi) Heirship Certificate/First Class Affidavit by Sri Vijay Gupta, before the Learned Metropolitan Magistrate, Bankshal Court, Calcutta, in original.
- vii) Photocopy of PAN of :-
 - a) Smt. Lata Gupta
 - b) Sri Vijay Gupta
 - c) Mrs. Rinku Gupta
 - d) Mrs. Romi Gupta
 - e) Mrs. Rashmi Gupta
- viii) Possession Certificate in original.

..... 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 **Vendors**
at Kolkata in the presence of :

1. ~~Subir Kumar Seal & Associates~~
Advocate
High Court Calcutta.
2. Mrinal Bhattacharya
S/o. Anandilath Bhattacharya
P.O. R/Gopal Pur
Kali Park Badliabata
Anandilath Bhattacharya

- Lata Gupta

- Rinku Gupta

- Rakhi Gupta

- Roni Gupta

- Vijay Gupta

Signature of the Vendors

2. P.S. D. D. Air Por Kol - 131
~~Patra~~ (BASUDEB PATRA)

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. Mrinal Bhattacharya
3. ~~Patra~~ (BASUDEB PATRA)
Advocate
High Court Calcutta.

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

~~Subir Kumar Seal & Associates~~



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

For Shreshtha Construction Pvt. Ltd.

Shreshtha Construction Pvt. Ltd.

Director

Signature of the Purchaser/s



Received on and from the withinnamed **Purchaser/s** by the withinnamed **Vendors** 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>D/D/ Pay order No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>	<u>paid to</u>
1.	30.12.2013	879075	S.B.I.	Alipore	8,00,000.00	Smt. Lata Gupta
2.	30.12.2013	879077	do	do	8,00,000.00	Mrs. Rinku Gupta
3.	30.12.2013	879076	do	do	8,00,000.00	Mrs. Rashmi Gupta
4.	30.12.2013	879078	do	do	8,00,000.00	Mrs. Romi Gupta
5.	30.12.2013	879079	do	do	8,00,000.00	Sri Vijay Gupta

Total - 40,00,000.00

(Rupees forty lac) only.

Witnesses :

1. *Jeejanna Dasgupta*
ADVOCATE
High Court Kolkata.
2. *Mrital Bhattacharya*
Anandabole 4th
Lane Kalipara
Babulata, P.S. Dum Dum, Post-
Kolkata 19 B
3. *Baba*
(BASUDEB PATRA)
Advocate

Lata Gupta
Rinku Gupta
Rashmi Gupta
Romi Gupta
Vijay Gupta

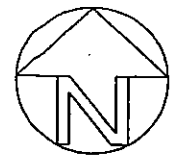
Signature of the Vendors



DEED PLAN OF C.S. DAG NO.-3817,3804; R.S. & L.R. DAG NO.- 2833,2820 ;R.S. KHATIAN NO.- 2020 & KHANDA R.S. KHATIAN NO.-2531;C.S. KHATIAN NO.-159,L.R. KHATIAN NO.- 4440 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.

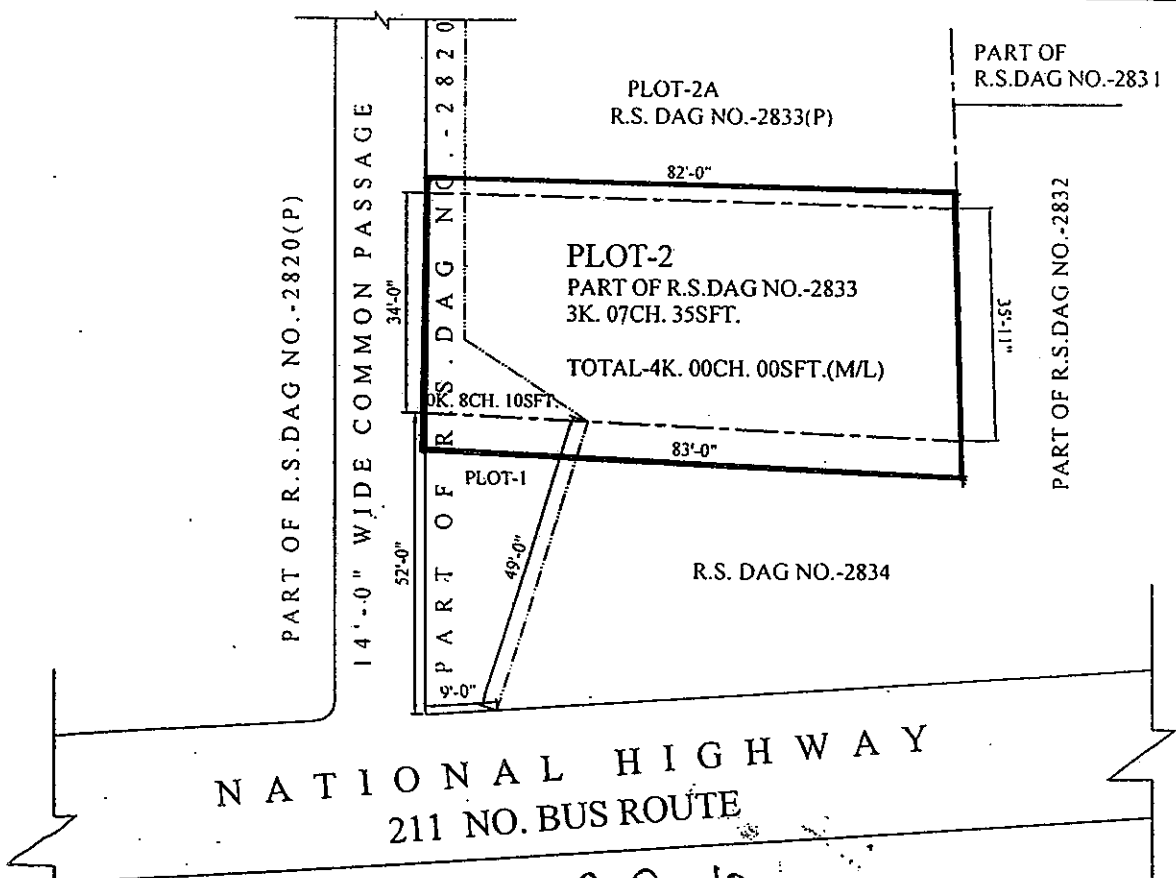
VENDEE:- SHRESHTA CONSTRUCTION PVT. LTD.

- VENDOR:-**
1. SMT. LATA GUPTA
 2. SMT. RINKU GUPTA
 3. SMT. RESHMI GUPTA
 4. SMT. ROMI GUPTA
 5. SRI. VIJAY GUPTA



AREA OF LAND -04 K. 00CH. 00SFT.(M/L)

SCALE:-1:300



✓ Lata Gupta ✓ Romi Gupta
 ✓ Rinku Gupta
 ✓ Rashmi Gupta ✓ Vijay Gupta

For Shreshta Construction Pvt. Ltd.
[Signature]
 Director

SIGN. OF VENDOR

SIGN. OF VENDEE



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

- Lalit Gupta

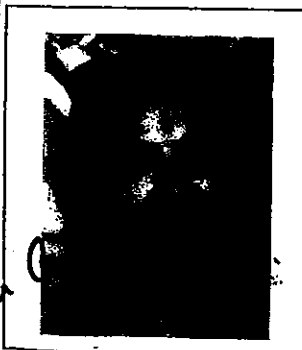
SIGNATURE OF THE EXECUTANT/S



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

- Renu Gupta

SIGNATURE OF THE EXECUTANT/S



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

- Rinku Gupta

SIGNATURE OF THE EXECUTANT/S

Renu

Rinku



Rashmi Gupta

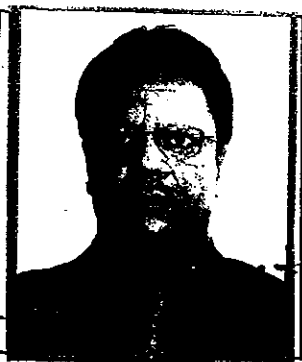
LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Rashmi Gupta
SIGNATURE OF THE EXECUTANT/S



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

Vijay Gupta
SIGNATURE OF THE EXECUTANT/S



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

SHRESHTHA CONSTRUCTION PRIVATE LTD
Shreshtha Construction Private Ltd
SIGNATURE OF THE EXECUTANT/S FOR



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

Endorsement For Deed Number : I - 03833 of 2013
(Serial No. 04060 of 2013 and Query No. 1504L000008032 of 2013)

On 30/12/2013

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

Presented for registration at 18.00 hrs on :30/12/2013, at the Private residence by Dilip Kr Neotia
Claimant.

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

Execution is admitted on 30/12/2013 by

1. Lata Gupta, wife of Lt Kaushal Kumar Gupta , 54, Kailash Bose St., Kailash Bose St, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : House wife
2. Rinku Gupta, daughter of Lt Kaushal Kumar Gupta , 164, B. T. Rd., Kolkata, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700108, By Caste Hindu, By Profession : House wife
3. Rashmi Gupta, daughter of Lt Kaushal Kumar Gupta , Hill Cart Rd. Seth Srilal Market, siliguri , District:-Darjeeling, WEST BENGAL, India, Pin :-734001, By Caste Hindu, By Profession : House wife
4. Romi Gupta, daughter of Lt Kaushal Kumar Gupta , , 188/3 B,, Picnic Garden Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : House wife
5. Vijay Gupta, son of Lt Kaushal Kumar Gupta , 54, Kailash Bose St. , District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
6. 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 Basudeb Patra, son of - -, High Court, Calcutta, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 31/12/2013

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

31 DEC 2013

ADDL. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Goutam Sinha Roy)
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 - 03833 of 2013
(Serial No. 04060 of 2013 and Query No. 1504L000008032 of 2013)

Rs. 44333/- is paid , by the draft number 756804, Draft Date 28/12/2013, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 31/12/2013

(Under Article : A(1) = 44319/- ,E = 14/- on 31/12/2013)

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.-40,30,000/-

Certified that the required stamp duty of this document is Rs.- 282120 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 277120/- is paid , by the draft number 756803, Draft Date 28/12/2013, Bank : State Bank of India, BANGUR AVENUE BRANCH, received on 31/12/2013

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

(Goutam Sinha Roy)


ADDITIONAL DISTRICT SUB-REGISTRAR

31 DEC 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 6134 to 6155
being No 03833 for the year 2013.




(Goutam Sinha Roy) 31-December-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 : SMT. LATA GUPTA & FOUR OTHERS.....

And

Name of the Purchaser/s : 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