

8496/16

9053/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 361393



Certified that the Document is admitted to Registration, the Signature Sheet and the Endorsement Sheet attached to the document are the part of the Document.

Signature
Additional Registrar
of Assurances-IV, Kolkata

853/22
23/9/16
visit
23.9.16
2000
1-340783/16
mv-24,95,118/ Al
Additional Registrar of
Assurances-IV, Kolkata

DEED OF CONVEYANCE

26 SEP 2016

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
September, TWO THOUSAND AND SIXTEEN

23rd DAY OF

BETWEEN

c.m. 2574/16
for 2000-
550-
Signature
23/9/16

3425

19/9/16 148

নং _____ তাং _____
 প্রেরতার নাম _____
 প্রাপ্ত ভেজার স্বাক্ষর _____
 বিধান নগর (সল্টলেক সিটি) এ. ডি. এন. হাট ও
 মোট প্রাপ্ত ক্রয় তাং _____
 চালান নং _____ মোট কত টাকা খরচ _____
 প্রেরতার বারাকপুর ভেজার মিতা দত্ত

M.S. Mulla
 Shri Venkateswara Projects Pvt. Ltd.
 43-7, G.P. Market,
 Kolkata

29 AUG 2016

990000



ADDITIONAL REGISTRAR
 OF ASSURANCES - IV, KOLKATA
 23 SEP 2016



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GGC2188936

পরিচয় পত্র



Elector's Name	Gopal Saha
নির্বাচকের নাম	গোপাল সাহা
Father's Name	Santiranjan
পিতার নাম	শান্তিরঞ্জন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	33
১.১.২০০০-এ বয়স	৩৩

Address

Arjunpur (Part) 2, Rajarhat Gopalpur
Rajarhat North 24 - Parganas 700059

ঠিকানা

অর্জুনপুর (অংশ) ২, রাজারহাট গোপালপুর রাজারহাট
উত্তর ২৪ পরগণা ৭০০০৫৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 91-Rajarhat(SC)

Assembly Constituency

৯১-রাজারহাট(তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 28.10.2000

তারিখ ২৮.১০.২০০০

Gopal Saha

10/04/01



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

23 SEP 2016



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000340783/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBABRATA NASKAR MAHISBATHAN, P.O:- KRISHNAPUR, P.S:- Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700102	Seller			<i>Debabrata Naskar</i> 23/09/2016
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr GOPAL SAHA Son of Late SANTI RANJAN SAHA CE/6, ARJUNPUR EAST, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700059	Mr DEBABRATA NASKAR, Shri SANJEEB GUPTA.		<i>Gopal Saha</i> 21/09/2016	

(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

MR. DEBABRATA NASKAR, (PAN: ABZPN0050D), son of Late Upendra Nath Naskar alias Upen Naskar, by Nationality: Indian, by Caste Hindu, by Occupation - Retired, residing at Mahisbathan, P.O: Krishnapur, P.S: Bidhannagar ECPS, Kolkata – 700 102, in the district of North 24-Parganas, hereinafter called the **OWNER/VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

A N D

M/S. SHIVDHARA PROJECTS PVT. LTD. (having **PAN–AANCS5897D**) a registered Private Limited Company within the meaning of the Companies Act, 1956, represented by its one of the authorised Director **SRI SANJEEB GUPTA** (having **PAN–ADUPG1777F**), son of Sri. Gopal Prasad Gupta, by Nationality: Indian, by Caste Hindu, by Occupation: Business, having its principal place of business at AB-9 Sector-I, Salt Lake City, P.O: Bidhan Nagar, P.S: Bidhan Nagar (North), Kolkata – 700 064, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **SECOND PART**;

WHEREAS:

A. By a Sale Deed dated 20.12.1939, duly registered with the office of Sub-Registrar at Cossipore Dum Dum, one Balaram Mondal sold, transferred and conveyed all that piece and parcel of low land admeasuring 3.76 Acres comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, then under C.S. Khatian Nos. 76, Hal Khatian no. 78, corresponding to K.B. Khatian No. 61, lying and situated at Mouza : Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, Police Station : Rajarhat, District 24-Parganas (North) along with other plots of land unto and in favour of Haridas Naskar, Tarak Chandra Naskar, Dhirendra Nath Naskar and Smt. Chhandmoni Dassi and thus the said Haridas Naskar, Tarak Chandra Naskar, Dhirendra Nath Naskar and Smt. Chhandmoni Dassi became the owners of the said land and each of them having 1/4th share of the said land.

B. While seized and possessed thereof the said Chhandmoni Dassi died intestate leaving behind her surviving three sons namely Surendra Nath Naskar, Upendra Nath



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

-GRN: 19-201617-002438669-1 Payment Mode Online Payment
GRN Date: 23/09/2016 18:01:43 Bank : HDFC Bank
BRN : 258071099 BRN Date: 23/09/2016 18:20:53

DEPOSITOR'S DETAILS

Id No. : 19041000340783/5/2016

[Query No./Query Year]

Name : SHIVDHARA PROJECTS PVT.LTD. DIRECTOR
Contact No. : SANJEEB GUPTA Mobile No. : +91 9331018605
E-mail : gmg.rprasad@gmail.com
Address : AB-9, SECTOR-1, SALT LAKE, KOLKATA-700064
Applicant Name : Mr SANJEEB GUPTA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19041000340783/5/2016	Property Registration- Registration Fees	0030-03-104-001-16	27543
2	19041000340783/5/2016	Property Registration- Stamp duty	0030-02-103-003-02	149727

Total

177270

In Words : Rupees One Lakh Seventy Seven Thousand Two Hundred Seventy only



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

Naskar and Narendra Nath Naskar as her legal heirs and successors and thus they jointly inherited the $1/4^{\text{th}}$ share in all the aforesaid properties including of the said low land comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, left by their mother said Chhandmoni Dassi since deceased and each of them having $1/12^{\text{th}}$ ($1/3^{\text{rd}}$ of $1/4^{\text{th}}$) share therein.

C. Subsequently the said Upendra Nath Naskar died intestate leaving behind him his surviving five sons namely Jitendra Nath Naskar, Ajit Naskar, Kashinath Naskar, Brindaban Naskar and Debabrata Naskar and his widow Charubala Naskar as his legal heirs and successors jointly inherited the $1/12^{\text{th}}$ share in all aforesaid aforesaid properties including of the said low land comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154 left by their father said Upendra Nath Naskar since deceased.

D. Subsequently the said Surendra Nath Naskar died intestate leaving behind his son Biswanath Naskar and one grandson Anil Kumar Mondal being the son of his diseased daughter Urmila Mondal wife of Tarapada Mondal as his legal heirs and successors in respect of his $1/12^{\text{th}}$ share in all aforesaid properties including of the said low land comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, and each of them having $1/24^{\text{th}}$ share therein.

E. Said Anil Kumar Mandal sold, transferred and conveyed his undivided $1/24^{\text{th}}$ ($1/2$ of $1/12^{\text{th}}$) share in all aforesaid properties including of the said low land comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, under C.S. Khatian Nos. 76, correspondence to Hal Khatian no. 78, unto and in favour of Jitendra Nath Naskar, Ajit Naskar, Kashinath Naskar, Brindaban Naskar alias Virmdaban Naskar and Debabarata Naskar by a Sale Deed dated 01.10.1975 duly registered with the office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. I, Volume No. 111, pages 261 to 264, being no. 8702 of 1975.

F. Said Biswanath Naskar sold, transferred and conveyed his undivided $1/24^{\text{th}}$ ($1/2$ of $1/12^{\text{th}}$) share in all aforesaid properties including of the said low land comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, under C.S. Khatian Nos. 76, correspondence to Hal Khatian no. 78, unto and in favour of Jitendra Nath Naskar, Ajit Naskar, Kashinath Naskar, Brindaban Naskar alias Virmdaban Naskar and



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

Debabarata Naskar by a Sale Deed dated 10.03.1976 duly registered with the office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. I, Volume No. 35, pages 199 to 202, being no. 2072 of 1976.

G. Meanwhile subsequently after purchase of the aforesaid properties by dint of the said Sale Deed dated 20.12.1939 said Haridas Naskar, Tarak Chandra Naskar, Dharendra Nath Naskar and Smt. Chhandmoni Dassi all the purchasers in the said Deed and or their successors, in course of time upon mutual understanding amongst themselves taken over the respective possessions of respective portions of the properties under the aforesaid Sale Deed and had been all along seized and possessed of each of the portions under each of their occupations without being interrupted by either of the co-sharers; and subsequently after purchase of the entire 1/12th share of Late Surendra Nath Naskar from his said two successors by dint of the aforesaid two Deed of Conveyances by said Jitendra Nath and his aforesaid brothers, **by amicable partition made in between the said Dharendra Nath Naskar son of Late Surya Kumar Naskar, Sri Golak Chandra Naskar son of Late Rajendra Nath Naskar being the Grandson of aforesaid Late Haridas Naskar, Sri Anil Kumar Naskar son of said Late Tarak Chandra Naskar and the said Narendra Nath Naskar, and also the legal successors of Late Upendra Nath Naskar, the said Narendra Nath Naskar was allotted 0.39 acre and the said Jitendra Nath Naskar and his aforesaid four(4) brothers had been allotted 0.70 acres and the said Smt. Charu Bala Dassi widow of Late Upendra Nath Naskar was allotted 0.07 acre total admeasuring 1.16 acre out of total 3.76 acres of the said Sali/Low land comprised in C.S. Dag No.253 corresponding to R.S./L.R. Dag No.154 at Mouza – Mahisbathan, P.S – Rajarhat at present under Bidhannagar ECPS., District – 24-Partganas now North 24-Parganas ;**

H. The aforesaid amicable settlement was duly effectuated in joint KB Settlement Record of Rights and subsequently each of their names were severally and duly recorded in L.R. Settlement Record of Right under several independent L.R. Khatians such as; the name of Jitendra Nath Naskar was recorded under L.R. Khatian No.110, the name of Ajit Kumar Naskar was recorded under L.R. Khatian No. 2, the name of Kashi Nath Naskar was recorded under L.R. Khatian No. 15/5, the name of Brindaban Naskar was recorded under L.R. Khatian No. 243 and the name of Debabrata Naskar was recorded under L.R. Khatian No. 132, and each of their aforesaid Kahtian contents beside other properties 0.14 acre being each of their area out of the said 3.76 acres of



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

said Low land comprised in R.S. as well L.R Dag No. 154 corresponding from C.S. Dag No. 253 and that the name of Charu Bala Dassi recorded under L.R. Khatian No. 103 containing with other properties 0.07 acre being her area out of 3.76 acres of said Low land comprised in R.S. as well L.R Dag No. 154.

I. The said Narendra Nath Naskar died intestate survived by his widow Smt. Gouri Bala Dassi as his only legal heiress and successor and who became entitled to and seized and possessed of all the properties left by her said deceased husband including of his aforesaid share in the aforesaid Sali / Low land comprised in C.S. Dag No.253 corresponding to R.S./L.R. Dag No.154, then under C.S. Khatian Nos. 76, correspondence to Hal Khatian No. 78, KB Khatian No. 61.

J. By a Sale Deed dated 16.12.1981 duly registered on 15.02.1982 with the office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. I, Volume No. 72, pages 203 to 222, Being No. 1498 of 1982, the said Gouri Bala Naskar sold, transferred and conveyed undivided 1/4th part out of her total share in all the aforesaid properties including the aforesaid Sali / Low land comprised in C.S. Dag No.253 corresponding to R.S./L.R. Dag No.154 unto and in favour of Brindaban Naskar alias Virmdaban Naskar.

K. By another Sale Deed dated 15.02.1982 duly registered with the office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. I, Volume No. 73, Pages 69 to 90, Being no. 1510 for the year 1982, the said Gouri Bala Naskar sold, transferred and conveyed another undivided 1/4th part out of her total share in all the aforesaid properties including the aforesaid Sali / Low land comprised in C.S. Dag No.253 corresponding to R.S./L.R. Dag No.154, unto and in favour of Ajit Kumar Naskar.

L. By another Sale Deed dated 15.02.1982 duly registered with the office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. I, Volume No. 63, pages 253 to 270, being no. 1511 of 1982, said Gouri Bala Naskar sold, transferred and conveyed another undivided 1/4th part out of her total share in all the aforesaid properties including the aforesaid Sali / Low land comprised in C.S. Dag No.253 corresponding to R.S./L.R. Dag No.154 unto and in favour of Pushpa Rani Naskar.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

M. By another Sale Deed dated 15.02.1982 duly registered with the office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. 1, Volume No. 63, pages 271 to 292, Being no. 1512 of 1982, the said Gouri Bala Naskar sold, transferred and conveyed another undivided $1/4^{\text{th}}$ part out of her total share in all the aforesaid properties including the aforesaid Sali / Low land comprised in C.S. Dag No.253 corresponding to R.S./L.R. Dag No.154 unto and in favour of said Brindaban Naskar alias Vrindaban Naskar.

N. By way of aforesaid purchase from Smt. Gouri Bala Dassi, the said Ajit Naskar became entitle to further 0.10 acre (approximately $1/4^{\text{th}}$ of 0.39 acre) of said Low land comprised in R.S. as well L.R Dag No. 154, and the said 0.10 acre subsequently recorded in his name in L.R. Settlement Record of Right under a separate L.R. Khatian No.644; and similarly by way of aforesaid purchase from Smt. Gouri Bala Dassi, the said Brindaban Naskar became entitle to further 0.19 acre (approximately $1/2$ of 0.39 acre) out of 3.76 acres of said Low land comprised in R.S. as well L.R Dag No. 154 and the said 0.19 acre subsequently recorded in the name of said Brindaban Naskar alias Vrindaban Naskar in L.R. Settlement Record of Right under a separate L.R. Khatian No.645; and similarly by way of aforesaid purchase from Smt. Gouri Bala Dassi, the said Pushpa Rani Naskar became entitle to 0.10 acre (approximately $1/4^{\text{th}}$ of 0.39 acre) out of 3.76 acres of said Low land comprised in R.S. as well L.R Dag No. 154 and the said 0.10 acre subsequently recorded in the name of said Pushpa Rani Naskar in L.R. Settlement Record of Right under L.R. Khatian No.643;

O. In the aforesaid manners by way of inheritance and purchase as well by amicable settlement, the said **Ajit Kumar Naskar** became the owner of apart other properties All That the part of said Sali/Low Land measuring 0.14 Acre duly recorded under L.R. Khatian No.644 and further 0.10 Acre duly recorded under L.R. Khatian No.2 in L.R. Settlement Records of Rights, total admeasuring **0.24 Acre** out of 1.16 Acres and arising out of 3.76 Acres comprised in part of R.S. & L.R. Dag No.154; the said **Jitendra Nath Naskar** became the owner of apart other properties All That the part of said Sali/Low Land measuring **0.14 acre** out of 1.16 Acres and arising out of 3.76 Acres comprised in part of R.S. & L.R. Dag No.154 and duly recorded under L.R. Khatian No. 110 in L.R. Settlement Records of Rights, the said **Kashi Nath Naskar** has become the owner of apart other properties All That the part of said Sali/Low Land measuring **0.14 acre** out of 1.16 Acres and arising out of 3.76 Acres comprised in part of R.S. & L.R.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

23 SEP 2015

Dag No.154 and duly recorded under L.R. Khatian No. 15/5 in L.R. **Settlement Records of Rights**, the said **Brindaban Naskar alias Vrindaban Naskar** has become the owner of apart other properties All That the part of said Sali/Low Land measuring **0.14 Acre** duly recorded under L.R. Khatian No. 243 and further **0.19 Acre** duly recorded under L.R. Khatian No. **645 in L.R. Settlement Records of Rights**, total admeasuring **0.33 acre out of 1.16 Acres** and arising out of 3.76 Acres comprised in part of R.S. & L.R. Dag No.154, and the said **Debabrata Naskar** has become the owner of apart other properties All That the part of said Sali/Low Land measuring **0.14 acre** out of 1.16 Acres and arising out of 3.76 Acres comprised in part of R.S. & L.R. Dag No.154 and duly recorded under L.R. Khatian No. **132 in L.R. Settlement Records of Rights**, and the said **Smt. Pushpa Rani Naskar** has become the owner of apart other properties All That the part of said Sali/Low Land measuring **0.10 acre** out of 1.16 Acres and arising out of 3.76 Acres comprised in part of R.S. & L.R. Dag No.154 and duly recorded under L.R. Khatian No. 643 in L.R. Settlement Records of Rights, and beside that the said **Smt. Charu Bala Naskar** became the owner of apart other properties All That the said part of Sali / Low Land measuring **0.07 Acre** out of 1.16 Acres and arising out of 3.76 Acres comprised in part of R.S. & L.R. Dag No.154 and her name remained recorded under L.R. Khatian No. 103 in L.R. Settlement Records of Rights, All at Mouza – Mahisbathan, P.S: Rajarhat at present under P.S., Bidhan Nagar ECPS, J.L. No. 18, within the municipal limit of Bidhan Nagar Municipal Corporation, District: North 24-Parganas;

P. The said Jitendra Nath Naskar, Ajit Naskar, Kashi Nath Naskar, Brindaban Naskar, Debabrata Naskar, Charubala Naskar and Pushpa Rani Naskar as per their Family Arrangement amicably partitioned their and also demarcated each of their portions therein for individual use and enjoyment thereof.

Q. In course of time by natural calamities the said Low Land became a solid land and in response to an Application made by the said Debabrata Naskar the Vendor herein in regarding 0.14 acre under Kh. No.132, vide Conversion Case Nos. W-146/2015 of ADM & DL & LRO North 24-Parganas, the Learned District Land and Land Reformed Officer of North 24-Parganas, Barasat vide his Memo Nos. L-13011(11)/167/15-DL&LRO/123864 has pleased to accorded permission to change the character/classification of the property for use of the same as Bastu and after having such permission the nature or classification of the aforesaid property of the Vendor has been converted as a Bastu Land.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

R. In the manner aforesaid the Vendor herein became the owner of **ALL THAT** piece and parcel of Land measuring an area of 0.14 acre equivalent to **8 Cottahs, 7 Chittacks, 34 Sq. Ft.** more or less together with R.T. Shaded Structure thereon lying and situated at Mouza: Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, under C.S. Khatian No. 76, Hal Khatian No. 78, corresponding to K.B. Khatian No. 61 and presently L.R. Khatian No. 132, Police Station: Rajarhat at present under Bidhannagar ECPS, in the District of North 24-Parganas presently within the limits of Bidhannagar Municipal Corporation and absolutely seized and possessed the same peacefully without interruption of others and enjoying the same free from all encumbrances, charges, liens, lispens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any person whomsoever and corner and any other effect whatsoever.

S. Being in need of money, the Vendor herein has decided to sell a divided and demarcated part and/or portion of land being **ALL THAT** piece and parcel of land measuring an area of **01 Cottah, 08 Chittacks, 19 Sq. Ft.** be the same a little more or less out of 0.14 acre or 08 Cottahs, 07 chittacks, 34 sq. ft. together with **100 sq. ft.** old R.T. Shaded Structure standing thereon, lying and situated at Mouza: Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, under C.S. Khatian No. 76, Hal Khatian No. 78, corresponding to K.B. Khatian no. 61 and presently L.R. Khatian No. **132**, Police Station: Rajarhat at present under Bidhannagar ECPS, in the District of North 24-Parganas presently within the municipal limit of Bidhannagar Municipal Corporation which is morefully and particularly described in the Schedule hereunder written and the Purchasers herein also agreed to purchase the same, which is free from all encumbrances, at and for the price of total consideration of **Rs. 12,82,200/- (Rupees Twelve Lac Eighty Two Thousand Two Hundred)** only.

T. The Vendor herein do hereby declare and covenant with the Purchasers that the Demised LAND is free from all encumbrances of any nature whatsoever and that the Vendor herein has full right, title and interest in the said DEMISED LAND and authority to assign and transfer all his right, title and interest therein and the Vendor herein further declares that there is a clear title of the Vendor and its appurtenances belongs to the



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2015

Vendor herein absolutely and that neither the Vendor herein or any other person or persons have created any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said DEMISED LAND and that Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor herein or any person or persons lawfully or equitably claiming by from through or in trust for him, the Vendor has full right, power and absolute authority to sell or transfer to the Purchasers the said DEMISED LAND and his right, title and interest therein and that the Vendor herein has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said DEMISED LAND by the Purchasers may be rendered illegal and/or unauthorized for any reason or on any account.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

That in consideration of the sum of **Rs. 12,82,200/- (Rupees Twelve Lac Eighty Two Thousand Two Hundred)** only paid on or before the execution of these presents, by the Purchasers to the Vendor (the receipt whereof the Vendor hereby as well as by the memo hereunder written acknowledge and admit and discharge, acquit and exonerate the Purchasers from every part thereof) the vendor do hereby **GRANT, CONVEY, SELL, TRANSFER AND ASSURE** unto and in favour of the purchasers, its successors, assigns and administrators-in-interest **ALL THAT** piece and parcel of a demarcated land measuring an area of **01 Cottahs 08 chittacks, 19 sq. ft.** be the same a little more or less out of 0.14 acre or 08 Cottahs, 07 chittacks, 34 sq. ft. together with **100 sq. ft.** old R.T. Shaded Structure standing thereon, lying and situated at Mouza: Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, under C.S. Khatian No. 76, Hal Khatian no. 78, corresponding to K.B. Khatian no. 61 and presently L.R. Khatian No. 132, Police Station : Rajarhat at present Bidhannagar ECPS, in the District of North 24-Parganas presently within the limits of Bidhannagar Municipal Corporation and all other easement rights or other rights attached thereto more particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever to the said plot or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

Vendor into or out of the said LAND, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be **UNTO AND TO THE** use of the purchaser absolutely forever and absolutely free from all encumbrances, claims, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said plot and payable to the Government or the Bidhannagar Municipal Corporation or any other authority in respect thereof and the Vendor do hereby covenant with the purchaser that notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor now has in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said LAND with the buildings hereby conveyed and assured or expressed and intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended or kept harmless and indemnified, from and against all estates, claims, charges, encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Vendor or by any person or persons lawfully claiming or to claim by, from, under or in trust for them and the Vendor, his legal successors and all other persons claiming by from / or under the Vendor, shall and will from time to time and at all times hereinafter at the request of the purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the Said LAND and building constructed thereon and every part thereof **UNTO AND TO THE USE** of the Purchaser its assignees, administrators, successors at office as shall or may be reasonably required, **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser its assignees, administrators, successors at office absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof.



ADDITIONAL REGISTRAR
OF ASSURANCE, BOKARA
23 SEP 2016

1. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

- a) That the entire Said Land under the Schedule hereto and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the **VENDOR** herein did not receive any notice from any authority or authorities effecting the Vendor's property described in the First Schedule written hereunder;
- b) That to the best of the Vendor's knowledge, the 'Low/Sali Land' under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';
- c) That there is no Tenant in the said Property.
- d) That notwithstanding any act, deed or things done or suffered, to be done by the **VENDOR**, the said **VENDOR** herein has full power, absolute authority and good right to sell, grant, convey, transfer, assure and assign the **SAID PROPERTY TOGETHERWITH** all rights in the 'Said Land' in the manner aforesaid.
- e) The **VENDOR** has duly and fully paid all settlement Khajnas and all other outgoings and contributions relating to and concerning the **SAID PROPERTY** as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the aforesaid heads are/is due and payable, the **VENDOR** shall pay and discharge on demand in that behalf such liabilities and keep the **PURCHASER** and the **SAID PROPERTY** indemnified, protected and saved harmless against such liabilities.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
23 SEP 2015

- f. The **VENDOR** is not under any statutory restrictions or inability in transferring, selling, assuring and granting the **SAID PROPERTY** in favour of the **PURCHASER** in the manner aforesaid and in terms of these presents.
- g. The **PURCHASER** shall always and at all times hereafter peacefully and quietly hold, occupy and enjoy the **SAID PROPERTY** including the said land without any lawful eviction, interruption, hindrance, disturbance from the **VENDOR** or any person lawfully claiming under them or in trust for the said **VENDOR**.
- h. The **VENDOR, HIS LEGAL SUCCESSORS, ADMINISTRATORS** shall always and at all times at the request and costs of the **PURCHASER** make, do, execute and cause to be made, done and executed such further acts, deeds and things that shall be required for perfecting and assuring the **SAID PROPERTY** according to the intention hereof.
- i. **AND THAT the VENDOR HIS PREDECESSORS** has not at any time done or executed or knowingly suffered or been a party to any act, deed, matter or thing whereby and whereunder the said easement rights and all other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or may be impeached, encumbered or affected in title.
- j. **AND ALSO THAT the VENDOR HIS LEGAL SUCCESSORS** shall, unless prevented by fire or some other irresistible force or accident, from time to time and at all material times hereafter upon every reasonable request and at the costs of the **PURCHASER**, make, do, produce and cause to be made, executed and produced to the **PURCHASER** or its attorney(s) or agent(s), assignees, legal administrators at or before or in any Court of Law, Tribunal, Board and/or Authority or otherwise as the occasion shall require all deeds, pattahs, muniments, documents, writings and evidences of title exclusively relating to the **SAID PROPERTY** in the custody, control and power of the **VENDOR** and shall also at the like request and cost of the **PURCHASER**, deliver to the



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

PURCHASER or its Successor(s)-in-Office, in-Title, such attested or other true copies or extracts from the said deeds, pattahs, muniments, documents, writings and evidences of title or any of them as the **PURCHASER** shall and may require and the **VENDOR** shall in the meantime, unless prevented as aforesaid, keep the said deeds, pattahs, muniments, documents, writings and evidences of title safe, unobliterated and uncanceled.

- k. AND FURTHER THAT the **VENDOR** hereby hand over peaceful, vacant physical possession of the **DEMISED LAND** unto and in favour of the **PURCHASER** simultaneously with the execution of these present.
- l. AND ALSO THAT the **VENDOR** his legal successors, administrators shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the **PURCHASER** in the records of The Bidhannagar Municipal Corporation and/or any other authority or authorities as occasion shall require.
- m. **THE PURCHASER DO HEREBY AGREE AND COVENANT WITH THE VENDOR THAT:**
 - a. The **PURCHASER** shall be free to apply and obtain its name duly recorded and mutated in the records of Bidhannagar Municipal Corporation and also concern B.L. & L.R.O. Office and other Authority/ Authorities without any further consent of the **VENDOR**.
 - b. The **PURCHASER** shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owner /Vendor.
 - c. The **PURCHASER** shall at all material times hereafter regularly and punctually make payment of all Municipal rates and taxes, and proportionately all other statutory taxes, cess and impositions and expenses which may from time to time be imposed or become payable and attributable to and/or relating to the said **LOW/SALI LAND** and/or



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2015

relating to the maintenance of the **SAID PROPERTY** from the date of execution hereof.

NOTE:

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and neuter gender and vice-versa.
- ii. The **VENDOR** shall include his legal successors, administrators, legal representatives and assigns.
- iii. The **Purchaser** shall include its successor or successor-in-office, administrator and assigns.

**THE SCHEDULE ABOVE REFERRED TO:
(THE DEMISED LAND)**

ALL THAT piece and parcel of a demarcated land measuring an area of **01 Cottahs, 08 chittacks, 19 sq. ft.** be the same a little more or less out of 0.14 acre or 08 Cottahs, 07 chittacks, 34 sq. ft. together with **100 sq. ft.** old R.T. Shaded Structure standing thereon, lying and situated at Mouza: Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 253, corresponding to R.S. & L.R. Dag No. 154, under C.S. Khatian No. 76, Hal Khatian No.78, corresponding to K.B. Khatian No. 61 and presently under L.R. Khatian No. **132** in the Land Settlement Record of Right, Police Station : Rajarhat at present under Bidhannagar ECPS, Purbapara, Krishnapur, District of North 24-Parganas, Ward No.28, presently within the limits of Bidhannagar Municipal Corporation **TOGETHER WITH** all manners of easement right, properties, benefits and appurtenances in connection to the 'Said Land' is butted and bounded as follows:

- | | | |
|---------------------|---|---|
| ON THE NORTH | : | By Land of the Vendor in Part of R.S./ L.R. Dag No. 154; |
| ON THE SOUTH | : | By Part of R.S./L.R. Dag Nos. 154; <i>to be set</i> |
| ON THE EAST | : | By Land of Brindaban alias Vrindaban Naskar in Part of R.S./ L.R. Dag No.154; |
| ON THE WEST | : | By Land of Jitendra Nath Naskar, in Part of R.S./L.R. Dag No.154; |

Shelabonata Naskar



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

IN WITNESS WHEREOF the Vendor hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR AT KOLKATA,
IN THE PRESENCE OF:

1. Gopal Sehe
CE/6 Anjampur East
Pd- 59

2. Probid Naskar
Mohis Bathan
Kat- 102

Shabana Naskar

VENDOR

DRAFTED BY:

as per document, supplied
by the parties.

K. C. Kammerer
Advocate

High Court, Calcutta
WR/867/83



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

RECEIPT

RECEIVED from the within named Purchasers the within mentioned sum of **Rs. 12,82,200/- (Rupees Twelve Lac Eighty Two Thousand Two Hundred)** only by way of total consideration money as per Memo below:-

MEMO OF CONSIDERATION

Date	Cash/Ch. No.	Bank & Branch Name	Amount
24.06.2016	000129	HDFC Bank Ltd., Salt Lake Br., Kol.	12,82,200/-
		Total :	Rs. 12,82,200/-

(Rupees Twelve Lac Eighty Two Thousand Two Hundred Only).

SIGNATURE OF THE WITNESSES

1. *Gopal Saha*

2. *Anshu Naskar*

Sevabmata Naskar
SIGNATURE OF THE VENDOR














IDENTIFIED:

Gopal Saha
NAME: GOPAL SAHA
SON OF : Late Santi Ranjan Saha
BY OCCUPATION Business;
BY FAITH : HINDU;
RESIDING AT CE/6, Arjunpur East,
P.O: Deshbandu Nagar, P.S.: Baguiati,
DISTRICT: Kolkata, W.B, PIN: 700 059,



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Sheebnata Malik</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Sayesh Apte</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 SEP 2016

Major Information of the Deed

Deed No :	I-1904-09053/2016	Date of Registration	9/26/2016 11:48:00 AM
Query No / Year	1904-1000340783/2016	Office where deed is registered	
Query Date	14/09/2016 5:13:40 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJEEB GUPTA AB-9, SALT LAKE CITY, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9830682325, Status :Others		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 12,82,200/-	Rs. 24,95,118/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,49,827/- (Article:23)	Rs. 27,543/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purba Para (Krishanapur), Mouza: Mahishabathan, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-154	LR-132	Bastu	Bastu	1 Katha 8 Chatak 19 Sq Ft	12,52,200/-	24,65,118/-	Width of Approach Road: 6 Ft.,
Grand Total :					2.5185Dec	12,52,200 /-	24,65,118 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr DEBABRATA NASKAR Son of Late UPENDRA NATH NASKAR Executed by: Self, Date of Execution: 23/09/2016 , Admitted by: Self, Date of Admission: 23/09/2016 ,Place : Pvt. Residence			

MAHISBATHAN, P.O:- KRISHNAPUR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ABZPN0050D, Status :Individual

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. SHIVDHARA PROJECTS PVT. LTD. AB-9, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AANCS5897D, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SANJEEB GUPTA Son of Shri GOPAL PRASAD GUPTA AB-9, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADUPG1777F, Status : Representative, Representative of : M/S. SHIVDHARA PROJECTS PVT. LTD. (as DIRECTOR)

Identifier Details :

Name & address	
Mr GOPAL SAHA Son of Late SANTI RANJAN SAHA CE/6, ARJUNPUR EAST, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr DEBABRATA NASKAR, Shri SANJEEB GUPTA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA NASKAR	M/S. SHIVDHARA PROJECTS PVT. LTD.-2.51854 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA NASKAR	M/S. SHIVDHARA PROJECTS PVT. LTD.-100 Sq Ft



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purba Para (Krishanapur), Mouza: Mahishabathan, Ward No: 28

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 154(Corresponding RS Plot No:- 154), LR Khatian No:- 132	Owner: দেবব্রত নস্কর, Gurdian: উপেন্দ্র নস্কর, Address: নিজ, Classification: ভেড়ি, Area: 0.14000000 Acre,

Endorsement For Deed Number : I - 190409053 / 2016

On 14-09-2016

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 24,95,118/-



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 23-09-2016

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

Presented for registration at 20:52 hrs on 23-09-2016, at the Private residence by Mr DEBABRATA NASKAR, Executant.

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

Execution is admitted on 23/09/2016 by Mr DEBABRATA NASKAR, Son of Late UPENDRA NATH NASKAR, MAHISBATHAN, P.O: KRISHNAPUR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Retired Person

Indetified by Mr GOPAL SAHA, , Son of Late SANTI RANJAN SAHA, CE/6, ARJUNPUR EAST, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

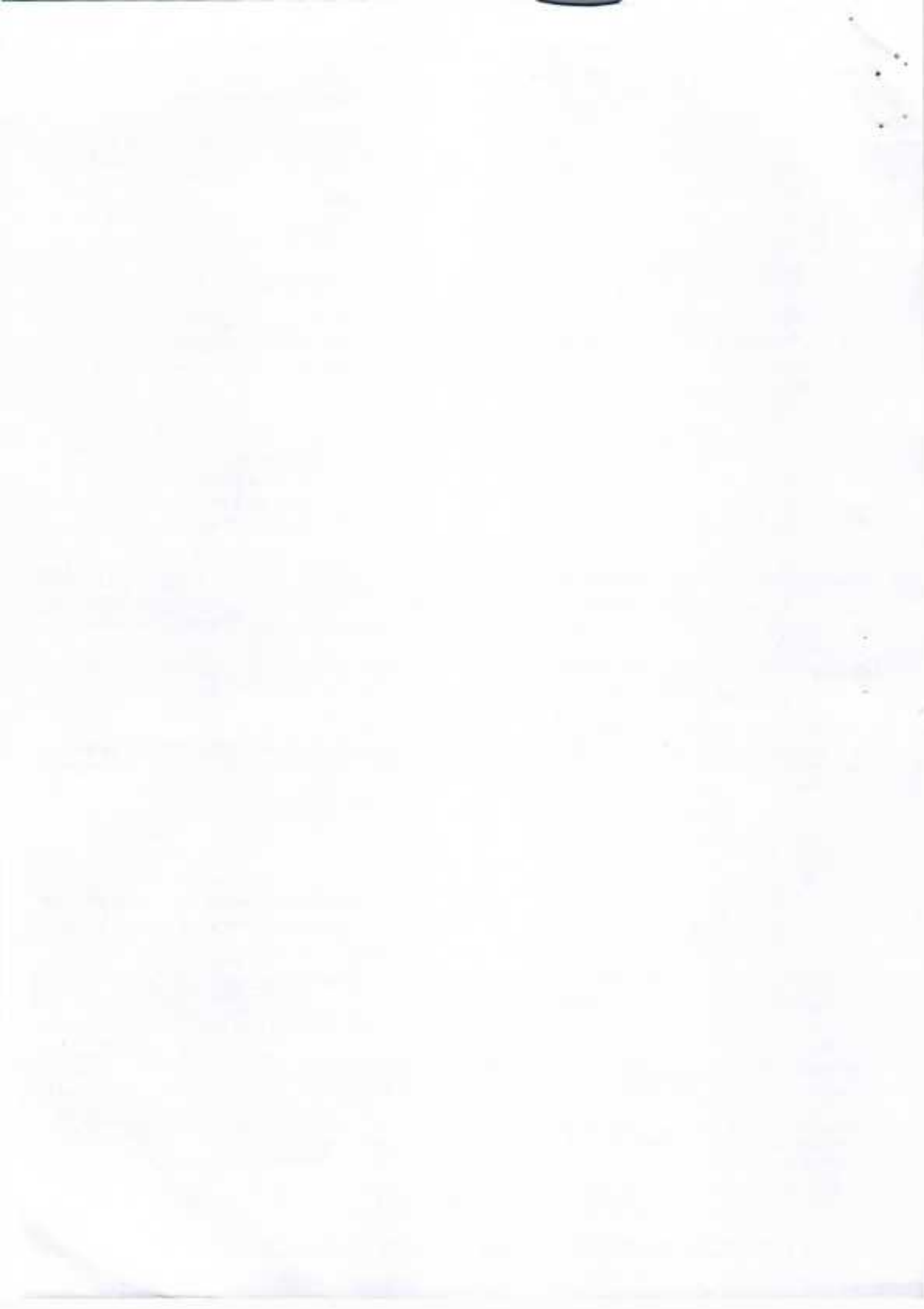
On 26-09-2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,543/- (A(1) = Rs 27,445/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,543/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2016 6:20PM with Govt. Ref. No: 192016170024386691 on 23-09-2016, Amount Rs: 27,543/-, Bank: HDFC Bank (HDFC0000014), Ref. No: 258071099 on 23-09-2016, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,49,727/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,49,727/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3425, Amount: Rs.100/-, Date of Purchase: 19/09/2016, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2016 6:20PM with Govt. Ref. No: 192016170024386691 on 23-09-2016, Amount Rs: 1,49,727/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 258071099 on 23-09-2016, Head of Account 0030-02-103-003-02

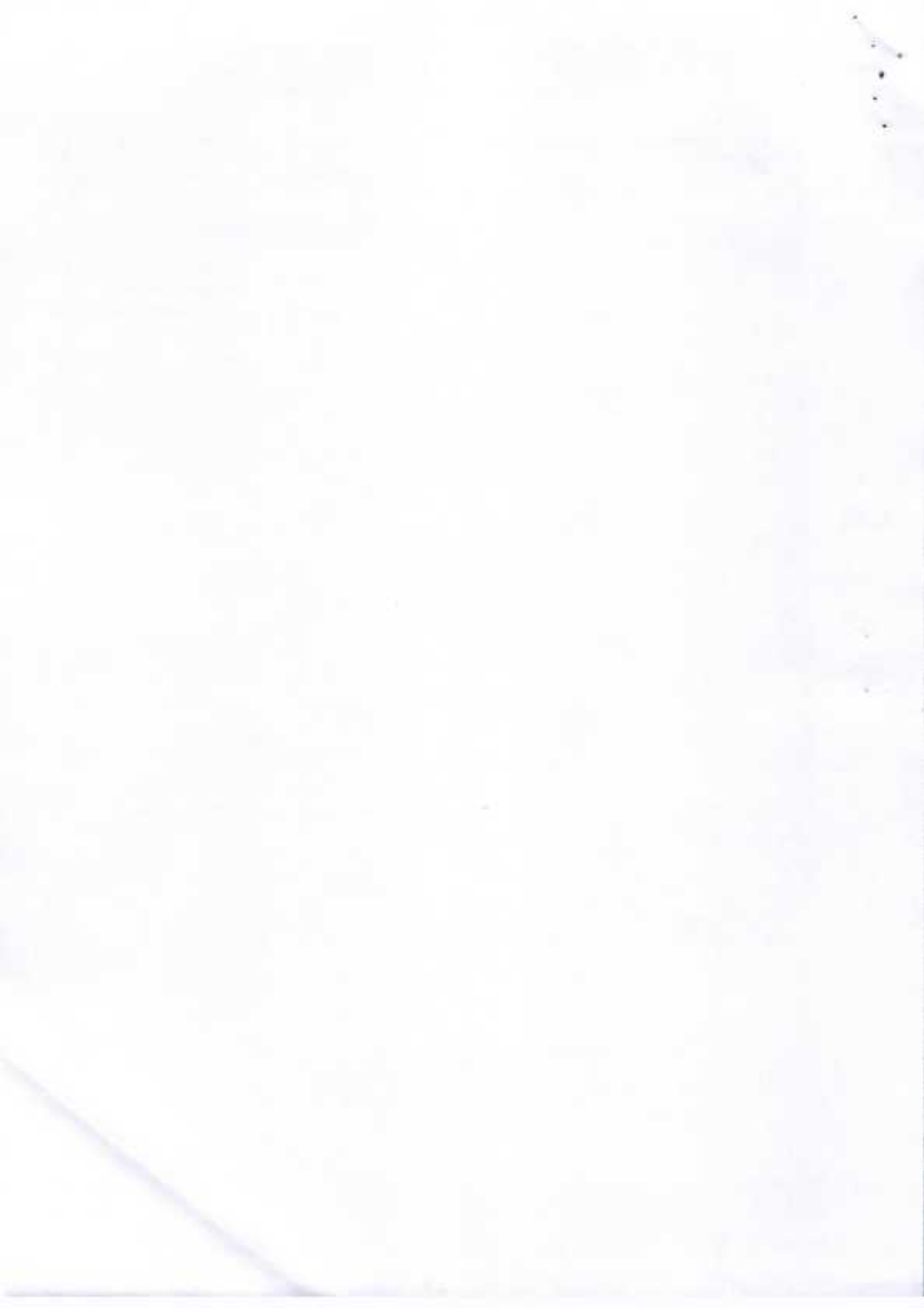


Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 337943 to 337970
being No 190409053 for the year 2016.



Al

Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.03 11:50:00 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 03-10-2016 11:50:00
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)