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Haitong - Day - 1326

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पश्चिम बंगाल WEST BENGAL

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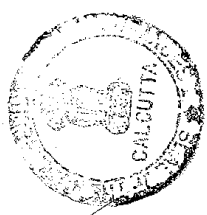
Get into the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part of this Document

Additional Registrar
 of Assurances-I, Kolkata
 12-10-12

CONVEYANCE

THIS INDENTURE made this 17th day of October Two Thousand
 Twelve, BETWEEN **Mr. Ranjit Kumar Ghosh** son of Panchu Gopal Ghosh residing
 at Chandpur, Ghosh Para, P.O-Malancha Mahinagar, Sonarpur, South 24
 Pargana, Pin-700145 Police Station :Sonarpur, hereinafter referred to as the **Vendor**
 (Which term or expression shall unless excluded by or repugnant to the context or
 subject be deemed to mean and include his heirs, executors, administrators,
 administrators, legal representatives and / or assigns) of the **ONE PART**:

নথর : 2206
গম ও তারিখ : 08.06.12
প্রেক্ষার নাম : 1988A
স্থান : Kolkata
ভেজার : Samir
জেলা : উত্তর ২৪ পরগণা
খরিদ তারিখ : ০৫ MAY 2012
মোট প্রিমিয়াম : ₹ 210000
বৈজারী কার্যালয় :
ভেজার : সি সি স্ট্রাট হাউস



Identified by
Sujata Ghosh, Advocate
High Court of Calcutta

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 OCT 2012

A N D

Panji Griha Nirman Pvt. Ltd. (A company incorporated under the Companies Act 1956 having its registered office 207, A.J.C. Bose Road, Kolkata-700017, Police Station Beniapur Being represented by its Authorized Signatory Sri Manoj Gupta Son of Late Mahabir Prasad Gupta of 207, A.J.C. Bose Road, Kolkata-700017, Police Station-Beniapur hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors - in-interest and assigns) of the **OTHER PART**):

Subject Matter of this Conveyance

Said Land: All That the piece and parcel of land measuring 6 decimal, more or less, comprised in R.S./L.R. Dag No. 1326, recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No. 730, *Mouza* Bade Hooghly J.L. No. 80, within ambit of Pol Ghat *Gram Panchayet*, Police Station Sonarpur, District South 24 Parganas (**Said Land**), more fully described in the **Schedule** below and delineated in colour **Red** in the **Plan** annexed hereto.

W H E R E A S:

1. One Panchu Gopal Ghosh was lawfully seized and possessed of and /or otherwise well and sufficiently entitled to **All THAT** the piece and parcel of land measuring 15 Decimal, more or less, comprised in R.S./L.R. *Dag* No. 1326, recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No. 730, *Mouza* Bade Hooghly J.L. No. 80, Police Station Sonarpur, District South 24 Parganas (**Mother Land**).



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7 OCT 2015

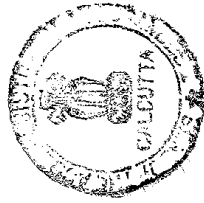
2. By a registered Deed of Gift dated 23.02.1973, registered in the Office of the District Sub-Registrar, Baruiopore, in Book No. I, being Deed No. 968 for the year 1973, the said Panchu Gopal Ghosh gifted the entirety of the Mother Land to his son Ranjit Kumar Ghosh.

3. Thus the Vendor herein became seized and possessed of entirety of the Mother Land, being **All That** the piece and parcel of land measuring 15 Decimal, more or less, comprised in R.S./L.R. Dag No. 1326, recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No. 730, *Mouza* Bade Hooghly J.L. No. 80, Police Station Sonarpur, District South 24 Parganas, free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature and the Said Land, being land measuring about 6 decimal is a part of the Mother Land.

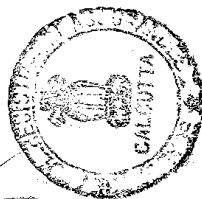
4. The Vendor herein has agreed to sell and the Purchaser has agreed to purchase the Said Land, being land measuring 6 decimal land out of the Mother Land, free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.9,00,000/- (Rupees Nine lacs only)

NOW THIS INDENTURE WITNESSETH that in pursuance of the in consideration of the said sum of **Rs.9,00,000/-** (Rupees Nine lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (The receipt whereof the Vendor doth hereby as also by the receipt hereunder written admits and acknowledges and of and from the same and every part thereof forever acquits releases and discharges the Purchaser and the Said Land) the Vendor hereby grants, transfers, conveys, assigns and assures unto and in favour of the

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MADRAS DISTRICT COLLEGE
17 OCT 2012



Purchaser the entirety of the Said Land **OR HOWSOEVER OTHERWISE** the Said Land or any part thereof now is or heretofore was situated, butted, bounded, called known, numbered described and distinguished **together with** all areas sewers drains ditches ancient and other lights, paths passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Said Land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof **together with** all deeds, paths, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the Said Land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor does and each of them doth hereby covenants with the Purchaser **THAT NOTWITHSTANDING** any act deed or thing by the Vendor or Vendor's predecessors-in-title done or executed or knowledge suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in good right, full power and absolute authority to grant, transfer and convey the Said Land hereby granted,



ADDITIONAL
OFF ASSISTANT SECY, KOLKATA
17 OCT 2012

transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the Said Land receive the rents, issues and profits thereof without any lawful eviction, interruption , claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claim, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest whatsoever in the Said Land or any part thereof from under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Said Land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land measuring 6 decimal, more or less out of 15 decimal Land classified as *bagan* but presently lying vacant comprised in R.S./L.R. Dag No. 1326, recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No. 730, *Mouza* Bade Hooghly J.E. No. 80, within ambit of Pol Ghat *Gram Panchayet*, Police Station Sonarpur, District South 24 Parganas and butter and bounded as follows:

ON THE NORTH : By portion of Dag No 1324

[Signature]
ADDITIONAL REGISTRAR
17 OCT 2012

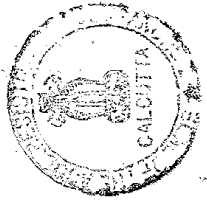


ON THE EAST :By portion of Dag No 1326

ON THE SOUTH: By portion of Dag No 1326

ON THE WEST :By portion of Dag No 1328

ADDITIONAL REGISTRAR
CHANDERNAGAR, KOLKATA
17 OCT 2012



IN WITNESS WHEREOF the Vendor and the Purchaser hereunto set and subscribed their respective hands and year first above written.

SIGNED AND DELIVERED

By the **VENDOR** at Kolkata in the

Presence of:

1) Subhojit Ghosh
vill = Chandpur
P.O. = Malancha Mahinagar
Dist = 24 Paraganas (S)
Kolkata = 700145

Ranjit Kumar Ghosh

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata in

The presence of:

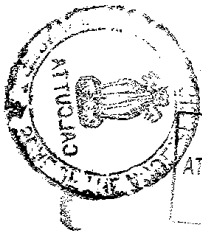
1) Sanjay Bhowmik
5, C. R. Avenue,
Col - 700072

Drafted by

Sujata Ghosh, Advocate
High Court at Calcutta

For Panch Ganga Water Private Limited

Manoj Gupta
Authorized Signatory



ADDITIONAL INFORMATION
ATAKLOP I RESOVARUNGA SO
SIGES TSO V I

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.9,00,000/- (Rupees nine lac) towards full and final payment of the Consideration of the Said Land described in the **Schedule** above, in the following manner:

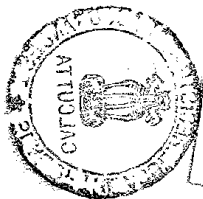
Mode	Date	Bank	Amount (Rs.)
Demand Draft 903195	16.10.2012	Vijaya Bank, Brabourn Road Branch	9,00,000/-
		Total	9,00,000/-

Ranjit Kumar Ghosh
(Ranjit Kumar Ghosh)

[Vendor]

Witnesses:

Sujata Ghosh, Advocate
High Court Calcutta



RECEIVED
ATTORNEY GENERAL
17 OCT 2012

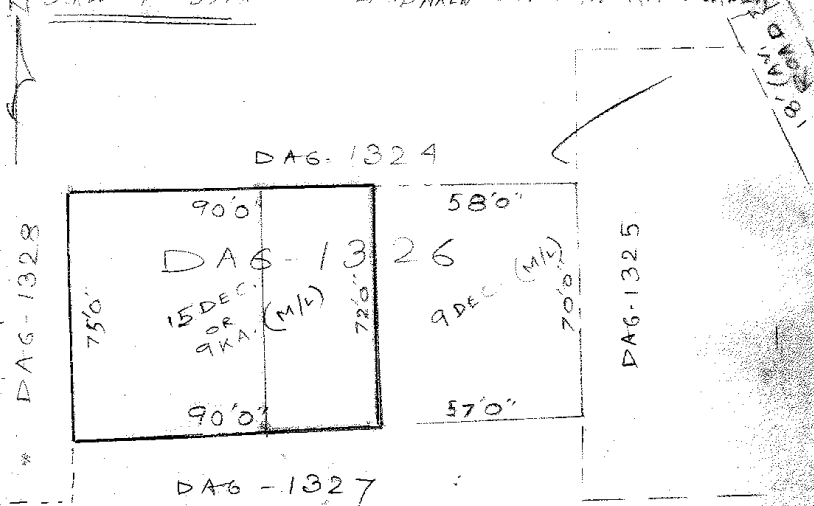
SITE PLAN OF DAG NO. 1326 AT MOUTA-

BADEHOOGLY, J.L. NO. 80 AS. - SOHARPUR

DIST. 24 PGS. (S) LAND AREA 6 DEC. (M/L)

SCALE - 1" = 33'

LAND AREA SHOWN IN RED BORDER



Ranjit Kumar Ghosh
Vendor

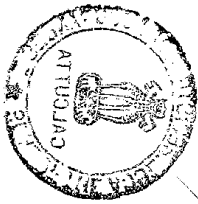
For Panji Gita Nirman Private Limited

Money Gupta

Director/Authorised Signatory

Drawn by *S. M. M. S.*

Diploma Civil Engineer
LCE/EBS/RJP-60N
Harinavi, 24 Pgs. (S)



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ԱՊՐԱՅՈՒՆՆԵՐԻ ՄԻՆԻՍՏԵՐԱՆ
1 OCT 2015

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

Endorsement For Deed Number : I - 09774 of 2012
(Serial No. 08884 of 2012)

On

Payment of Fees:

On 17/10/2012

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 17/10/2012

Amount by Draft

Rs. 10000/- is paid , by the draft number 112324, Draft Date 16/10/2012, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 17/10/2012

(Under Article : A(1) = 9889/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 13/- on 17/10/2012)

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.-9,00,000/-

Certified that the required stamp duty of this document is Rs.- 45020 /- and the Stamp duty paid as: Impressive Rs.- 20/-

Deficit stamp duty

Deficit stamp duty Rs. 45200/- is paid 11232516/10/2012 State Bank of India, SHAKESPEAR SARANI, received on 17/10/2012

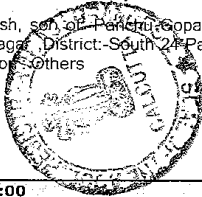
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.49 hrs on :17/10/2012, at the Office of the A.R.A. - I KOLKATA by Manoj Gupta ,Claimant.

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

Execution is admitted on 17/10/2012 by

1. Ranjit Kumar Ghosh, son of Parshuram Gopal Ghosh , Chandpur Ghoshpara, Thana:-Sonarpur, P.O. :-Malancha Mahinagar, District:-South 24 Parganas, WEST BENGAL, India, Pin :-700146, By Caste Hindu, By Profession :-Others



ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
17 OCT 2012
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

17/10/2012 17:06:00

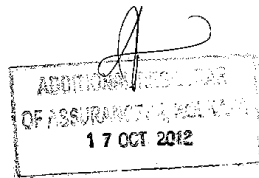
EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 09774 of 2012
(Serial No. 08884 of 2012)

2. Manoj Gupta
Authorised Signatory, Panji Griha Nirman Pvt Ltd, 207, A. J. C. Bose Road, Kolkata,
Thana:-Beniapukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.
, By Profession : Others
Identified By Sujata Ghosh, daughter of . . , High Court, Kolkata, Thana:-Hare Street, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

17/10/2012 17:06:00





EndorsementPage 2 of 2

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - I KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 08884 / 2012

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Manoj Gupta 207, A. J. C. Bose Road, Kolkata, Thana:-Beniapukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	 17/10/2012	 LTI 17/10/2012	<i>Manoj Gupta</i> 17/10/2012

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ranjit Kumar Ghosh Address -Chandpur Ghoshpara, Thana:-Sonarpur, P.O. :-Malancha Mahinagar ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145	Self	 17/10/2012	 LTI 17/10/2012	<i>Ranjit Kumar Ghosh</i>
2	Manoj Gupta Address -207, A. J. C. Bose Road, Kolkata, Thana:-Beniapukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	Self	 17/10/2012	 LTI 17/10/2012	<i>Manoj Gupta</i> 17/10/2012

Name of Identifier of above Person(s)

Sujata Ghosh
High Court, Kolkata, Thana:-Hare Street, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700001

Signature of Identifier with Date

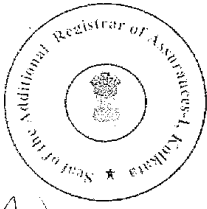
Sujata Ghosh 17/10/12



[Signature]
17 OCT 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 7563 to 7582
being No 09774 for the year 2012.



(Ashim Kumar Ghosh) 26-October-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal