

02811

DEED OF CONVEYANCE

Of

4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) Sq.ft. of land

Of

Mouza Gopalpur, J.L. No. 2 in R.S. Plot Dag No. 2831, L.R. Khatian No. 7986, Municipal Holding
No. RGM-5/138, Block - A under Ward No. 5 of Rajarhat Gopalpur Municipality,
being Scheme Plot No. 5, 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

202811/13

02989

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

F 924598

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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)

19 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

Smt. Tulsā Devi Agarwal (PAN - ACWPA6113E), wife of Sri Omprakash Agarwal, by nationality Indian, by faith Hindu, by occupation Housewife,

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 her heirs, executors, administrators, legal representatives and assigns) of the **One Part**.

..... **A n d**

Handwritten notes: 19/9/13, 23/12/2012, 18/09/2013

ক্রমিক নং _____
 সাথে _____
 স্থাপন ডেভেলপার বাবল _____
 কিস্তি নম্বর (সেটলমেন্ট সিস্টেম) এ ডি এস আর এ _____
 যেটি স্টাম্প করা আছে _____
 মালিক নং _____ মোট কত টাকা বরাদ্দ _____
 টেন্ডারী বাবাকপুর ডেভেলপার মিতা দত্ত

১৩৯-১৩

₹ 1000/-

SUBIR KUMAR SEAL
 Advocate,
 High Court, Calcutta
 Enrolment No. Wb-F-588/187-19

19 AUG 2013

880000

Subir Kumar Seal

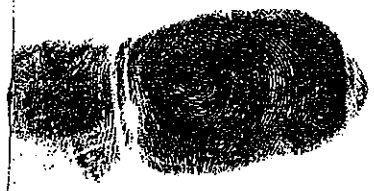


V. C. T. 9,
 2065

For Shreshtha Construction Pvt. Ltd.

Subir Kumar Seal

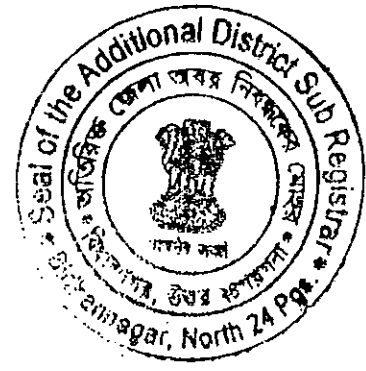
Director



V. C. T. 9,
 2068

তুলসী দেবীসাগর

(TOLSA DEVI AGARWAL)



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. 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, 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 **Smt. Labanya Prova Ghosh**, wife of Sri Priyalal Ghosh of 13/1, Ballygunj Station Road, Police Station - Ballygunj, in the city of Calcutta, was well and sufficiently entitled and/or otherwise well and sufficiently possessed with good right and absolute power of ownership admeasuring an area of 16 (sixteen) Decimals comprised in C.S. Plot Dag No. 3815, in R.S. Plot Dag No. 2831 and an area measuring 20 (twenty) Decimals comprised in C.S. Plot Dag No. 3832 in R.S. Plot Dag No. 2846 under C.S. Khatian No. 176, in R.S. Khanda Khatian No. 2707, in Mouza Gopalpur, Police Station - Rajarhat, within the jurisdiction of the then Sub Registrar Cossipur, Dum Dum, District North 24 Parganas, by virtue of followings 3 (three) nos. of purchase deeds :-

- i) Deed of Conveyance dated 28th day of April, 1950, registered in the office of Sub Registrar, Cossipore, Dum Dum, copied in Book No. I, Volume No. 36, Pages Nos. 123 to 126, being Deed No. 1910 for the year 1950.
- ii) Deed of Conveyance dated 8th day of May, 1950 registered in the office of Sub Registrar, Cossipore, Dum Dum, copied in Book No. I, Volume No. 35, Pages Nos. 198 to 201, being Deed No. 1952 for the year 1950.
- iii) Deed of Conveyance dated 28th day of April, 1950, registered in the office of Sub Registrar, Cossipore, Dum Dum, copied in Book No. I, Volume No. 34, Pages Nos. 268 to 271, being Deed No. 1953 for the year 1950.

..... 2. While



2. While seizing, possessing and enjoying the aforesaid land by virtue of a Saf Kobala (Bengali Deed of Conveyance) dated the 10th day of December, 1959, the said Smt. Labanya Prova Ghosh, wife of Sri Priyalal Ghosh, of 13/1 Ballygunj Station Road, Ballygunj Kolkata, the vendor therein of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of sali land hereditaments admeasuring an area of 36 (thirty six) Decimals more or less out of which 16 (sixteen) Decimals in C.S. Plot Dag No. 3815 in R.S. Plot Dag No. 2831 and 20 (twenty) Decimals in C.S. Plot Dag No. 3832, in R.S. Plot Dag No. 2846, under C.S. Khatian No. 176, in R.S. Khanda Khatian No. 2707, in Mouza Gopalpur, J.L. No. 2, Touzi No. 2998, Re. Su. No. 140, within the jurisdiction of the then Sub Registrar Cossipore Dum Dum, Now within Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, thereto and thereunto in favour of **Sri Dipak Bose**, son of Sri Amiya Kumar Bose of 45/A Motijheel Avenue, Police Station - Dum Dum, Kolkata - 700 028, the purchaser therein at a valuable consideration mention therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub Registry Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 116, Pages Nos. 252 to 255, being Deed No. 8288 for the year 1959.

3. While seizing, possessing and enjoying the aforesaid land by virtue of a Bengali Saf Kobala dated the 16th day of July, 1986, the said Sri Dipak Bose, son of Late Amiya Kumar Bose of 45/A Motijheel Avenue, Police Station - Dum Dum, Kolkata - 700 028, thereafter Cottage No. 24, West Patle Nagar, New Delhi, the vendor therein of the One Part had indefeasibly sold, conveyed, released and parted all that piece and parcel of sali land hereditaments admeasuring an area of **16 (sixteen) Decimals** be the same a little more or less which is equivalent to 9 (nine) Cuttah 9 (nine) 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 in C.S. Khatian No. 176, R.S. Khanda Khatian No. 2707, in C.S. Plot Dag No. 3815 in R.S. Plot Dag No. 2831, Police Station - Airport (previously under Police Station - Rajarhat), within the jurisdiction Additional District Sub Registrar Bidhananagar, Salt Lake City (previously under Sub Registry Cossipore Dum Dum), District North 24 Parganas to one **Sri Amar Gain**, son of Sri Makhantal Gain, of Beraberi, Ghoshpara, Police Station - Dum Dum Airport, District North 24 Parganas and **Sk. Amzed**, son of Late Sk. Monazat of Hatiara, Police Station - Rajarhat, District North 24 Parganas, jointly the purchasers therein of the Other Part, at a valuable consideration mention therein and the said Bengali Saf Kobala, was registered in the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, copied in Book No. I, Volume No. 108, Pages Nos. 499 to 506, being Deed No. 5677 for the year 1986.

..... 4. That by



4. That by virtue of a Deed of Conveyance dated the 3rd day of June, 1991, the said Sri Amar Gain, son of Sri Makhanlal Gain, of Beraberi, Ghoshpara, Police Station - Dum Dum Airport, District North 24 Parganas, and Sk. Amzed, son of Late Sk. Monazat of Hatiara, Police Station - Rajarhat, District 24 Parganas (N), jointly the vendors therein of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that revenue paying Rayati Dakhali Swattya Sali land hereditaments admeasuring an area of **4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) Sq.ft.** be the same a little more or less comprised in Part of C.S. Plot Dag No. 3815, in R.S. Plot Dag No. 2831, under C.S. Khatian No. 176, in R.S. Khanda Khatian No. 2707, Mouza Gopalpur, J.L No. 2, Re. Su . No. 140, Touzi No. 2998, Pargana Kolikata, District North 24 Parganas, Police Station - Airport (previously under Police Station - Rajarhat), thereto and thereunto in favour of one **Smt. Tulsa Devi Agarwal**, wife of Sri Omprakash Agarwal, 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, District 24 Parganas, and the same was copied in Book No. I, Volume No. 80, Pages Nos. 201 to 208, being Deed No. 4392 for the year 1991.
5. That upon purchasing the aforesaid land the said Smt. Tulsa Devi Agarwal, duly mutated her name in the records of Rajarhat Gopalpur Municipality and the said Municipality duly assessed the said land vide **Municipal Holding No. RGM-5/138, Block - A** and since then the said Smt. Tulsa Devi Agarwal is paying Municipal Taxes thereof regularly and enjoying the same peaceably without any interference from any corner whatsoever.
6. That the said Smt. Tulsa Devi Agarwal, also mutated her name in the records of Block Land and Land Revenue Office, Rajarhat, during the course of L.R. Settlement Zarip vide **L.R. Khatian No. 7986**, in 4581 (four thousand five hundred and eighty one) share of 16 (sixteen) Decimals in R.S. & L.R. Plot Dag No. 2831 i.e. 7.3296 (seven point three two nine six) Decimals vide Misc. No. 262/10 and since then is paying khajna thereof regularly as the sole and absolute owner of the aforesaid land in question.
7. Thus by virtue of the recital hereinabove stated the said Smt. Tulsa Devi Agarwal, wife of Omprakash Agarwal of No. 68 Kailash Bose Street, Police Station - Amherst Street, Kolkata - 700 006, the vendor herein, is seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Revenue Paying Rayati Dakhali Swattya Sali land hereditaments admeasuring an area of 4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) Sq.ft. be the same a little more or less

..... comprised



comprised in part of C.S. Plot Dag No. 3815, in R.S. & L.R. Plot Dag No. 2831, in C.S. Khatian No. 176, in R.S. Khanda Khatian No. 2707, L.R. Khatian No. 7986, Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 2998, Pargana Kolikata, Police Station - Airport, being Scheme Plot No. 5, District North 24 Parganas, being Municipal Holding No. RGM-5/138, Block - A, under Ward No. 5 of Rajarhat Gopalpur Municipality (hereinafter for the sake of brevity called and referred to as "the said land") morefully and particularly dealt in under **Schedule** hereinunder appearing.

8. The Vendor herein is desirous to sell and the purchaser herein is desirous to purchase all that sali land hereditaments admeasuring an area of **4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) Sq.ft.** be the same a little more or less which is equivalent to 7.3296 (seven point three two nine six) Decimals at and for a total price of **Rs. 44,62,500/- (Rupees forty four lac sixty two thousand and five hundred) only @ Rs. 10,00,000/- (Rupees ten lac) only per cuttah**, under the following terms and conditions.
9. 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



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** hereinunder 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** hereinunder written, to the Purchaser herein.
- h) That the Vendor does not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- i) That the 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 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 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.
- k) That the Vendor has 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.

..... l) That no



- 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 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 as setforth in the **Schedule** hereinunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendor or any predecessors-in-title to any person whomsoever with a view to creating security thereon, and the Vendor herein has handed over the documents of title in respect of the said property to the Purchaser 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. 44,62,500/- (Rupees forty four lac sixty two thousand and five hundred) 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 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 Bastu land hereditaments admeasuring an area of **4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) 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. 2831 in C.S. Khatian No. 176 in R.S. Khanda Khatian No. 2707 in L.R. Khatian No. 7986, being Municipal Holding No. RGM-5/138/BI-A, under Ward No. 5 of Rajarhat Gopalpur Municipality, being Scheme Plot No. 5, 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 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 their predecessors 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



equitably claiming from under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendor well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendor and all person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER that the said Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said plot of lands hereditaments and premises unto and to the use of the said Purchaser as shall or may be reasonably required AND the said Vendor doth hereby covenant with the said Purchaser 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 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 First Schedule above referred to :-

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

All that piece and parcel of revenue paying Rayati Dakhali Swattya Sali land hereditaments admeasuring an area of **4 (four) Cuttah 7 (seven) Chittack and 18 (eighteen) Sq.ft.** be the same a little more or less which is equivalent to 7.3296 (seven point three two nine six) Decimals, 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 No. 2831** in C.S. Khatian No. 176 in R.S. Khanda Khatian No. 2707 in L.R. Khatian No. 7986 (in 4581 share), being Municipal Holding No. RGM-5/138, Block - A under Ward No. 5 of Rajarhat Gopalpur Municipality, being Scheme

..... Plot No.



Plot No. 5 (adjacent to Rajarhat Road, Salua-Gopalpur), Police Station - Airport, within the jurisdiction of Additional District Sub Registrar, Bidhannagar, Salt Lake City, District North 24 Parganas, Pargana Kolikata, butted and bounded as follows :-

- On the North by** : 12' (twelve feet) wide common passage and part of R.S. & L.R. Plot Dag No. 2831.
- On the South by** : R.S. & L.R. Plot Dag No. 2832.
- On the East by** : R.S. & L.R. Plot Dag No. 2835.
- On the West by** : R.S. & L.R. Plot Dag No. 2833.

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*
Advocate,
High Court Calcutta,
2. *Subir Kumar Seal*
P-106, Bangur Avenue
B-1-C, P.S. Lake Town,
Kolkata-700055

Subir Kumar Seal

Signature of the Vendor

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

1. *Subir Kumar Seal*
Advocate,
High Court Calcutta
2. *Subir Kumar Seal*

For Shreshtha Construction Pvt. Ltd.

Subir Kumar Seal

Director

Signature of the Purchaser/s

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

Subir Kumar Seal



For Subir Kumar Seal & Associates

Advocates.

High Court Calcutta.

P - 106, Bangur Avenue, Block - C,
Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.

Phone : 033-2574 1768.

033-2574 3790.

Mobile : 91-98312 76735.

91-98304-76735.

E-mail : seal_associates@yahoo.co.in



Received on and from the withinnamed **Purchaser/s** by the withinnamed **Vendor** the withinmentioned sum of **Rs. 44,62,500/- (Rupees forty four lac sixty two thousand and five hundred) 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	014993	State Bank of India	Alipore Branch	44,62,500.00
Total -					<u><u>44,62,500.00</u></u>

(Rupees forty four lac sixty two thousand and five hundred) only.

Witnessess :

1. *Subodh Kumar Dasgupta*
Advocate
High Court Calcutta

2. *Subodh Kumar Dasgupta*

Subodh Kumar Dasgupta

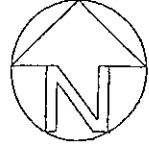
Signature of the Vendor

AN OF C.S. DAG NO.-3815, R.S. & L.R.DAG NO.- 2831 UNDER C.S.
 AN NO.-176 R.S. KHANDA KHATIAN NO.-2707 IN L.R. KHATIAN NO.-7986
 UZA:-GOPALPUR, J.L. NO:-02; R.S. NO.-140 ;TOUZI NO.- 2998 ;WARD NO.-5;
 MUNICIPAL HOLDING NO.-RGM-5/138 ,BLOCK-A;P.S.:- AIRPORT; DISTRICT.:-
 ORTH 24 PARGANAS UNDER RAJARHAT GOPALPUR MUNICIPALITY.



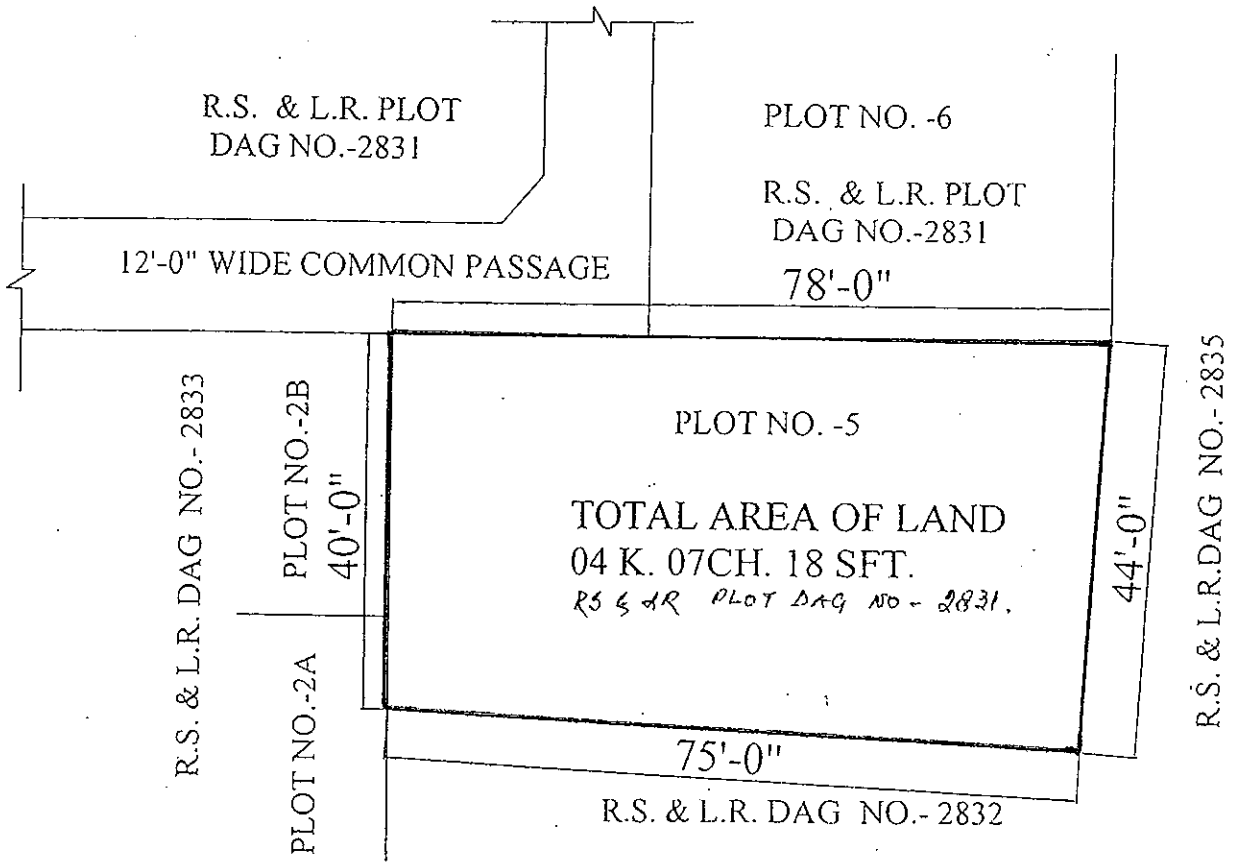
VENDEE:- SHRESHTA CONSTRUCTION PVT. LTD.

VENDOR:- SMT. TULSA DEVI AGARWAL



AREA OF LAND -04 K. 07CH. 18 SFT.

SCALE:-1:200



Handwritten signature in Hindi: तुलसी देवी अग्रवाल

SIGN. OF VENDOR

For Shreshtha Construction Pvt. Ltd.
Handwritten signature in English: Shreshtha Construction Pvt. Ltd.
 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 - 02811 of 2013
(Serial No. 02989 of 2013 and Query No. 1504L000005888 of 2013)

On 18/09/2013

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

Presented for registration at 16.15 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. Talsa Devi Agarwal, wife of Omprakash Agarwal , 68, Kailash Bose St., Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : House wife
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. 58424/- is paid , by the draft number 063590, Draft Date 18/09/2013, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 19/09/2013

(Under Article : A(1) = 58410/- ,E = 14/- on 19/09/2013)

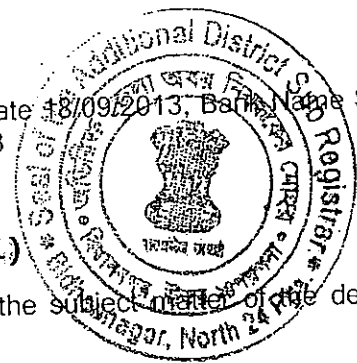
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-53,10,375/-

Certified that the required stamp duty of this document is Rs.- 371746 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 370746/- is paid , by the draft number 063593, 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

Endorsement Page 1 of 2

19/09/2013 12:00:00



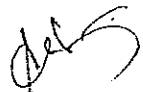
Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 02811 of 2013
(Serial No. 02989 of 2013 and Query No. 1504L000005888 of 2013)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



19 SEP 2013


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

ADDITIONAL DISTRICT SUB-REGISTRAR

19/09/2013 12:00:00

EndorsementPage 2 of 2



गुल साहू की हवबतान
नमादेकीअ गुवाल

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

— गुल साहू की अ गुवाल

SIGNATURE OF THE EXECUTANT/S

अहिल

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

— अहिल कान्छा देवी

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 2817 to 2834
being No 02811 for the year 2013.




(Goutam Sinha Roy) 25-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 : ...SMT.TULSA DEVI AGARWAL.....

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.

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