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M/S. Associated Erectors (P) Ltd.

NAME.....
 ADD.....
 RS.....
 22 APR 2014
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

Carton Sts

207-7

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22 APR 2014

22 APR 2014

(PRAVEEN KANODIA)

1460

ADHUNIK VILLA PRIVATE LIMITED

Director.



1461

ASSOCIATED ERECTORS PRIVATE LIMITED

Arun Kumar Kedia
Director

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

28 APR 2014

Mohidul Islam
S/o -> Sirajul Islam.
vill -> Alorjanganpur (South Ben)
P.S. Airport. P.O. R. Japalpur
Kol- 700136
occupation -> Business.

M/S ADHUNIK VILLA PVT. LTD. a company incorporated under the Companies Act 1956, and having its registered office at 09, Strand Road, Kolkata-700001, holding Income Tax PAN. Card No. "AAJCA3958K" issued by Government of India, represented by its Director **SHRI PRAVEEN KANODIA**, s/o Shri Arun Kanodia, hereinafter referred to and called as "**THE VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s)-in interest executors, legal representatives and assigns) of the **ONE PART**.

AND

M/S ASSOCIATED ERACTORS PVT. LTD. a company incorporated under the Companies Act 1956, and having its registered office at 19, Cotton Street, Kolkata-700007, holding Income Tax PAN. Card No. "**A.F.V.P.K.4354.H**", issued by Government of India, represented by its Director **SHRI ARUN KUMAR KEDIA**, son of Shri Jagdish Prasad Kedia, hereinafter referred to as "**THE PURCHASER**", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s)-in interest executors, legal representatives and assigns), of the **OTHER PART**.

WHEREAS The Vendor hereto are solely and absolutely seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of demarcated plot Sali land measuring **11 (Eleven) Cottahs 05 (Five) Chittaks 26 (Twenty-six) Square Feet** (01 (One) Cottah 11 (Eleven) Chittaks 0 (Zero) Square Foot, in R.S. Dag No. – 2895, under L.R. Khatian No. – 10368 out of total area of 1.01 Acre, 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) Square Feet in R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 10368, out of total area of 98 Decimals and 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) Square Feet in R.S. Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. – 10368 and 3109, out of total area of 2 Acre), be the same a little more or less of land, be the same or little

more or less, laying and situated at **Mouza – Gopalpur**, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag No. – 2895, 2903 and 2911** under L.R. Khatian Nos. – **10368 and 3109**, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas, hereinafter referred to as **“THE SAID PROPERTY”** and demarcated in Red on Plan attached herewith and more fully and particularly described in Schedule hereunder written by way of outright purchase against valuable consideration.

WHEREAS:-

Ownership regarding land in R.S.Dag No. 2895 at Mouza Gopalpur: -

WHEREAS one KHAGENDRA NATH GHOSH and NAGENDRA NATH GHOSH were the joint absolute owners of 1(One) Acre 1(One) decimals a little more or a little less of land in R.S. Dag No. – 2895 along with other plots of land in various Dags in Mouza – Gopalpur, P.S. – Airport, in the District North 24 Parganas, by way of inheritance.

The said KHAGENDRA NATH GHOSH died intestate, leaving behind his two sons namely SHRI SALIL KUMAR GHOSH and SHRI RUP KUMAR GHOSH, as his heirs and successors in interest in respect of the share of the said Khagendra Nath Ghosh on the aforesaid plots of land in various Dags, and subsequently the legal heirs and successors of the deceased Khagendra Nath Ghosh, became the absolute joint owners of the said plots of land in various Dags.

The said NAGENDRA NATH GHOSH died intestate, leaving behind his two sons namely SHRI ALOK KUMAR GHOSH and SHRI SWAPAN KUMAR GHOSH, as his heirs and successors in interest in respect of the share of the said Nagendra Nath Ghosh on the aforesaid plots of land in various Dags, and subsequently the legal heirs and successors of the deceased Nagendra Nath Ghosh, became the absolute joint owners of the said plots of land in various Dags.

AND WHEREAS while seized and possessed of the said plots of land in various Dags the heirs and successors of LATE KHAGENDRA NATH GHOSH and LATE NAGENDRA NATH GHOSH, namely SHRI SALIL KUMAR GHOSH and SHRI RUP KUMAR GHOSH, both sons of Late Khagendra Nath Ghosh, and SHRI ALOK KUMAR GHOSH and SHRI SWAPAN KUMAR GHOSH, both sons of Late Nagendra Nath Ghosh mutually divided the aforesaid plots of land in various Dags by strength of a Registered Deed of Partition, registered on 04th January, 1993, in the office of the A.D.S.R.O. Bidhannagar Salt Lake City and recorded in Book No. 1, Volume No. 1, Pages 231 to 250, being Deed No. 27 for the year 1994.

AND WHEREAS by virtue of aforesaid Deed of Partition vide Deed No. 27/1994, the said SHRI SALIL KUMAR GHOSH, son of Late Khagendra Nath Ghosh became the absolute owner of 33.63 (Thirty-three point Sixty-three) decimals a little more or a little less of land out of abovementioned 1(One) Acre 1(One) decimals a little more or a little less of land in Sabek Dag No.-3878, R.S. Dag No. – 2895, along with other plots of land in various Dags as share received by way of inheritance from his deceased father, Late Khandra Nath Ghosh, the said SHRI RUP KUMAR GHOSH, son of Late Khagendra Nath Ghosh became the absolute owner of 33.63(Thirty-three point Sixty-three) decimals a little more or a little less of land out of abovementioned 1(One) Acre 1(One) decimals a little more or a little less of land in Sabek Dag No.-3878, R.S. Dag No. – 2895, along with other plots of land in various Dags as share received by way of inheritance from his deceased father, Late Khandra Nath Ghosh and SHRI ALOK KUMAR GHOSH and SHRI SWAPAN KUMAR GHOSH, both sons of Late Nagendra Nath Ghosh became the absolute joint owners of 33.74(Thirty-three point Seventy-four) decimals a little more or a little less of land out of abovementioned 1(One) Acre 1(One) decimals a little more or a little less of land in Sabek Dag No.-3878, R.S. Dag No. – 2895, along with other plots of land in various Dags as

share received by way of inheritance from their deceased father, Late Nagendra Nath Ghosh.

Thus by virtue of aforesaid Deed of Partition vide Deed No. 27/1994, the said SHRI RUP KUMAR GHOSH, son of Late Khagendra Nath Ghosh became the absolute owner of 33.63 (Thirty-three point Sixty-three) decimals, a little more or a little less of land out of abovementioned 1(One) Acre 1(One) decimals a little more or a little less of land in Sabek Dag No.-3878, R.S. Dag No. – 2895, along with other plots of land in various Dags as share received by way of inheritance from his deceased father, Late Khandra Nath Ghosh and recorded his name in L.R. Khatian No. – 2713, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, in Mouza – Gopalpur, P.S. – Airport, in the District North 24 Parganas.

AND WHEREAS the said SHRI RUP KUMAR GHOSH on the basis of the aforesaid records, became the absolute owner of ALL THAT piece and parcel of demarcated plot of Sali land measuring 33.63(Thirty-three point Sixty-three) decimals , a little more or a little less of land, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in Sabek Dag No.-3878, R.S. Dag No. – 2895, under L.R. Khatian No. – 2713, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 2, in the District North 24 Parganas.

The above named SHRI RUP KUMAR GHOSH sold and transferred 01 (One) Cottah 11 (Eleven) Chittaks 0 (Zero) Sq.ft, be the same or little more or less out of 33.63(Thirty-three point Sixty-three) decimals a little more or a little less of land of his possession, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in Sabek Dag No.-3878, R.S. Dag No. – 2895, under L.R. Khatian No. – 2713, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 2, in the District North 24 Parganas to the present Vendor namely **M/S ADHUNIK VILLA PVT. LTD.** a company incorporated under the

Companies Act 1956, and having its registered office at 09, Strand Road, Kolkata-700001, represented by its Director SHRI PRAVEEN KANODIA, s/o Shri Arun Kanodia and the same was registered on 28th September, 2012 in the office of D.S.R. – II, North 24 Parganas and copied in Book No. – I, CD Volume No. – 49, Pages – 3984 to 4008, Being No. – 14437 for the year 2012. Thereafter the said present Vendor namely M/S ADHUNIK VILLA PVT. LTD., recorded its name in L.R. Settlement Operation being L.R. Khatian No. – 10368 and obtained attested Parcha there from.

Ownership regarding land in R.S.Dag No. 2895 at Mouza Gopalpur: -

WHEREAS one RAMESH CHANDRA GHOSH and KANGALI CHARAN GHOSH, both sons of Makhan Lal Ghosh, resident of 6, Harish Chandra Lane, Cossipore, Calcutta were the recorded owners in the records of "RAYAT DAKHALI" Hal Khatian No – 1689, Hal Dag No- 2903 of 98 decimals of Sali land in Settlement record of rights of Collect riot of North 24 Parganas, Government of West Bengal. In respect of share of ownership in the aforesaid total land of 98 decimals (Hal Dag No- 2903) of land, the said RAMESH CHANDRA GHOSH was recorded owner of 50% share of land (Aat Ana) i.e. approximately 49 decimals of land and KANGALI CHARAN GHOSH was recorded owner of 50% share (Aat Ana) of the aforesaid 98 decimals of land i.e. approximately 49 decimals of land.

AND WHEREAS while seized and possessed of the said land measuring "8ANA" (Aat Ana) i.e. approximately 49 decimals of land, the said KANGALI CHARAN GHOSH son of Makhan Lal Ghosh died intestate and after his death his wife namely SMT. PUSHPALATA GHOSH received the aforesaid (entire "16 Ana") share of land i.e. 49 decimals of land of his deceased husband namely KANGALI CHARAN GHOSH.

AND WHEREAS while seized and possessed of the said land measuring 98 decimals be the same a little more or less, RAMESH CHANDRA GHOSH and PUSHPALATA GHOSH jointly sold, transferred and conveyed the entire aforesaid land measuring 98 decimals be the same a little more or less to (1): SMT. ANJALI KARMAKAR, wife of Shri

Rabindra Nath Karmakar, resident of G, A /67, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Housewife, (2). SHRI PARTHA KARMAKAR, son of Shri Gurupada Karmakar, resident of G, A /67, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Business, (3). SMT MALA MUKHERJEE wife of Shri Tapan Kumar Mukherjee, resident of G, B /10, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Business, (4). SHRI PRINON MUKHERJEE, son of Shri Tapan Kumar Mukherjee, resident of G, B /10, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Student, (5). SHRI KRISHNAPADA PAL, son of Late Kalimohan pal, resident of 1 / 1S, Jaharlal Dutta Lane, Kolkata – 700067, by cast – Hindu, by profession – Business, (6). SMT. BHARATI PAL, wife of Shri Krishnapada Pal, resident of 1 / 1S, Jaharlal Dutta Lane, Kolkata – 700067, by cast – Hindu, by profession – Housewife, (7). SHRI PARITOSH ROY, son of Shri Pradyut Roy, resident of 16 / 1 J, Muraripukur Road, Kolkata – 700067, by cast – Hindu, by profession – Business, (8). SMT. ANURADHA ROY, , wife of Shri Paritosh Roy, resident of 16 / 1 J, Muraripukur Road, Kolkata – 700067, by cast – Hindu, by profession – Housewife, (9). SMT. RANJANA DUTTA, wife of Shri Sunil Kantamani Dutta, resident of 11 / 1, Teliya Para Lane, Kolkata – 700004, by cast – Hindu, by profession – Housewife, (10). SHRI SHANKAR BHATTACHARJEE, son of Shri Bomkesh Bhattacharjee, resident of P – 141, C.I.T. Road, Kolkata – 700010, by cast – Hindu, by profession – Business, (11). SHRI SANTANU BHATTACHARJEE, son of Shri Bomkesh Bhattacharjee, resident of P – 141, C.I.T. Road, Kolkata – 700010, by cast – Hindu, by profession – Business, against or at a total consideration of Rs. 1,10,000/- (Rupees One Lakh Ten Thousand) only by strength of a Registered Deed of Conveyance, registered on 17th January, 1992, in the office of the A.D.S.R.O. Bidhannagar Salt Lake City and recorded in Book No I, Volume No.06, Pages 355 to 362, being Deed No. 334 for the year 1992.

AND WHEREAS while seized and possessed of the said land measuring 98 decimals be the same a little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 125B/1, P.S. – Airport, comprised in Hal Dag / R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 1739 and 2518, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limits of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, the abovementioned (1). SMT. ANJALI KARMAKAR, wife of Shri Rabindra Nath Karmakar, resident of G, A /67, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Housewife, (2). SHRI PARTHA KARMAKAR, son of Shri Gurupada Karmakar, resident of G, A /67, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Business, (3). SMT MALA MUKHERJEE wife of Shri Tapan Kumar Mukherjee, resident of G, B /10, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Business, (4). SHRI PRINON MUKHERJEE, son of Shri Tapan Kumar Mukherjee, resident of G, B /10, Paschim Narayantala, P.O. – Deshbandhu Nagar, Kolkata – 700059, by cast – Hindu, by profession – Student, (5). SHRI KRISHNAPADA PAL, son of Late Kalimohan pal, resident of 1 / 1S, Jaharlal Dutta Lane, Kolkata – 700067, by cast – Hindu, by profession – Business, (6). SMT. BHARATI PAL, wife of Shri Krishnapada Pal, resident of 1 / 1S, Jaharlal Dutta Lane, Kolkata – 700067, by cast – Hindu, by profession – Housewife, (7). SHRI PARITOSH ROY, son of Shri Pradyut Roy, resident of 16 / 1 J, Muraripukur Road, Kolkata – 700067, by cast – Hindu, by profession – Business, (8). SMT. ANURADHA ROY, , wife of Shri Paritosh Roy, resident of 16 / 1 J, Muraripukur Road, Kolkata – 700067, by cast – Hindu, by profession – Housewife, (9). SMT. RANJANA DUTTA, wife of Shri Sunil Kantamani Dutta, resident of 11 / 1, Teliya Para Lane, Kolkata – 700004, by cast – Hindu, by profession – Housewife, (10). SHRI SHANKAR

BHATTACHARJEE, son of Shri Bomkesh Bhattacharjee, resident of P – 141, C.I.T. Road, Kolkata – 700010, by cast – Hindu, by profession – Business, (11). SHRI SANTANU BHATTACHARJEE, son of Shri Bomkesh Bhattacharjee, resident of P – 141, C.I.T. Road, Kolkata – 700010, by cast – Hindu, by profession – Business, jointly sold, transferred and conveyed 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) sq.ft. be the same a little more or less, out of the aforesaid land measuring 98 decimals, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 125B/1, P.S. – Airport, comprised in Hal Dag / R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 1739 and 2518, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limits of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to (1). BADAL NANDI, son of Late Amulya Nandi, (2).GOPAL NANDY, son of Shri Prafulla Nandy and (3).DEEPU KAR, son of Shri Manik Kar, all by faith – Hindu, by occupation – Business, by nationality – Indian, residing at Gopalpur (Kalipark), P.O.- Rajarhat Gopalpur, P.S.- Airport, Kolkata – 700136, against or at a total consideration of Rs.60, 000/-(Rupees Sixty Thousand) only by strength of a Registered Deed of Conveyance, registered on 21st December, 2010, in the office of the A.D.S.R.O. Bidhannagar Salt Lake City and recorded in Book No 1, CD Volume No 20, Pages 432 to 446, being Deed No. 12692 for the year 2010.

Thus the said SHRI BADAL NANDI, SHRI GOPAL NANDY and SHRI DEEPU KAR on the basis of the aforesaid deeds, became the absolute owners of ALL THAT piece and parcel of demarcated plot Sali land measuring 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) sq.ft. , be the same a little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No.– 125B/1, P.S. – Airport, comprised in Hal Dag / R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 1739 and 2518, A.D. S.R.O. Bidhannagar Salt Lake City,

within the local limits of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas.

The above named SHRI BADAL NANDI, SHRI GOPAL NANDY and SHRI DEEPU KAR sold and transferred 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) sq.ft., be the same a little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 125B/1, P.S. – Airport, comprised in Hal Dag / R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 1739 and 2518, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limits of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas to the present Vendor namely **M/S ADHUNIK VILLA PVT. LTD.** a company incorporated under the Companies Act 1956, and having its registered office at 09, Strand Road, Kolkata-700001, represented by its Director SHRI PRAVEEN KANODIA, s/o Shri Arun Kanodia and the same was registered on 12th April, 2012 in the office of A.R.A. – II, Kolkata and copied in Book No. – I, CD Volume No. – 19, Pages – 3317 to 3342, Being No. – 04718 for the year 2012. Thereafter the said present Vendor namely M/S ADHUNIK VILLA PVT. LTD., recorded its name in L.R. Settlement Operation being L.R. Khatian No. – 10368 and obtained attested Parcha there from.

Ownership regarding land in R.S.Dag No. 2911 at Mouza Gopalpur: -

WHEREAS one SMT. SUDAMA DEVI JAISWAL, wife of Shri Durga Prasad Shaw, by faith Hindu, resident of 35A Ghosh Lane, Calcutta purchased a demarcated plot of Sali land measuring 1 (One) Acre 80 (Eighty) Decimals be the same a little more or less out of total 2 (Two) Acre 13 (Thirteen) Decimals of land, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 2998, Pargana – Kalikata, P.S. – Airport at present, comprised in C.S.Dag No. – 3894 and

5178 corresponding to R.S. Dag No. – 2911 and 3686, under C.S. Khatian No. – 361 and 1525, R.S. Khatian No. – 491 and 1636 from one Sahadat Hossain by strength of a Registered Deed of Conveyance, registered on 22nd April, 1959, in the office of the S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No. 43, Pages 266 to 269, being Deed No. 3227 for the year 1959, and thereafter on 11th August, 1959 she purchased the rest of the aforesaid total 2 (Two) Acre 13 (Thirteen) Decimals of land i.e. 33 (Thirty-three) Decimal Sali land be the same a little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 2998, Pargana – Kalikata, P.S. – Airport at present, comprised in C.S.Dag No. – 3894 and 5178 corresponding to R.S. Dag No. – 2911 and 3686, under C.S. Khatian No. – 361 and 1525, R.S. Khatian No. – 491 and 1636 by strength of a Registered Deed of Conveyance, registered in the office of the S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No. 61, Pages 28 to 32, being Deed No. 2675 for the year 1959 along with various plot of land from different vendors in different dates and years.

Thus said SMT. SUDAMA DEVI JAISWAL, wife of Shri Durga Prasad Shaw, after purchasing the above mentioned 1 (One) Acre 80 (Eighty) Decimals and 33 (Thirty-three) Decimal of Sali land more or less laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 2998, Pargana – Kalikata, P.S. – Airport at present, comprised in C.S.Dag No. – 3894 and 5178 corresponding to R.S. Dag No. – 2911 and 3686, under C.S. Khatian No. – 361 and 1525, R.S. Khatian No. – 491 and 1636 by strength of a Registered Deed of Conveyance No. 3227 and 2675 for the year 1959 became the absolute owner of ALL THAT piece and parcel of demarcated plot Sali land measuring total 2 (Two) Acre 13 (Thirteen) Decimals be the same a little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 2998, Pargana – Kalikata, P.S. – Airport at present, comprised in C.S.Dag No. –

3894 and 5178 corresponding to R.S. Dag No. – 2911 and 3686, under C.S. Khatian No. – 361 and 1525, R.S. Khatian No. – 491 and 1636.

AND WHEREAS while seized and possessed of the said land measuring total 2 (Two) Acre 13 (Thirteen) Decimals be the same a little more or less, by virtue of aforesaid Deeds of Conveyance vide Deed No. 3227 and Deed No. 2675 for the year 1959, the said SMT. SUDAMA DEVI JAISWAL, filed a Title Suit on 13.04.1982 (Title Suit No.191 of 1982 of 1982) in the Third Court of Munsiff Judge at Sealdha and the same was decreed in favour of the said SMT. SUDAMA DEVI JAISWAL.

The said SMT. SUDAMA DEVI JAISWAL, wife of Shri Durga Prasad Shaw, sold, transferred and conveyed 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) sq.ft., be the same a little more or less, out of 11 (Eleven) Chottas 08 (Eight) Chittacks of her possession, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 2998, Pargana – Kalikata, P.S. – Airport, comprised in C.S.Dag No. - 3894, R.S. Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian No. – 3109, under the jurisdiction of A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas, to SHRI SUBIR SAHA, son of Late Jamini Jiban Saha, by occupation Service and SMT. MENOKA SAHA wife of Shri Subir Saha, by strength of a Registered Deed of Conveyance, registered on 29th March 2005, in the office of the A.D.S.R.O. Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 7, Pages 4761 to 4775, Being Deed No. 07090 for the year 2008.

Thus the said SHRI SUBIR SAHA, and SMT. MENOKA SAHA on the basis of the aforesaid deed, became the absolute owners of ALL THAT piece and parcel of demarcated plot Sali land measuring 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) sq.ft., be the same a little more or less out of 11 (Eleven) Chottas 08 (Eight) Chittacks of her possession, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 2998, Pargana – Kalikata, P.S. – Airport, comprised in C.S.Dag No. - 3894, R.S.

Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. –3109, under the jurisdiction of A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas.

The above named SHRI SUBIR SAHA, and SMT. MENOKA SAHA sold and transferred 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) sq.ft., be the same a little more or less out of 11 (Eleven) Chottas 08 (Eight) Chittaks of her possession, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. – 2998, Pargana – Kalikata, P.S. – Airport, comprised in C.S.Dag No. - 3894, R.S. Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. –3109, under the jurisdiction of A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas to the present Vendor namely M/S ADHUNIK VILLA PVT. LTD. a company incorporated under the Companies Act 1956, and having its registered office at 09, Strand Road, Kolkata-700001, represented by its Director SHRI PRAVEEN KANODIA, s/o Shri Arun Kanodia and the same was registered on 27th February, 2012, in the office of A.R.A. – II, Kolkata and copied in Book No. – I, CD Volume No. – 11, Pages – 2226 to 2248, Being No. – 02575 for the year 2012. Thereafter the said present Vendor namely **M/S ADHUNIK VILLA PVT. LTD.**, recorded its name in L.R. Settlement Operation being L.R. Khatian No. – 10368 for 07 Decimals Sali land and obtained attested Parcha there from.

Absolute Ownership of M/s Adhunik Villa Pvt. Ltd.: - Thus by virtue of the aforesaid Deed of Conveyances Being No. 14437 for the year 2012, 04718 for the year 2012 & 02575 for the year 2012, the present Vendor namely **M/S ADHUNIK VILLA PVT. LTD.**, become the absolute owner of the said Property i.e. Sali land measuring **11 (Eleven) Cottahs 05 (Five) Chittaks 26 (Twenty-six) Square Feet**, be the same a little more or less of land, be the same or little more or less, laying and situated at

Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag Nos. – 2895, 2903 and 2911** under L.R. Khatian No. – 10368 and 3109, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas. The details of which are given below:-

<u>R.S.Dag No.</u>	<u>L.R.Khatian No.</u>	<u>Area</u>	<u>Nature of Land</u>
2895	10368	01 Cottah 11 Chittaks 0 Square Foot	Sali
2903	10368	01 Cottah 1Chittacks 25 Square Feet	Sali
2911	10368 & 3109	8 Cottahs 9 Chittacks 1 Square Feet	Sali
TOTAL		11 Cottahs 05 Chittaks 26 Square Feet	

Desire to Sale by M/s Adhunik Villa Pvt. Ltd to the present Purchaser:-

WREREAS while seized and possessed of the aforesaid property the present Vendor namely **M/S ADHUNIK VILLA PVT. LTD.**, decide to sell the said property i.e. Sali land measuring **11 (Eleven) Cottahs 05 (Five) Chittaks 26 (Twenty-six) Square Feet** (01 (One) Cottah 11 (Eleven) Chittaks 0 (Zero) Square Foot, in R.S. Dag No. – 2895, under L.R. Khatian No. – 10368 out of total area of 1.01 Acre, 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) Square Feet in R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 10368, out of total area of 98 Decimals and 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) Square

Feet in R.S. Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. – 10368 and 3109, out of total area of 2 Acre), be the same a little more or less of land, be the same or little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag Nos. – 2895, 2903 and 2911** under L.R. Khatian No. – 10368 and 3109, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas, at a total consideration of Rs. 45,00,000/- (Rupees Forty-five lacks) only and for the same the present Purchaser herein approached to the present Vendor herein.

Acceptance by the present Purchasers: - The present Purchasers herein have accepted the aforesaid proposal and agreed to purchase the said property at an agreed total consideration of Rs. 45, 00,000/- (Rupees Forty-five lacks) only.

NOW THIS DEED OF CONVEYANCE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- i. The present Purchaser has prior to the execution of the deed of conveyance, satisfied about the prima fascia title of the Vendor of the said property/premises.
- ii. As stated hereinbefore, the present Purchaser has agreed to purchase the said property measuring **11 (Eleven) Cottahs 05 (Five) Chittaks 26 (Twenty-six) Square Feet** (01 (One) Cottah 11 (Eleven) Chittaks 0 (Zero) Square Foot, in R.S. Dag No. – 2895, under L.R. Khatian No. – 10368 out of total area of 1.01 Acre, 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) Square Feet in R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 10368, out of total area of 98 Decimals and 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) Square Feet in R.S. Dag No. – 2911, under C.S. Khatian

No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. – 10368 and 3109, out of total area of 2 Acre), be the same a little more or less of land, be the same or little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag Nos. – 2895, 2903 and 2911** under L.R. Khatian No. – 10368 and 3109, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas, from the present owner / Vendor at or for the total consideration money of Rs. 45,00,000/- (Rupees Forty-five lacks) only which shall be paid in the manner set out hereinafter.

- iii. The full and final payment will be made on or before the execution of the deed of conveyance of this aforesaid Property.
- iv. The present Owner / Vendor for its personal reason intended to sale out the said property and on such offer the present Purchaser agreed to purchase the said property shown in Schedule written hereunder at present marked value assessed at Rs. 45, 00,000/- (Rupees Forty-five lacks) only.
- v. All the present Owner / Vendor does hereby covenants with the Purchaser that notwithstanding any act, deeds or things whatsoever hereto before done executed or knowingly suffered to the contrary the present Owner / Vendor is now lawfully right fully and absolute seized and possessed of the said Property free from all encumbrances attachment or any defect in title whatsoever and that the present Owner / Vendor has good right full power and absolute authority to sell the said property in the manner aforesaid and the present Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits and shall also be entitled to sell, mortgage, lease or otherwise alienate, transfer the said property after the

execution of Deed of Sale / Deed of Conveyance by the present Vendor.

- vi. **IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES** that the said Property is free from all encumbrances, charges, liens, lis-pendens, attachments, Mortgage, Power of Attorney, trusts, whatsoever or howsoever and the present Vendor neither have entered into any agreement for sale/ or development or any other agreement whatsoever or howsoever in respect of the said Property nor the said Property is subject to any notice of acquisition or requisition and relying on the aforesaid representations and believing the same to be true the present Purchaser has agreed to purchase and acquire and the present Vendor has agreed to sell and transfer **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **11 (Eleven) Cottahs 05 (Five) Chittaks 26 (Twenty-six) Square Feet** (01 (One) Cottah 11 (Eleven) Chittaks 0 (Zero) Square Foot, in R.S. Dag No. – 2895, under L.R. Khatian No. – 10368 out of total area of 1.01 Acre, 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) Square Feet in R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 10368, out of total area of 98 Decimals and 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) Square Feet in R.S. Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. – 10368 and 3109, out of total area of 2 Acre), be the same a little more or less of land, be the same or little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag Nos. – 2895, 2903 and 2911** under L.R. Khatian No. – 10368 and 3109, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas. The aforesaid Property is free from all encumbrances, charges, liens, lis-pendens, attachments, Mortgage, Power of Attorney, trusts etc.

whatsoever or howsoever at or for a total consideration of Rs. 45,00,000/- (Rupees Forty-five lacks) only who hereby confirm the same for sale by signing this Deed of Conveyance hereof forever.

NOW THIS DEED WITNESSES that in pursuance of the said representations, declarations and confirmations of the present Vendor and in consideration of the said sum of _____ Rs. 45,00,000/- (Rupees Forty-five lacks) only of true and lawful money of the Union of India in the hands of the present **VENDOR** paid by the present **PURCHASER** at or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge from the payment of the same and every part thereof and by signing the memo of consideration admit, acknowledge, release and forever discharge the present Purchaser the receipt of the said total amount of consideration money, the present Vendor doth hereby grant, convey, transfer, sell, confirm and assign unto the present Purchaser **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **11 (Eleven) Cottahs 05 (Five) Chittaks 26 (Twenty-six) Square Feet** (01 (One) Cottah 11 (Eleven) Chittaks 0 (Zero) Square Foot, in R.S. Dag No. – 2895, under L.R. Khatian No. – 10368 out of total area of 1.01 Acre, 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) Square Feet in R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 10368, out of total area of 98 Decimals and 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) Square Feet in R.S. Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. – 10368 and 3109, out of total area of 2 Acre), be the same a little more or less of land, be the same or little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag Nos. – 2895, 2903 and 2911** under L.R. Khatian No. – 10368 and 3109, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas. **TOGETHERWITH** all paths, ways, passages, water courses, drains

compounds and all manner of former and other rights liberties easement privileges advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or anyway appertaining thereto or which the same or any part thereof or usually held occupied used or enjoyed or reputed to belong or appertaining thereto and the **REVERSION OR REVERSIONS REMINDER OR REMINDERS AND ALL THE** rents issues and profits thereof **AND ALL THE ESTATE RIGHT TITLE INTEREST** inheritance use property possession claim and demand whatsoever both at law and in equity of the Vendor into upon and in respect of the said Property and every part thereof herein comprised and hereby granted sold transferred and conveyed and every part thereof.

TO HAVE AND HOLD in respect of the said Property being **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **11** (Eleven) **Cottahs 05** (Five) **Chittaks 26** (Twenty-six) **Square Feet** (01 (One) Cottah 11 (Eleven) Chittaks 0 (Zero) Square Foot, in R.S. Dag No. – 2895, under L.R. Khatian No. – 10368 out of total area of 1.01 Acre, 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) Square Feet in R.S. Dag No. – 2903, under R.S. Khatian No. – 1166, L.R. Khatian No. – 10368, out of total area of 98 Decimals and 8 (Eight) Cottahs 9 (Nine) Chittacks 1 (One) Square Feet in R.S. Dag No. – 2911, under C.S. Khatian No. – 361, R.S. Khatian No. – 491, L.R. Khatian Nos. – 10368 and 3109, out of total area of 2 Acre), be the same a little more or less of land, be the same or little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag Nos. – 2895, 2903 and 2911** under L.R. Khatian No. – 10368 and 3109, A.D. S.R.O. Bidhannagar Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3 at present 5, in the District North 24 Parganas, more fully described in Schedule hereunder thereby sold conveyed transferred and assigned of otherwise assured or intended so to be unto and to the use of the present Purchaser absolutely and

forever **THE VENDOR** doth hereby covenant with the **PURCHASER** are as follows:- .

- a) That notwithstanding any act deed or thing done committed or knowingly suffered by them to the contrary the Vendor are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said Property hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto free from all encumbrances whatsoever and that the Vendor have full power and absolute and indefeasible right and authority to sell grant convey and transfer of the said Property unto the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- b) That it shall be lawful for the Purchaser at all times hereafter peacefully and enjoy the said Property and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Vendor or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendor and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendor.
- vii. The Vendor and all person claiming any right title or interest in the said Property through from under or in trust for the Vendor shall and will from time to time hereafter at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts deeds and things, whatsoever for further and more perfectly conveying and assuring the said property and every part thereof hereby granted unto the Purchaser as may be reasonably required according to the true intent and meaning of this deed and it

shall be lawful for the Purchaser at all times hereafter to move pass and re-pass leading to and out of the said property and lay down drains, sewerage, gas, electric, telephone lines, water connection pipes in and under the said Property.

THE VENDOR doth hereby further covenant with the Purchaser that the Vendor shall hand over the original copy of title Deed and all other documents for the purpose of completion of sale of the said property to the Purchaser for her true, scope, information, effect and record thereof for proving the bona-fides title of the Vendor in all respects whatsoever in nature. It is made clear herein that the Vendor, shall upon receipt of the full consideration amount of Rs. 45, 00,000/- (Rupees Forty-five lacks) only and after the sale of the said property to the Purchaser, has no further claim and demand whatsoever and the Purchaser shall be treated as the true lawful and absolute owner in respect of the said property after the registration of this present Deed of Conveyance.

THE PURCHASER doth hereby covenant with the Vendor that after registration and transfer of peaceful possession of the said property to the Purchaser, the Vendor shall be relieved of any liabilities towards the Purchaser in respect of the said property forever and shall have no further obligations to the Purchaser forever in respect of the said property hereinafter.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SOLD LAND)

ALL THAT piece and parcel of demarcated plot Sali land measuring **11** (Eleven) **Cottahs 05** (Five) **Chittaks 26** (Twenty-six) **Square Feet**, be the same a little more or less of land, be the same or little more or less, laying and situated at Mouza – Gopalpur, J.L. No. 2, Re.Sa. No. – 140, Touzi No. - 125B1, P.S. – Airport, comprised in **R.S. Dag Nos. – 2895, 2903 and 2911** under L.R. Khatian No. – 10368 and 3109, A.D. S.R.O. Bidhannagar

Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 3, at present 5, in the District North 24 Parganas. The details of which are given below:-

<u>R.S.Dag No.</u>	<u>L.R.Khatian No.</u>	<u>Area</u>	<u>Nature of Land</u>
2895	10368	01 Cottah 11 Chittaks 0 Square Foot	Sali
2903	10368	01 Cottah 1 Chittacks 25 Square Feet	Sali
2911	10368 & 3109	8 Cottahs 9 Chittacks 1 Square Feet	Sali
TOTAL		11 Cottahs 05 Chittaks 26 Square Feet	

Demarcated in on Plan attached herewith, butted and bounded as follows:-

BOUNDARIES-

NORTH : 14' wide common passage
SOUTH : 12' wide common passage
EAST : R. S. Dag No. 2911 (P)
WEST : R. S. Dag No. 2911 (P)

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.

IN WITNESS WHEREOF the Vendor/ the present owner and the Purchaser hereunto set and subscribed their respective hands the day and month and year first above written.


SIGNED AND DELIVERED by the within-named

Vendor/ the present owner in the presence of:

WITNESS:

1. Mohdul Dslom
s/o. Sirojul Dslom
vill - Mosajongpur (Southpur)
P.S. Airport, P.O. Rajapur
Kol - 700136

ADHUNIK VILLA PRIVATE LIMITED



Director.

SIGNATURE OF THE VENDOR
SHRI PRAVEEN KANODIA,
DIRECTOR
M/S ADHUNIK VILLA PVT. LTD.)

2. PradiPKar

Gopalpur Karkhala - 136,

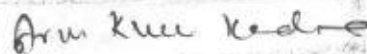
SIGNED AND DELIVERED by the Purchaser

/ The present buyer in the presence of:

WITNESS:

1. Mohdul Dslom
s/o - Sirojul Dslom
vill - Mosajongpur
Kol - 700136

ASSOCIATED ERectors PRIVATE LIMITED



Director

SIGNATURE OF THE PURCHASER
NAMELY SHRI ARUN KUMAR KEDIA,
DIRECTOR,
M/S ASSOCIATED ERectors PVT. LTD.)

2. PradiPKar

Gopalpur - Karkhala - 136

P.S. Rajapur, Kol - 136

(1) Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

ADHUNIK VILLA PRIVATE LIMITED

ADHUNIK VILLA PRIVATE LIMITED

Signature of the Presentant

[Handwritten Signature]
Director

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person

ASSOCIATED DIRECTORS PRIVATE LIMITED

Signature of the Presentant

[Handwritten Signature]
Director

(3) Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

MEMO OF CONSIDERATION

RECEIVED on and from the within named PURCHASERS by the within named OWNER / VENDOR only in full and final satisfaction in proportion to the holding of lands by the Owner / Vendor per Memorandum of Consideration below:-

MEMO

<u>Date</u>	<u>Cash / Cheque</u> <u>No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
28.04.2014	041294	HDFC Bourabagar Br	Rs. 4500000/-

TOTAL Rs. 45, 00,000/-

(Rupees Forty-five lacks) only.

WITNESS:

1. *Mohideul Islam*

ADHUNIK VILLA PRIVATE LIMITED

[Signature]
Director.

SIGNATURE OF THE VENDOR
SHRI PRAVEEN KANODIA,
DIRECTOR
(M/S ADHUNIKMILLA PVT. LTD.)

2. *Pradeep Kumar*

PREPARED IN THE OFFICE OF:-

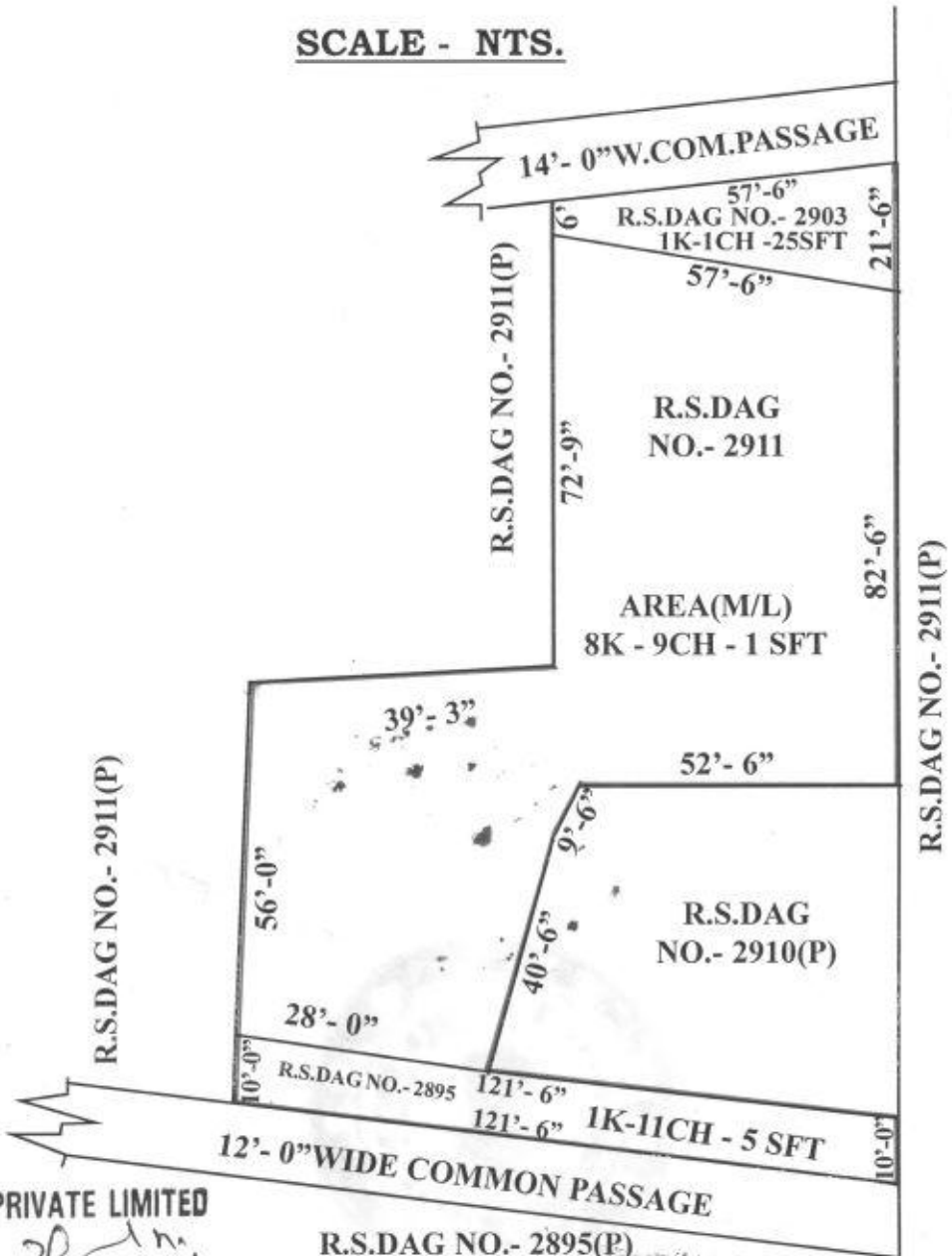
[Signature]
(Enrollment No. - WB/758/1/1996)

Chandranath Mukhopadhaya
(Advocate),

Flat No.2A, "Neerala Apartment",
T - 186, Rajarhat Road, Tegharia.
Kolkata - 700157.

**SITE PLAN OF R. S. & L.R DAG NO. - 2895,2903,2911 (P),
 I. R.KHATIAN NO.- 10368 & 3109 AT MOUZA-GOPALPUR,
 J.L. NO.- 2, Re. Su. No.-140,TOUZI NO.-125B1
 UNDER RAJARHAT GOPALPUR MUNICIPALITY, WARD NO.- ,
 P.S. -AIRPORT, DIST 24 PARGANAS(N)
 KOLKATA- 700136**

SCALE - NTS.



ADHUNIK VILLA PRIVATE LIMITED

 Director.

R.S.DAG NO.- 2895(P)
 ASSOCIATED ERECTORS PRIVATE LIMITED

 Director.

SIGNATURE OF VENDOR

SIGNATURE OF VENDEE

Director

R.S.DAG NO.	L.R.KHATIAN NO.	COLOUR	NAME OF VENDEE	AREA M/L		
				K	CH	SFT
2895	10368			1	11	5
2903	10368			1	1	25
2911	10368,3109			8	9	15
				11	5	26

DRAWN BY

S.AHMED



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03037 of 2014
(Serial No. 02717 of 2014 and Query No. 1502L000005835 of 2014)

On 28/04/2014

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

Presented for registration at 19.55 hrs on :28/04/2014, at the Private residence by Praveen Kanodia
,Executant.

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

Execution is admitted on 28/04/2014 by

1. Praveen Kanodia
Director, Adhunik Villa Pvt. Ltd., 09, Strand Road, District:-North 24-Parganas, WEST BENGAL, India, .
, By Profession : Business
 2. Arun Kumar Kedia
Director, Associated Eractors Pvt. Ltd., 19, Cotton Street, District:-North 24-Parganas, WEST BENGAL,
India, .
, By Profession : Business
- Identified By Mohidul Islam, son of S Islam, Narayanpur, Thana:-Airport, P.O. :-R. Gopalpur,
District:-North 24-Parganas, WEST BENGAL, India, . By Caste: Muslim, By Profession: Business.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 29/04/2014

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. 49528.00/-, on 29/04/2014

(Under Article : A(1) = 49489/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 29/04/2014)

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.-45,00,000/-

Certified that the required stamp duty of this document is Rs.- 315010 /- and the Stamp duty paid as:
Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



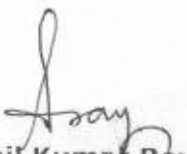
Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03037 of 2014
(Serial No. 02717 of 2014 and Query No. 1502L000005835 of 2014)

1. Rs. 49000/- is paid , by the Bankers cheque number 801696, Bankers Cheque Date 09/04/2014, Bank : State Bank of India, BARASAT, received on 29/04/2014
2. Rs. 49000/- is paid , by the draft number 882508, Draft Date 29/04/2014, Bank : State Bank of India, BAGUIATI, received on 29/04/2014
3. Rs. 49000/- is paid , by the draft number 852461, Draft Date 29/04/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 29/04/2014
4. Rs. 49000/- is paid , by the draft number 852460, Draft Date 29/04/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 29/04/2014
5. Rs. 49000/- is paid , by the draft number 882506, Draft Date 29/04/2014, Bank : State Bank of India, BAGUIATI, received on 29/04/2014
6. Rs. 49000/- is paid , by the draft number 882505, Draft Date 29/04/2014, Bank : State Bank of India, BAGUIATI, received on 29/04/2014
7. Rs. 20550/- is paid , by the draft number 882504, Draft Date 29/04/2014, Bank : State Bank of India, BAGUIATI, received on 29/04/2014

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II




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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
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being No 03037 for the year 2014.



(Sushil Kumar Roy) 02-May-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal