

DEED OF CONVEYANCE

05 (five) Cuttachs 10 (ten) Chittacks 22. (twenty two) Sq.ft which is equivalent to
9.35 (nine point three five) Decimals. (being 8500 Share)

Of

Scheme Plot No. 1 , comprised in Mouza Gopalpur in R.S. and L.R. Dag No. 2834 in R.S. Khatian No. 934
in L.R. Khatian No. 2555 , Pargana Kolikata, Police Station- Airport, under Ward No. 5
of Rajarhat Gopalpur Municipality, vide municipal Holding No.- RGM-05/27/11-12/Bl-B,
Kalipark, Gopalpur Bablatata, District North 24 parganas

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advccates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.

Phone No. : 033-2574-1768.

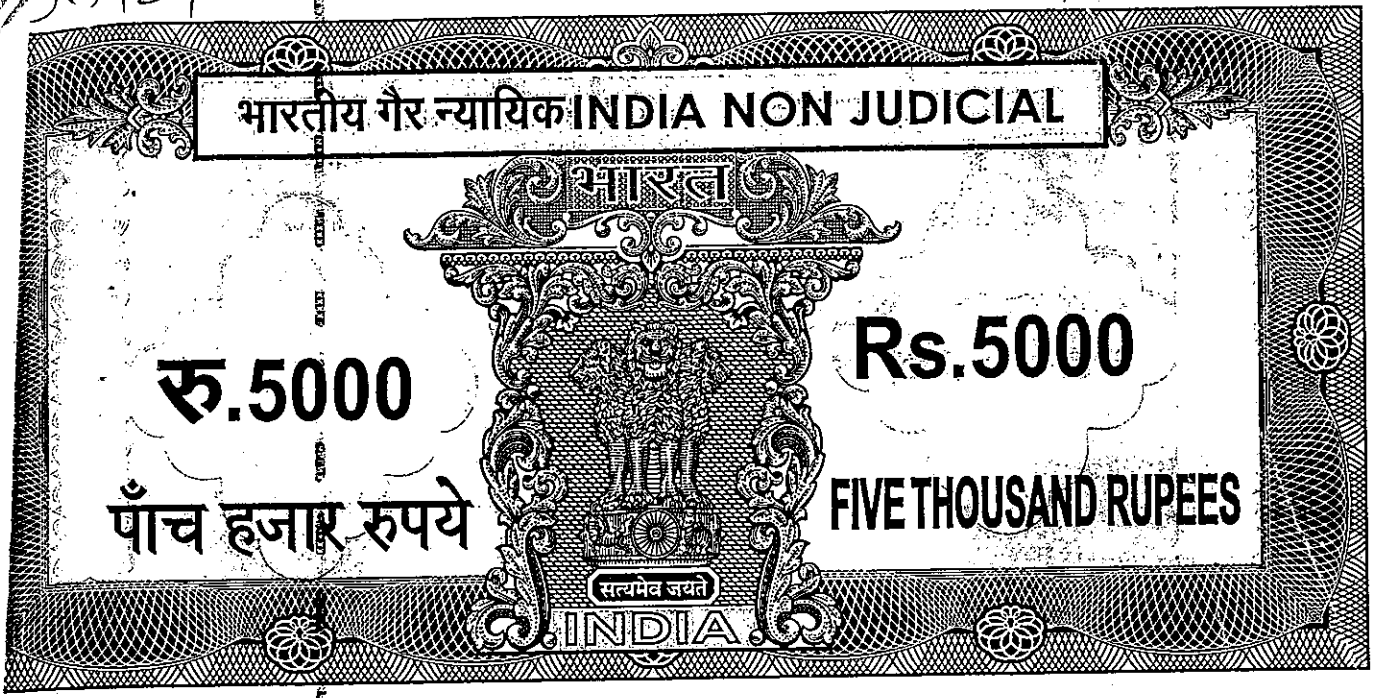
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिम बंगाल WEST BENGAL

743352

Vidya case no. 02472/2011
date - 12.06.2011

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
Bidhan Nagar (Salt Lake City)
15 JUN 2011

Deed of Conveyance

This Deed of Conveyance of absolute sale made on this the 14th day of June, Two Thousand and Eleven.

Between

Smt. Gauri Datta (PAN - AKPPD 9052 N.), wife of Sri Santosh Kumar Datta, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at No. 1/52, Bijoygarh, Jadavpur, Police Station - Jadavpur, Kolkata - 700 032, District 24 Parganas (South),

.....hereinafter

নং 2722 তং 13-6-11

5000/-

জেতার নাম
সং
স্টাম্প জেতার স্বাক্ষর
বিধান নগর (সফটলেক সিটি) এ. ডি. এস. আর. ও
মোট স্টাম্প ভর তাং
মালান নং মোট কত টাকা খরিদ

SUBIR KUMAR
High Court
Bihar Order No. W.P.

21 MAY 2011
870000

জেতারি বারাকপুর জেতার মিতা দত্ত

Shilpa Kumar Nestra

u/l



4594

For Shreshtha Construction Pvt. Ltd.
Shilpa Kumar Nestra
Director

u/l



4595

Gauri Dalta



Balwadee Patra
P-106, Bangwh Avenue,
Ground Floor, Block-C
Kolkata-700 055

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
4 JUN 2011



hereinafter called and referred to as **Owner/Vendor** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her 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, 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 Director or Directors, 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. That one **Satya Charan Ghosh**, since deceased, was the owner of all that piece and parcel of sali lands hereditaments admeasuring an area of 41 (forty one) Decimals, be the same a little more or less in C.S. Khatian No. 556 in R.S. Khatian 934 in C.S. Dag No. 3818 in R.S. Dag No. 2834 together with other lands in other Dag Nos. in Mouza Gopalpur, J.L. No.2, Re.Su. No. 140, Touji No. 2998, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, (previously under Sub Registrar, Cossipore Dum Dum) within the municipal limits of Rajarhat Gopalpur under Ward No. 5, District 24 Parganas (North).

.....2. The said



2. The said Satya Charan Ghosh, since deceased became the owner of the said aforesaid land by virtue of execution of a Patta dated the 11th day of December, 1936, registered in the office of Sub Registrar, Cossipore, Dum Dum in respect of land as aforesaid of **Chirasthayee Rayati Mokarari Tenure.**
3. That while seizing, possessing and enjoying the aforesaid land the said Satya Charan Ghosh, since deceased, died intestate leaving behind him surviving 3 (three) sons namely, **Sri Ganapati Ghosh** (son of the deceased), **Sri Pashupati Ghosh** (son of the deceased) and **Sri Sripati Ghosh** (son of the deceased), as his legal heirs and successors, to success and inherit all the estates and properties left by the said Satya Charan Ghosh, since deceased, in equal share, in accordance with the provisions of Hindu Succession Act. 1956, as applicable thereto.
4. While seizing, possessing and enjoying the aforesaid property in ejmali all the successors of Satya Charan Ghosh, since deceased, namely Sri Ganapati Ghosh, Sri Pashupati Ghosh and Sri Sripati Ghosh, have decided to allocate and partition their entire immovable properties what they had jointly inherited from their deceased father namely, Satya Charan Ghosh, and to avoid all future disputes, differences and ambiguities among themselves they had decided to execute one Deed of Partition (Bengali Bantannama Dalil) wherein they would segregate, allocate and demarcate their respective portions and to enjoy it exclusively among themselves and their respective families and accordingly one Bantannama Dalil was executed on 16th day of November, 1981, (the 30th day of Kartika, 1388 as per Bengali Calender) whereby and wherein the entire immovable properties left by the said Satya Charan Ghosh, since deceased, were allocated and partitioned together with all that said land hereditaments admeasuring an area of **11 (eleven) Decimals**, be the same a little more or less out of the total land of 11 (eleven) Decimals comprised in C.S. Dag No. 3818 in **R.S. Dag No. 2834** in C.S. Khatian 556, R.S. Khatian 934, in **Mouza Village Gopalpur**, Pargana Kolikata, J.L. No. 2, Re Su No. 140, Touji No. 2998, **Police Station - Airport**, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City (previously under Sub Registrar, Cossipore Dum Dum) within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 5, District 24 Parganas, North was allocated in favour of **Sri Sripati Ghosh**, son of Late Satya Charan Ghosh along with other lands in

.....other Mouzas



other Mouzas too and the said Bantannama Dalil (Bengali Deed of Partition) was registered in the office of Sub Registrar, Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 348, Pages Nos. 31 to 60, being Deed No. 11300, for the year 1981.

5. Thus by virtue of execution of the aforesaid Bengali Bantannama Dalil (Bengali Deed of Partition) dated the 16th day of November, 1981, the said **Sri Sripati Ghosh** became the sole and absolute owner of all that land (sali in classification) hereditaments admeasuring an area of 11 (eleven) Decimals, be the same a little more or less, comprised in C.S. Khatian 556, R.S. Khatian No. 934, in C.S. Dag No. 3818, corresponding to R.S. Dag No. 2834, in Mouza Village Gopalpur, Pargana Kolikata, J.L. No. 2, Re Su No. 140, Touji No. 2998, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City (previously under Sub Registrar Cossipore Dum Dum) within the local limits of Rajarhat Gopalpur Municipality under Ward No. 05, District North 24 Parganas.
6. While seizing, possessing and enjoying the aforesaid land the said Sri Sripati Ghosh son of Late Satya Charan Ghosh had duly mutated his name in the records of Block Land and Land Revenue Office Rajarhat vide LR. Khatian No. 2955 (being 10,000 share) in respect of R.S. Dag No. 2834 in Mouza Gopalpur, J.L. No.2, Re.Su.No. 140, Touzi No. 2998 in C.S. Khatian No. 556, R.S. Khatian No. 934 in C.S. Dag No. 3818 and was paying Khajna thereof regularly as the sole and absolute Owner of the aforesaid property and since then was in uninterrupted and undisputed physical possession of the same.
7. While seizing, possessing and enjoying the aforesaid land, by virtue of a Bengali Saf Kobala (Deed of Conveyance) dated the 22nd day of October, 1982, the said Sri Sripati Ghosh, son of Late Satya Charan Ghosh, the Vendor therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that sali land hereditaments admeasuring an area of 11 (eleven) Decimals be the same a little more or less out of the total land of 11 (eleven) Decimals in the said Dag, comprised in C.S. Khatian No. 556, R.S. Khatian No. 934, in C.S. Dag No. 3818, corresponding to R.S. and L.R. Dag No. 2834, in L.R. Khatian No. 2955 in Mouza Village Gopalpur, Pargana Kolikata, J.L. No. 2, Re Su No. 140, Touji No. 2998, Police Station -

..... Airport,



Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar Salt Lake City (previously under Sub Registrar, Cossipore Dum Dum) within the local limits of Rajarhat Gopalpur Municipality under Ward No. 5, District North 24 Parganas, to one **Smt. Gauri Datta**, wife of Sri Santosh Kumar Dutta, the Purchaser therein of the other part, at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered at Sub Registrar, Cossipore Dum Dum and the same was copied in Book No. I, Volume No. 375, Pages Nos. 180 to 186, being Deed No. 10242 for the year 1982.

8. That while seizing, possessing and enjoying the aforesaid plot of land the said Gauri Datta, wife of Sri Santosh Kumar Datta duly mutated her name in the assessment records of Rajarhat Gopalpur Municipality, and the said municipality duly assessed the said land under **Holding No. - RGM-05/27/11-12/BI-B**, Kalipark, Gopalpur Bablatala and since then the said Gauri Datta is paying municipal taxes thereof as the sole and absolute owner of the aforesaid land in question.
9. Thus by virtue of the recital hereinabove stated the said **Smt. Gauri Datta**, wife of Sri Santosh Kumar Dutta of No. 1/52, Bijoygarh, Jadavpur, Police Station - Jadavpur, Kolkata - 700 032 has well seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of sali land hereditaments admeasuring an area of **11 (eleven) Decimals** which is equivalent to **6.67 (six point six seven) Cuttals**, be the same a little more or less, (in 10.000 share) comprised in Pargana Kolikata, J.L. No. 2, Re Su No. 140, Touji No. 2998, in C.S. Khatian 556, R.S.Khatian No. 934, C.S. Dag No. 3818 in R.S. and L.R. Dag No. 2834 in L.R. Khatian No. 2955 in Mouza Gopalpur, Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City (previously under Sub Registrar Cossipore Dum Dum), and within the local limits of Rajarhat Gopalpur Municipality under Ward No. 5, District North 24 Parganas.
10. On or before the execution of these presents the Owner/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



- 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 Owner/Vendor forthwith on demand without any demur.
- c) That the Owner/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) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Owner/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 Owner/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 Owner/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 Owner/Vendor is legally competent to sell and transfer the said Sali land intended herein to be sold.

.....g) That the



- g) That the Owner/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 a manner as they may deem fit and proper. The Owner/Vendor has agreed to sale of the said land, morefully and particularly described in the Schedule hereinunder written, to the Purchaser herein.
- h) That the Owner/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 Owner/Vendor is and her 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 twenty five years or more.
- k) That the Owner/Vendor nor any of her 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 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 Owner/Vendor has indisputably purchased the said land from their predecessors-in-title of the said land by paying them their due consideration and duly

.....registered

Arind Singh



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 Owner/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 Owner/Vendor of any nature whatsoever and properties of the Owner/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 Owner/Vendor of the land or part thereof, which has the effect of prevailing or restraining the Owner/Vendor in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.
- p) That the Owner/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 Owner/Vendor or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

.....11. That the



11. That the Owner/Vendor herein is desirous to sell and the Purchaser herein is desirous to purchase all that piece and parcel of sali land hereditaments admeasuring an area of **05 (five) Cuttahs 10 (ten) Chittacks 22 (twenty two) Sq.ft.** which is equivalent to **9.35 (nine point three five) Decimals** be the same a little more or less, out of the total land 11 (eleven) Decimals, comprised in **C.S. Khatian 556, R. S. Khatian No. 934, in C.S. Dag No. 3818** corresponding to **R.S. Dag No. 2834 in L.R.Khatian No. 2955** in Mouza Village - Gopalpur, Pargana Kolikata, J. L. No. 2, Re. Su. No. 140, Touzi No. 2998, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, and within the limits of Rajarhat Gopalpur Municipality, District 24 Parganas North, at and for a total consideration of **Rs. 51,46,556/- (Rupees fifty one lac forty six thousand five hundred fifty six) only @ Rs. 9,10,000/- (Rupees nine lac and ten thousand) only per cuttah, morefully and particularly mentioned under Schedule** hereinunder appearing, under the following terms and conditions inter-alia. It is noted that the Purchaser has investigated the title of the property and they have satisfied themselves with the title of the property.

Now this indenture witnesseth :-

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 51,46,556/- (Rupees fifty one lac forty six thousand five hundred fifty six) only** paid to the Owner/Vendor by the Purchaser herein on or before the execution of these presents (the receipt of which the Owner/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 Owner/Vendor in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Owner/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 **05 (five) Cuttahs 10 (eight) Chittacks 22 (twenty two) Sq.ft.** which is equivalent to **9.35 (nine point three five) Decimals** be the same a little more or less, comprised in **C.S. Khatian 556, R. S. Khatian No. 934, in C.S. Dag No. 3818** corresponding to **R.S. Dag No. 2834 in L.R. Khatian No. 2955** in Mouza Village - Gopalpur, Pargana Kolikata, J. L. No. 2, Re. Su. No. 140, Touzi No. 2998, **Holding No. - RGM-05/27/11-12/BI-B, Kalipark, Gopalpur Bablatala under Ward No. 5** within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, and within the limits of Rajarhat Gopalpur Municipality, District 24 Parganas North, morefully and particularly described in

..... the Schedule



the **Schedule** hereinunder appearing and delineated in the map or plan annexed hereto and thereon verged in R E D 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 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 Rajarhat Gopalpur Municipality and all the estates rights, title and interest claims and demands whatsoever of the Owner/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 Owner/Vendor or her predecessors in title done and executed or knowingly suffered to the contrary the said Owner/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 Owner/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 Owner/Vendor and her assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Owner/

.....Vendor



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 Owner/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 Owner/Vendor and all person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor AND FURTHER that the said Owner/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 Owner/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 Owner/Vendor doth hereby covenant with the said Purchaser its heirs and assigns that the said Owner/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 **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 Purchaser hereby declares that before purchaseing the property they have taken physical measurement of the property as mentioned in Schedule below and accordingly a map has been prepared and it has been annexed in this deed. At the time of execution of this Deed the Owner/Vendor has delivered peaceful possession of the sold property to the Purchaser herein.

..... The Schedule



The Schedule above referred To :-

(Description of the of the sold property)

All that "Sali" land by classification hereditaments admeasuring an area of **05 (five) Cuttaks 10 (ten) Chittacks 22 (twenty two) Sq.ft** which is equivalent to **9.35 (nine point three five) Decimals** (being 8500 Share) be the same a little more or less, out of the total land 11 (eleven) Decimals, being Scheme Plot No. 1 of Chirasthayee Rayati Mekarari Tenure, comprised in **Mouza Gopalpur** in J.L. No. 2, Re.Su.No. 140, Touzi No. 2998 in C.S. Dag 3818 in C.S. Khatian No. 556 in **R.S. and L.R. Dag No. 2834** in R.S. Khatian No. 934 in **L.R. Khatian No. 2955**, Pargana Kolikata, **Police Station- Airport**, within the jurisdiction of Additional District Sub Registrar, Bidhannagar Salt Lake City, (previously under Sub Registrar Cossipore Dum Dum) under Ward No. 5 of Rajarhat Gopalpur Municipality, vide municipal Holding No.- RGM-05/27/11-12/Bl-B, Kalipark, Gopalpur Bablatala, District North 24 parganas butted and bounded as follows:-

- On the North by** : Partly land of R.S. Dag No. 2833 and Partly land of R.S. Dag No. 2832
- On the South by** : Rajarhat Road (211 Bus Route)
- On the East by** : Scheme Plot No. 2 of R.S. and L.R. Dag No. 2834
- On the West by** : Land of R.S. Dag No. 2820

All in Mouja Gopalpur shown in the annexed site plan verged in Border **RED** and the said 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 **Owner/Vendor**
at Kolkata in the presence of :

1. Saptanhi Datta
Mr. Santosh Kumar Datta
1152 Bijoyganj, Tadar-pu kdt-32.
2. Arun Sharma
810 Ramkrishnan Ghosh
Kalyan Park Kdt
131

Gauri Datta.
Signature of the Owner/Vendor.

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

1. Saptanhi Datta.
Mr. Santosh Kumar Datta
1152 Bijoyganj, Tadar-pu kdt-32.
- 2.

For Shreshtha Construction Pvt. Ltd.
Shreshtha Construction
Director

Arun Sharma

Signature of the Purchaser/s.

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
Web site : www.sksandassociates.com



Received on and from the withinnamed Purchaser/s by the withinnamed Owner/Vendor the withinmentioned sum of Rs. 51,46,556/- (Rupees fifty one lac forty six thousand five hundred and fifty six) only as and by way of consideration money in full and final for sale of all that sali land lying and situate at and being and comprised in R.S. and L.R. Dag No. 2834 in L.R. Khatian No. 2955 of Mouza Gopalpur under Ward No.5, of Rajarhat Gopalpur Municipality, Police Station - Airport, District 24 Parganas (North), as per Memorandum of Consideration below :-

Memo of Consideration

<u>Sl. No.</u>	<u>Date</u>	<u>Pay Order No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs).</u>
1.	14.06.11	004203	H.S.B.C. Ltd.	Salt Lake	51,46,556.00
Total :					<u>51,46,556.00</u>

(Rupees fifty one lac forty six thousand five hundred and fifty six) only.

Witnessess :

1. Saptarshi Datta
1/52 Bijyganj, Jadavpur 700032
Mr. Santosh Kumar Datta.
2. Arun Shome
S/o Ramkrishnan Shome
Kachipore

Gauri Datta.
Signature of Owner/Vendor
(In acknowledgement of the receipt of the aforesaid consideration money)

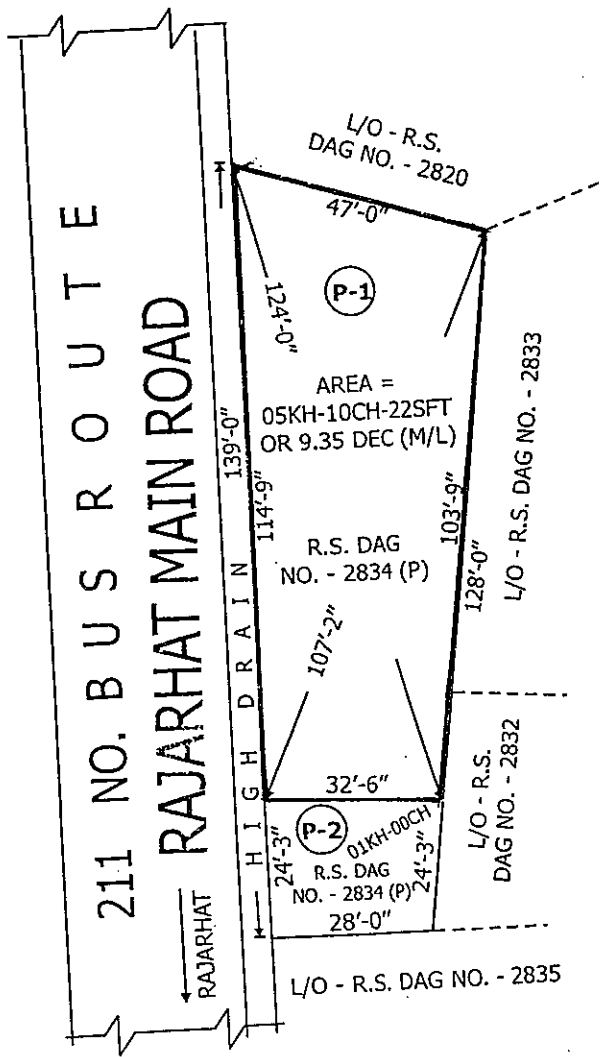
SITE PLAN FOR DEED OF LAND OF R.S. DAG NO. 2834 (P),
 R.S. KH. NO.- 934, L.R. KH. NO. 2955, MOUZA - GOPALPUR,
 J.L. NO.-02, R.S. NO. 140, P.S. - AIRPORT, DIST.- NORTH 24
 PARGANAS, WARD NO. - 05, UNDER RAJARHAT GOPALPUR
 MUNICIPALITY.

SCALE: 30'-0"=1"

PL. NO. : P-1
 LAND AREA : 05KH-10CH-22SFT
 OR 9.35 DECIMALS (MORE OR LESS)
 PURCHASED LAND SHOWN IN RED BORDER

VENDEE OF PLOT NO. P-1 : SHRESHTA CONSTRUCTION PVT. LTD.

VENDOR : SMT. GOURI DUTTA



Registrar
 ke City

Gauri Dutta
 SIGNATURE OF VENDOR

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

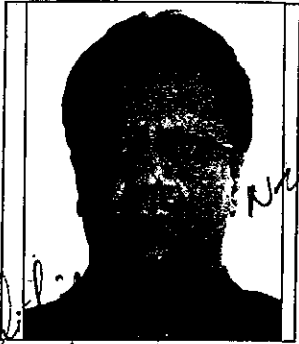
SIGNATURE OF VENDEE

DRAW.
Shreshtha Construction Pvt. Ltd.



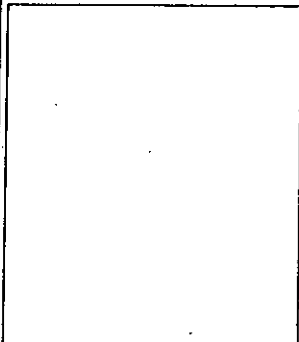
LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Gauri Dalte
 SIGNATURE OF THE EXECUTANT/S



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

Dilip Anar Nethra
 SIGNATURE OF THE EXECUTANT/S



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

SIGNATURE OF THE EXECUTANT/S



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

Endorsement For Deed Number : I - 06671 of 2011
(Serial No. 07124 of 2011)

On

Payment of Fees:

On 14/06/2011

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

Presented for registration at 16.40 hrs on :14/06/2011, at the Private residence by Dilip Kumar Neotia ,Claimant.

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

Execution is admitted on 14/06/2011 by

1. Gauri Datta, wife of Santosh Kumar Datta , 1/52, Bijoygarh, Jadavpur, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700032 , By Caste Hindu, By Profession : House wife
2. Dilip Kumar Neotia
Director, M/s. Shreshta Construction Pvt Ltd, 12/1, Jessore Road (South) Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- .
, By Profession : Business

Identified By Basudeb Patra, son of . . , P - 106, Ground Floor, Bangur Avenue , Block- C, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 , By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/06/2011

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

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

Payment of Fees:

Amount By Cash

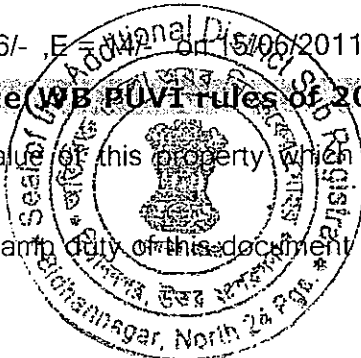
Rs. 56620/-, on 15/06/2011

(Under Article : A(1) = 56606/- , E = 56606/- on 15/06/2011)

Certificate of Market Value(WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5146556/-

Certified that the required stamp duty of this document is Rs.- 360279 /- and the Stamp duty paid as: Impresive Rs.- 5000/-



(Signature)
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

15 JUN 2011



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

Endorsement For Deed Number : I - 06671 of 2011
(Serial No. 07124 of 2011)


Deficit stamp duty

Deficit stamp duty Rs. 355280/- is paid 50238813/06/2011 State Bank of India, BANGUR AVENUE BRANCH, received on 15/06/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



15 JUN 2011



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 9818 to 9837
being No 06671 for the year 2011.




(Debasish Dhar) 15-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

Dated the day of 2011

between

Name of the Owner/Vendor : SMT. GAURI DATTA

And

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

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Solicitors & 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.

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