

08248

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(2)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Stampable under Rule 21 of the  
 S. 5 (1) of W. B. R. Act. 1980  
 July Stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.B. No. 23  
 West Bengal 12-00

780747

Stamp duty of Rs. 545500  
 4760/-  
 has been realized on 8.1.08  
 as per Banker's Cheque 1283207  
 Bank Draft No.  
 Date 7/1/08 as per

Stamp duty of Rs. 175000/-  
 has been realized on 30.11.06  
 as per Banker's Cheque  
 Bank Draft No. 071963  
 Date 30.11.06 of Mohisgote

U. S. B. S.  
 North 24 Parganas  
 29.11.06

D. E. R. H.  
 North 24 Parganas  
 30.11.06

08 JAN 2008

200 250.00  
 200 212.00

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 29<sup>th</sup> day of November. Two Thousand and Six 462-00

BETWEEN

KIRAN GUPTA wife of SITARAM GUPTA residing at VILL & P.O.-  
 BAGUIHATI, ASHWINI NAGAR, NARAYAN TALA (NORTH) P.S.-RAJARHAT  
 by faith Hindu by occupation Housewife hereinafter called the 'VENDOR' (which  
 expression shall unless excluded by or repugnant to the subject or context be deemed  
 to mean and include his heirs, representative, executors, administrators and assigns)  
 of the **ONE PART.**

Contd...2

1056/-  
 8.1.08  
 108  
 8.1.08

811250  
 224212  
 462  
 1728

15.00



নং 3629  
 প্রার্থীর নাম... *Balysab Roy*  
 পিতা... *Advocate*  
 পেশার মূল্য... *5000/-*  
 গ্রাম্প ভেঙারের খাম্ব...  
 বিধান নম্বর (সপ্টমেন্ট পত্র)...  
 এ. ডি. এল. আর. নং...

22/11/06

চালান নং  
 মোট গ্রাম্প কত...  
 এই চালান নং-এ মোট কত টাকায়  
 গ্রাম্প যদি তরা হইয়াছে  
 ভেঙারীর নাম...

আবার নিকট 5000/-  
 17 NOV 2006  
 যত প্রদান করিয়াছে।

536000 3629 → 36331  
 Total 5000



KIRAN GUPTA



*[Handwritten signature]*

North 24-Parganas  
 29-11-06

KIRAN GUPTA

Kiran gupta  
 W/o Sitaran gupta  
 P. S. ...  
 District - North 24-Parganas  
 by Caste - Hindu/Muslim/Christian

Dilip Sen  
 W/o Bipal Sen  
 P. S. ...  
 District - North 24-Parganas  
 by Caste - Hindu/Muslim/Christian

Dilip Sen  
 s/o late Bipal Sen  
 kaichali, chinanose  
 201-136  
 chinanose

*[Handwritten signature]*

North 24-Parganas





भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

भारत  
INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780748

AND

AAKANSHI AGENCY PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at BIKANER BUILDING, 8/1 LAL BAZAR STREET 3<sup>rd</sup> FLOOR, ROOM NO. 9, KOLKATA- 700001 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS KIRAN GUPTA, the vendor herein, is the recorded owner of agricultural land measuring an area of 15 satak out of 23 satak in R.S.DAG NO. 751 under L.R. Khatian No.- 874 situated under at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS KIRAN GUPTA, the vendor herein, is the absolute owner of the land measuring 15 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which she proposes to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 15 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousands) only and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousands) only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or

Contd...3



3630

27/11/06

নং  
 ক্ষেত্রের নাম... *Principals Roy*  
 নং  
 টাকার মূল্য... *1000/-* টাকা মাত্র  
 ব্যাংক ডেভারের আক্ষর  
 বিধান নম্বর (সেন্টেমেন্ট নম্বর)  
 এ. টি. এল. ডাব্লিউ. অফিস

*proceeds*  
*all fund*  
*and*

17 NOV 2006

চালান নং  
 মোট ট্রান্সপারেন্সি...  
 এই চালান নং-এ মোট কত টাকা  
 ট্রান্সপারেন্সি করা হয়েছে  
 টেন্ডারীর নাম—  
 ডেভার—

536000



*[Handwritten signature]*

Digitized by IIT  
 North 24 Parganas  
 (IIT)

08 JAN 2008







पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780750

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 15 satak in R.S.DAG NO. 751 under L.R. Khatian No.- 874 within the limit of Patharghata Panchayat under Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - KALIKAPUR, J. L. No. 40, TOUZI NO. 10 in the district of 24 - Paraganas (north).

The Plot of land is bounded as under :-

R.S.DAG NO. 751 :

ON THE NORTH : R. S. DAG NO.  
ON THE SOUTH : R. S. DAG NO.  
ON THE EAST : PART OF R. S. DAG NO.  
ON THE WEST : PART OF R. S. DAG NO.

Contd...5



3631

22/11/06

নং  
স্বাক্ষরকারীর নাম... *Bradford Roy*

নাম...  
স্বাক্ষরের মূল্য... *1000/-* টাকা মাত্র  
স্বাক্ষর দেওয়ার তারিখ...  
বিধান নম্বর (সেট থেকে সঠিক)  
এ. ডি. এল. কার. মাসিক

*Alvin & Serfer's Court.*

*75000*

চালান নং  
মোট স্বাক্ষর ফর্ম... *22*

17 NOV 2006

এই চালান নং-এ মোট কত টাকা  
স্বাক্ষর করা হয়েছে

536000

স্বাক্ষরকারীর নাম... *গণেশ গুপ্ত*

স্বাক্ষর... *মিতা দেব*



*26*

স্বাক্ষরকারীর নাম...  
মুদ্রিত 24-পার্শ্ব...  
G.P.N.-26

08 JAN 2008





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL<sup>3</sup>:

78074

reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate 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 or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

Contd... 4





3631

22/11/06

ক্রেতার নাম... *Bidyabati Roy*

তার... *Adroca*

স্টাম্পের মূল্য... *1000/-* টাকা মূল্য *Albers*

স্টাম্প ডেভেলপারের স্বাক্ষর...  
বিধান নম্বর (সেন্টেলেক সার্টিফাইড)

১. ১৬, এল. আর. স্কয়ার  
*56000*

চালান নং

মোট স্টাম্প ক্রয় তার... *17 NOV 2006*

এই চালান নং-এ মোট কত টাকা

স্টাম্প খরিদ করা হয়েছে... *536000*

ক্রেতার নাম... *সত্যজিৎ*

ডেভেলপার- *মিতা দত্ত*



*16*

Registrar w/o 1 (3)  
North 24 Parganas  
D.R.R.-20

08 JAN 2008





SPECIMEN FORM FOR TEN FINGERPRINTS

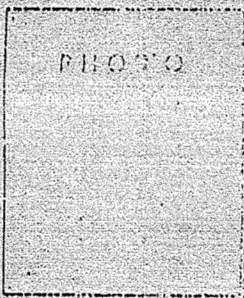


KIRAN GUPTA

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





570



REGISTRAR A/S I  
North 24-Parganas  
A. R. R. S.

08 JAN 2008





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL<sup>5</sup>:

780751

MEMO OF CONSIDERATION

Paid by AAKANSHI AGENCY PVT. LTD. by cash an amount of Rs. 4,50,000/-  
(Rupees Four Lakhs Fifty Thousands Only)

WITNESSES :

1. Anur Mondal  
vi. Dakshin, P.S. Reserhat  
Cal-135
2. Nitai Ch Das  
1/28 B.C. Road  
Cal-28

KIRAN GUPTA  
SIGNATURE OF THE VENDOR

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. Anur Mondal
2. Nitai Ch Das

Saswati Poddar

Drafted by: SASWATI PODDAR, Adv.  
WB/236/01

KIRAN GUPTA  
SIGNATURE OF THE VENDOR





86 33

22/11/06

নং  
 ড্রেক্টার নাম... *Bidyabandhu Ray*  
 নাম... *Adroa S*  
 ব্যালেন্সের খুলা... *1000/-* টাকা  
 গোল্ড ভেঞ্চারের আধার...  
 বিধান নম্বর (সংক্রান্ত নকশা)  
 এ. টি. এম. খান, সিনিয়র

*(Handwritten signature)*

ড্রালান নং  
 মোট ট্রান্সফার করা... = *৳*  
 এই ড্রালান নং-এ মোট কত টাকার  
 ট্রান্সফার খরচ করা হয়েছে  
 ড্রেক্টারের নাম... *সংক্রান্ত*  
 ভেঞ্চার... *সি. বি. স্ক্রী*

17 NOV 2006

536000



Reserve Bank of India  
 Section 24-B  
 1950-51

08 JAN 2008





**Certificate of Registration under section 80 and Rule 69.**

Registered in Book - I  
CD Volume number 1  
Page from 3599 to 3611  
being No 00168 for the year 2008.



(X) 31-March-2008  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal

