

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिम बंगाल WEST BENGAL

E 883784

Additional Registrar of Assurances II
Kolkata

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 27th day of February Two Thousand and Twelve (2012) of the Christain Era BY AND BETWEEN (1) **SUBIR SAHA**, son of Late Jamini Jiban Saha, by occupation Service and (2). **MENOKA SAHA** wife of Shri Subir Saha, by occupation - House wife, both by faith - Hindu, by

190212

For ^{En.}
PRAVEEN KANODIA

1,000/- 27 FEB 2012

1001-

NAME	Adhunik Villa (P) Ltd.
ADD.	9, Stand Road.
Rs.	
SURANJAN MUKHERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Roy Road, Kol.	

1326

27 FEB 2012

ADHUNIK VILLA PRIVATE LIMITED

Director.

(PRAVEEN KANODIA)

1327

Subir Saha

(SUBIR SAHA)

1328

Menaka Saha



Mohidul Islam,
8/1, Stratul Islam,
vil. Narayanpur
P.O. R. Gopalpur.

KOT-700136.

Deputation Business.

Ado

27 FEB 2012



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02575 of 2012
(Serial No. 02374 of 2012)

On

Payment of Fees:

On 27/02/2012

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

Presented for registration at 15.20 hrs on :27/02/2012, at the Private residence by Praveen Kanodia
Claimant.

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

Execution is admitted on 27/02/2012 by

1. Subir Saha, son of Late Jamini Jiban Saha , B B - 2/1, High School Road, Thana:-Rajarhat,
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
2. Menoka Saha, wife of Subir Saha , B B - 2/1, High School Road, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
3. Praveen Kanodia
Director, M/s Adhunik Villa Pvt Ltd, 9, Strand Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O.
:- Pin :-700001
By Profession : Others

Identified By Mohidul Islam, son of Sirajul Islam, Narayanpur, Kol, District:-Kolkata, WEST BENGAL,
India, P.O. :-R Gopalpur Pin :-700136 , By Caste: Muslim, By Profession: Business.

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

On 02/03/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 02/03/2012

Amount by Draft

Rs. 28400/- is paid , by the draft number 966037, Draft Date 24/02/2012, Bank Name State Bank of
India, BEPIN BEHARI GANGULY ST, received on 02/03/2012



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

02/03/2012 14:06:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02575 of 2012
(Serial No. 02374 of 2012)

Under Article : A(1) = 28259/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 50/- on 02/03/2012)

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.-25,69,167/-

Certified that the required stamp duty of this document is Rs.- 179852 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 44725/- is paid96604424/02/2012State Bank of India, BEPIN BEHARI GANGULY ST, received on 02/03/2012
2. Rs. 44725/- is paid96604124/02/2012State Bank of India, BEPIN BEHARI GANGULY ST, received on 02/03/2012
3. Rs. 44725/- is paid96604224/02/2012State Bank of India, BEPIN BEHARI GANGULY ST, received on 02/03/2012
4. Rs. 44725/- is paid96603824/02/2012State Bank of India, BEPIN BEHARI GANGULY ST, received on 02/03/2012

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

nationality - Indian, presently residing at BB-2/1, High school Road, P.S. Rajarhat, District - North 24 Parganas, Both hereinafter jointly referred to and collectively called as **"THE VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

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 Hereinafter referred to as **"THE PURCHASER"**, (which expression shall unless repugnant to the subject or context be deemed to mean and include its successor(s)-in interest and assigns), represented by its Director **SHRI PRAVEEN KANODIA**, s/o Shri Arun Kanodia of the **OTHER PART**.

Vendors and Purchaser collectively referred to as **"Parties"** and **individually "Party"**.

WHEREAS The Vendors 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 **8(Eight) Cottahs 9(Nine) Chittacks 1 (One) 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. - 2998, Pargana - Kolkata, 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, 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:-

Absolute and ownership of Smt. Sudama Devi Jaiswal alias Sudama Devi: - One **Smt. Sudama Devi Jaiswal alias Sudama Devi**, 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 - Kolkata, P.S. - Airport at present, comprised in C.S.Dag No. - 3894 and 5178 corresponding to **R.S. Dag No. - 2911 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, Parganas - Kolkata, P.S. - Airport at present, comprised in C.S.Dag No. - 3894 and 5178 corresponding to **R.S.** Dag No. - 2911 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 alias Sudama Devi, 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 - Kolkata, P.S. - Airport at present, comprised in C.S.Dag No. - 3894 and 5178 corresponding to **R.S.** Dag No. - 2911 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 - Kolkata, P.S. - Airport at present, comprised in C.S.Dag No. - 3894 and 5178 corresponding to **R.S.** Dag No. - 2911 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 alias Sudama Devi, filed a Title Suit on 13.04.1982 (Title Suit No.191 of 1982 of 1982) in the Third Court of Munsiff at Sealdha and the same was decreed in favour of the said Smt. Sudama Devi Jaiswal alias Sudama Devi.

Sale by Smt. Sudama Devi Jaiswal alias Sudama Devi to Shri Subir Saha and Smt. Menoka Saha: - The said **Smt. Sudama Devi Jaiswal alias Sudama Devi**, 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) Chittaks of her possession, laying

and situated at **Mouza - Gopalpur**, J.L. No. 2, Re.Sa. No. - 140, Touzi No. - 2998, Pargana - Kolkata, 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 owners 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.

Desire of Sale by Shri Subir Saha and Smt. Menoka Saha to the present Purchaser:-

AND WHEREAS while seized and possessed of the said land measuring 8(Eight) Cottahs 9(Nine) Chittacks 1 (One) sq.ft. be the same a little more or less, by virtue of aforesaid Deed of Conveyance vide Deed No. 07090 for the year 2008, the said present owners of the said property namely Shri Subir Saha and Smt. Menoka Saha decide to sell the said property (Sali land measuring 8(Eight) Cottahs 9 (Nine) Chittacks 1 (One) sq.ft. be the same or

little more or less, lying and situated at Mouza - Gopalpur, comprised in R.S. Dag No. - 2911) to the present purchaser at a total consideration of Rs. 25,69,000/- (Rupees Twenty five lac sixty nine thousand) only.

Acceptance by the present Purchaser:- The present purchaser herein have accepted the aforesaid proposal and agreed to purchase the said property at an agreed consideration of Rs. 25,69,000/- (Rupees Twenty five lac sixty nine thousand) 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 Vendors of the said property/premises.
- ii. As stated hereinbefore, the present Purchaser has agreed to purchase the said property measuring **8(Eight) Cottahs 9 (Nine) Chittacks 1 (One) 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. - 2998, Pargana - Kolkata, 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, from the present owners / Vendors at or for the total consideration money of Rs.25,69,167/- (Rupees Twenty five lac sixty nine thousand and one hundred sixty seven) 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 Owners / Vendors for their 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.25,69,167/- (Rupees Twenty five lac sixty nine thousand and one hundred sixty seven) only
- v. All the present Owners / Vendors do 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 Owners / Vendors are 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 Owners / Vendors have 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 Vendors.

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 Vendors 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 Vendors have agreed to sell and transfer **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **8(Eight) Cottahs 9(Nine) Chittacks 1 (One) 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. - 2998, Pargana - Kolkata, 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 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.25,69,167/- (Rupees Twenty five lac sixty nine thousand and one hundred sixty seven) 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 Vendors and in consideration of the said sum of Rs.25,69,167/- (Rupees Twenty five lac sixty nine thousand and one hundred sixty seven) only of true and lawful money of the Union of India in the hands of the present **VENDORS** paid by the present **PURCHASER** at or before the execution of these presents the receipt whereof the Vendors 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 Vendors 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 **8(Eight) Cottahs 9(Nine) Chittacks 1 (One) 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. – 2998, Pargana – Kolkata, 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. 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 Vendors 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 **8(Eight) Cottahs 9(Nine) Chittacks 1 (One) 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. - 2998, Pargana - Kolkata, 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, 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 VENDORS** 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 Vendors 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 Vendors 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 Vendors or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendors and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise by the Vendors 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 Vendors.
- c) The Vendors and all person claiming any right title or interest in the said Property through from under or in trust for the Vendors 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 VENDORS doth hereby further covenant with the Purchaser that the Vendors 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 Vendors in all respects whatsoever in nature. It is made clear herein that the Vendors, shall upon receipt of the full consideration amount of Rs.25,69,167/- (Rupees Twenty five lac sixty nine thousand and one hundred sixty seven) 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 Vendors that after registration and transfer of peaceful possession of the said property to the Purchaser, the Vendors 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 **8(Eight) Cottahs 9(Nine) Chittacks 1 (One) 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. – 2998, Pargana – Kolkata, 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,, demarcated in colour Red on Plan attached herewith , butted and bounded as follows :-

BOUNDARIES-

NORTH : R.S. Dag No. – R.S. Dag No. 2903.
SOUTH : R.S. Dag No. – 2895 and 2910.
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 Vendors/ the present owners 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 Vendors/ the present owners in the presence of:

WITNESS:

 Subrata Saha
SIGNATURE OF THE VENDOR NO.1

1. Badal Nandi
Amando Lake with Canal
PO, R. Gopal Pur
KOL 700136

 Menaka Saha
SIGNATURE OF THE VENDOR NO.2

2. Mohd. Ismail
8th. Street, Dm.
vill. - Nandigram
PO, R. Gopal Pur
KOL 700136

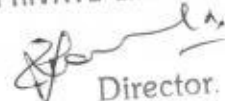
SIGNED AND DELIVERED by the **PURCHASER**

The present buyer in the presence of:

WITNESS:

ADHUNIK VILLA PRIVATE LIMITED

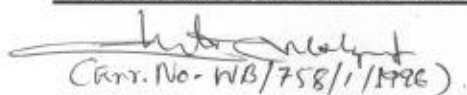
1. Badal Nandi


Director.

SIGNATURE OF THE PURCHASER

2. Mohd. Ismail

PREPARED IN THE OFFICE OF:-


(Carr. No. WB/758/1/1996)

Chandranath Mukhopadhyaya

(Advocate)

Flat No.2A, "Neerala Apartment",

T - 186, Rajarhat Road, Kolkata-700157

MEMO OF CONSIDERATION

Received on and from the within named PURCHASER by the within named OWNERS/ VENDORS a total sum of Rs.25,69,167/- (Rupees Twenty five lac sixty nine thousand and one hundred sixty seven) only in cheque / cash, in full and final satisfaction in proportion to the holding of lands by the Owners / Vendors as per Memorandum of Consideration below:-

MEMO

<u>Date</u>	<u>Cash / Cheque No.</u>	<u>Bank / Branch</u>	<u>Amount</u>	<u>In favour of</u>
28.09.11	468296	UBI, C.R. Ave	1,50,000/-	Subir Saha
28.09.11	468297	Do	1,50,000/-	Monika Saha
01.10.11	492014	Do	2,00,000/-	Subir Saha
01.10.11	492015	Do	2,00,000/-	Monika Saha
01.02.12	249755	HDFC, Stephen House	3,00,000/-	Subir Saha
01.02.12	249756	Do	3,00,000/-	Monika Saha
21.02.12	249766	Do	35,000/-	Subir Saha
21.02.12	249767	Do	34,167/-	Monika Saha
23.02.12	Cash	-	50,000/-	Subir Saha
23.02.12	Cash	-	1,00,000/-	Monika Saha
24.02.12	Cash	-	2,00,000/-	Subir Saha
24.02.12	Cash	-	1,50,000/-	Monika Saha
25.02.12	Cash	-	2,00,000/-	Subir Saha
25.02.12	Cash	-	1,50,000/-	Monika Saha
27.02.12	Cash	-	1,50,000/-	Subir Saha
27.02.12	Cash	-	2,00,000/-	Monika Saha
Total			25,69,167/-	

(Rupees Twenty five lac sixty nine thousand and one hundred sixty seven) only

WITNESS:

1. Badal Nangle


SIGNANUTE OF THE VENDORS No.1.

2. Mohdul Aslam.

Monika Saha
SIGNANUTE OF THE VENDORS No.2.

=====

DATED THIS THE 27th DAY OF February 2012

=====

BETWEEN

(1 SUBIR SAHA

(2) MENOKA SAHA

...THE VENDORS.

AND

M/S ADHUNIK VILLA PVT. LTD.

... THE PURCHASER.

DEED OF CONVEYANCE

PREPARED IN THE OFFICE OF:-

Chandranath Mukhopadhaya

(Advocate)

Flat No.2A, "Neerala Apartment",

T - 186, Rajarhat Road,

Kolkata-700157



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



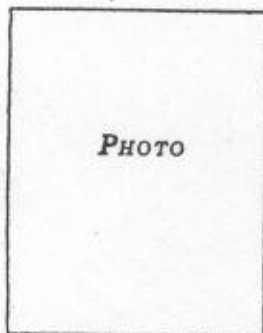
Devi Sunita Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Menaka Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SITE PLAN

OF LAND OF R.S.DAG NO 2911 (P), R.S.KH.NO.

MOUZA-GOPALPUR, J L NO. 02, R.S.NO.140,

P.S.AIRPORT, DIST-NORTH 24 PGS. WARD NO 05,

UNDER R.G.M.

SCALE 1"=30'-0"

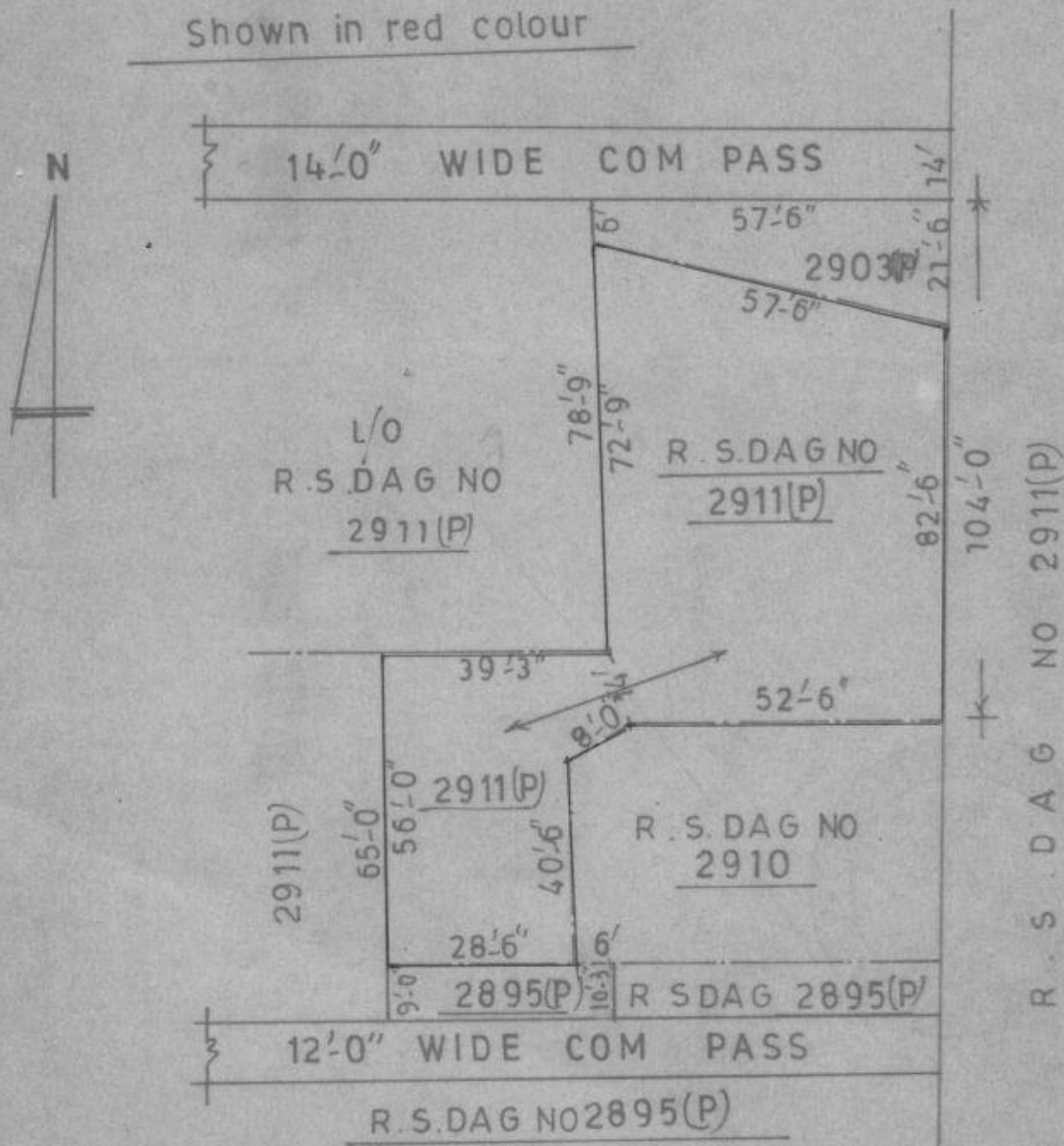
AREA OF LAND 8K. 9CH. 01 SFT (more or less)

ADHUNIK VILLA PRIVATE LIMITED

SOLD TO

SOLD BY

Shown in red colour



ADHUNIK VILLA PRIVATE LIMITED


Director.

Subir Sah

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 432 to 446
being No 12692 for the year 2010.




(Debasish Dhar) 22-December-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal