



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Director

E 883785

Reg. 10084/12  
No. 3, 29, 166L  
12/4/12



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement stamp are the part of this document.

Additional Registrar of Assurances-II  
Kolkata

Additional Registrar  
of Assurances-II, Kolkata

20/4/12

### DEED OF CONVEYANCE

**THIS INDENTURE** is made on this the 24th day of April Two Thousand and Twelve (2012) of the Christian Era BY AND BETWEEN, (1). **SHRI BADAL NANDI**, son of Late Amulya Nandi, (2). **SHRI GOPAL NANDY**, son of Shri Prafulla Nandy and (3). **SHRI DEEPU KAR**, son of Shri Manik Kar, all by faith - Hindu, by

Depu Kar  
Gopal Nandi  
Badal Nandi

190211

NAME Adhunik villa (P) Ltd.  
 ADD 9 Stand Road.  
 Rs. Kol.  
 1,000/ 27 FEB 2012  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

27 FEB 2012

ADHUNIK VILLA PRIVATE LIMITED

Director.

(PRAVEEN KANODIA)

2527

Badeel Nandi

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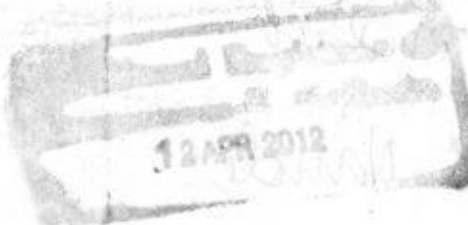
Govind Nandi

2530

Dipankar



Mohdul Bism,  
 2/0, Shroful Bism,  
 11, Narayanganj South,  
 P.S. Airport  
 Kol- 700136.  
 Dear Bism,





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

**Endorsement For Deed Number : I - 04718 of 2012**  
**(Serial No. 04232 of 2012)**

**On**

**Payment of Fees:**

**On 12/04/2012**

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

Presented for registration at 16.00 hrs on :12/04/2012, at the Private residence by Shri Praveen Kanodia ,Claimant.

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

Execution is admitted on 12/04/2012 by

1. Shri Badal Nandi, son of Late Amulya Nandi , Gopalpur, Kalipark, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R- Gopalpur Pin :-700136 , By Caste Hindu, By Profession : Business
2. Shri Deepu Kar Alias Shri Dipak Kar, son of Shri Manik Kar , Gopalpur, Kalipark, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R- Gopalpur Pin :-700136 , By Caste Hindu, By Profession : Business
3. Shri Gopal Nandy, son of Shri Prafulla Nandy , Gopalpur, Kalipark, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R- Gopalpur Pin :-700136 , By Caste Hindu, By Profession : Business
4. Shri Praveen Kanodia  
Director, M/s. Adhunik Villa Pvt Ltd, 09, Strand Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Profession : Business

Identified By Mohidul Islam, son of S Islam, Village:Narayanpur, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700136 , By Caste: Muslim, By Profession: Business.

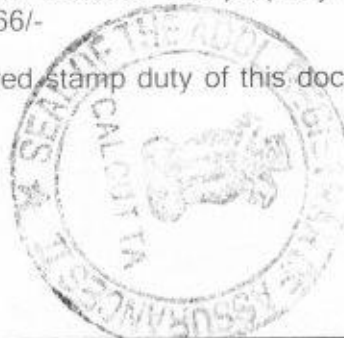
( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 17/04/2012**

**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.-3,29,166/-

Certified that the required stamp duty of this document is Rs.- 19760 /- and the Stamp duty paid as: Impressive Rs.- 1000/-



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

20/04/2012 13:45:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04718 of 2012  
(Serial No. 04232 of 2012)

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

On 20/04/2012

**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 20/04/2012

Amount by Draft

Rs. 3750/- is paid , by the draft number 966036, Draft Date 24/02/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 20/04/2012

( Under Article : A(1) = 3619/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 40/- on 20/04/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 18800/- is paid 96603524/02/2012 State Bank of India, BEPIN BEHARI GANGULY ST, received on 20/04/2012

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



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

20/04/2012 13:45:00

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occupation - Business, by nationality - Indian, residing at Gopalpur (Kalipark), P.O.- Rajarhat Gopalpur, P.S.- Airport, Kolkata - 700136 . All 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.**

**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 **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 **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 limit of **Rajarhat Gopalpur Municipality**, 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 recorded ownership of RAMESH CHANDRA GHOSH and KANGALI CHARAN GHOSH : - 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 (Att Ana) i.e. approximately 49 decimals of land and **KANGALI CHARAN GHOSH** was recorded owner of 50% share (Att Ana) of the aforesaid 98 decimals of land i.e. approximately 49 decimals of land.

**Demise of KANGALI CHARAN GHOSH: -** AND WHEREAS while seized and possessed of the said land measuring "8ANA" (Att 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 her deceased husband namely KANGALI CHARAN GHOSH.

**Sale by RAMESH CHANDRA GHOSH and PUSHPALATA 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 17<sup>th</sup> 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.

**Sale by SMT. ANJALI KARMAKAR and OTHERS:-** 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 limit 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 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 limit 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 in the office of the A.D.S.R.O. Bidhannagar Salt Lake City and recorded in Book No 1, Volume No 20, Pages 432 to 446, being Deed No. 12692 for the year 2010

**Absolute Vender ship of SHRI BADAL NANDI, SHRI GOPAL NANDY and SHRI DEEPU KAR:** - 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 limit 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, hereinafter called and referred to as the **“Said Property”**.

**Desire of Sale by SHRI BADAL NANDI, SHRI GOPAL NANDY and**

**SHRI DEEPU KAR to the present Purchaser:-** The present Vendors of the said property namely SHRI BADAL NANDI, SHRI GOPAL NANDY and SHRI DEEPU KAR decide to sell the said property (Sali land measuring 1(One) Cottahs 1(One) Chittacks 25 (Twenty-five) sq.ft. be the same or little more or less, lying and situated at Mouza – Gopalpur, comprised in R.S. Dag No. – 2903) to the present purchaser at a **total consideration of Rs 3,29,000/- (Rupees Three lac twenty 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 3,29,000/- (Rupees Three Lac Twenty 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 **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 **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 limit 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, from the present Vendors at or for the total consideration money of RS 3,29,167/= (Rupees Three lac twenty 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 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 3,29,167/= (Rupees Three lac twenty nine thousand and one hundred sixty seven) only.
- v. All the present 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 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 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 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 **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 limit 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 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 3,29,167/= (Rupees Three lac twenty 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 3,29,167/= (Rupees Three lac twenty 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 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 **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 limit 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. 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 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 **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 limit 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. 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



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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 acquainted 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.5, 00,000/- (Rupees Five Lakhs) 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 **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 **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 limit 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, demarcated in colour Red on Plan attached herewith , butted and bounded as follows :-

**BOUNDARIES-**

NORTH : 14' ft. Wide Common Passage .

SOUTH : R.S. Dag No. - 2911 (P)

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 Vendors 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 Vendors in the presence of:  
**WITNESS:**

1. Mohidul Islam  
VH. Nanayganj. Sahpur  
P.O. P. Gopaldan,  
P.S. Dispur,  
KOL - 700136.

Badal Nandi  
SIGNATURE OF THE VENDOR NO.1  
(SHRI BADAL NANDI)

2. Arabinado Bachan  
Gopalpur Purbayan  
P.S. Dandua Airport  
KOL - 136

Gopal Nandi  
SIGNATURE OF THE VENDOR NO.2  
(SHRI GOPAL NANDY)

Deepu Kar  
SIGNATURE OF THE VENDOR NO.3  
(SHRI DEEPU KAR)

**SIGNED AND DELIVERED by** the **PURCHASER**

/ The present buyer in the presence of:  
**WITNESS:**

1. Kaifash/Ceival:  
4 India Exchange Place  
KOLKATA - 700001

ADHUNIK VILLA PRIVATE LIMITED  
[Signature]  
Director.

[Signature]  
SIGNATURE OF THE PURCHASER  
(SHRI PRAVEEN KANODIA)

2. Arabinado Bachan

**PREPARED IN THE OFFICE OF:-**

[Signature]  
Chandranath Mukhopadhyaya  
(Advocate)  
Flat No.2A, "Neerala Apartment",  
T - 186, Rajarhat Road, Kolkata-7001

OF LAND OF R.S. DAG NO 2903(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.

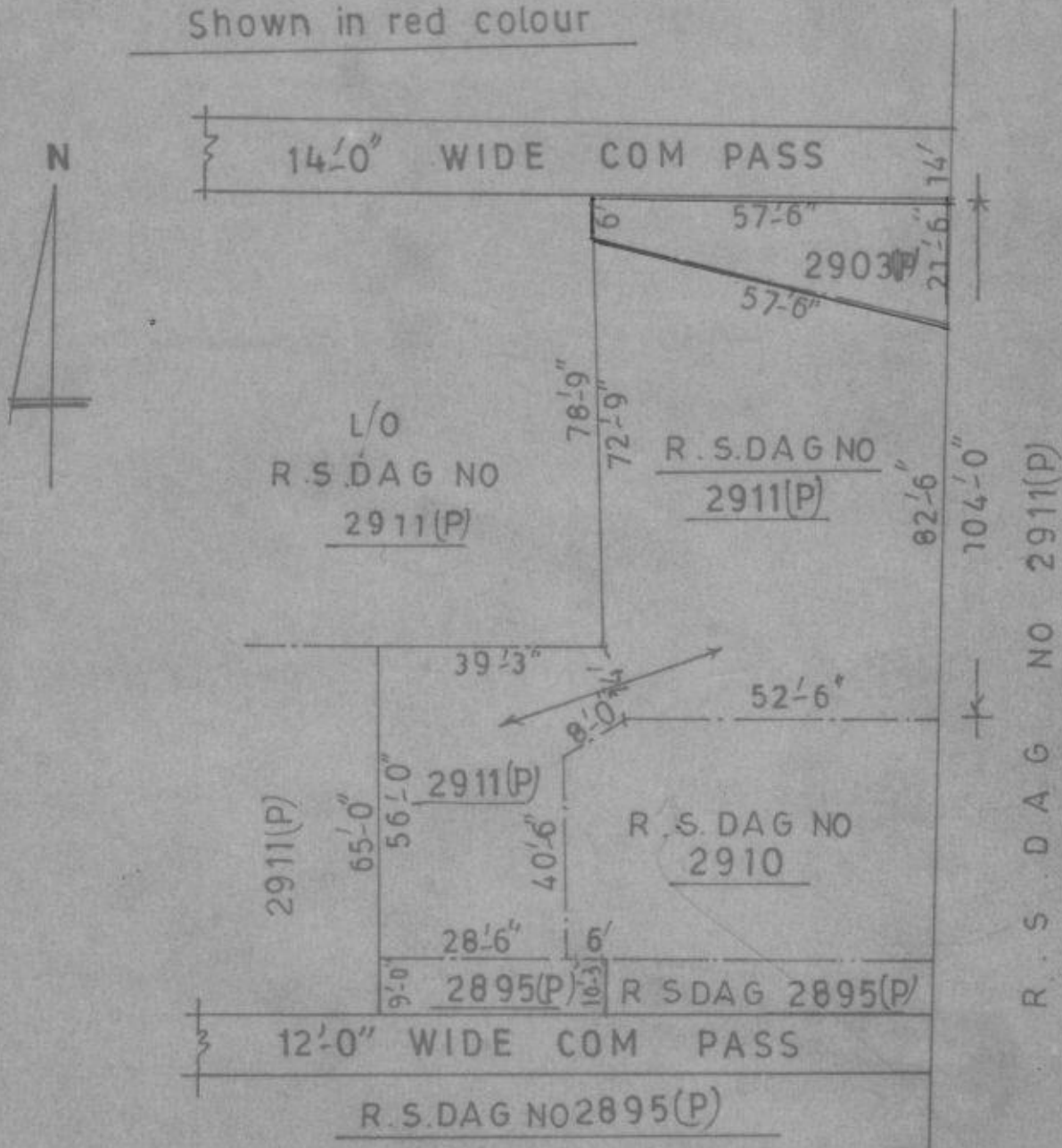
SCALE 1"=30'-0"

AREA OF LAND 1 K. 1 CH. 25 SFT (more or less)

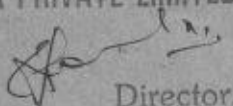
SOLD By: Gadpande & Baidel Handli

SOLD BY: Beparkar

Shown in red colour



ADHUNIK VILLA PRIVATE LIMITED

  
Director.

SIG. OF VENDOR

COPIED BY

S. GHOSH



MEMO OF CONSIDERATION

Received on and from the within named PURCHASER by the within named VENDORS / VENDORS a total sum of RS.3,29,167/= (Rupees Three lac twenty nine thousand and one hundred sixty seven) only, in chque / cash, in full and final satisfaction in proportion to the holding of lands by the Vendors / 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>
22.10.11	492021	UBI, C.R. Ave	1,00,000/-	Gopal Nandi
22.10.11	492022	Do	1,00,000/-	Badal Nandi
21.02.12	249766	HDFC, Stephen House	29,167/-	Badal Nandi
23.02.12	Cash	-	40,000/-	Dipu Kar
25.02.12	Cash	-	40,000/-	Dipu Kar
27.02.12	Cash	-	20,000/-	Dipu Kar
Total			3,29,167/-	

(Rupees Three lac twenty nine thousand and one hundred sixty seven) only

**WITNESS:**

1. *Mohibul Islam*

*Badal Nandi*

SIGNATURE OF THE VENDOR NO.1

2. *Arabinio Baeln*

(SHRI BADAL NANDI)

*Gopal Nandi*

SIGNATURE OF THE VENDOR NO.2

(SHRI GOPAL NANDY)

*Deepu Kar*

SIGNATURE OF THE VENDOR NO.3

(SHRI DEEPU KAR)



*Badel Nande*

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



*Genl Nande*

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



*Dapkar*

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



*Dapkar*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 3317 to 3342  
being No 04718 for the year 2012.



*Abani Kumar Dey*

(Abani Kumar Dey) 05-May-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

=====

DATED THIS THE 12<sup>th</sup> DAY OF April 2012

=====

BETWEEN

(1) SHRI BADAL NANDI

(2) SHRI GOPAL NANDY &

(3) SHRI DEEPU KAR

...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