

I 7270/13



Handwritten notes: '20/06/13' and '9/11/5562/13'.

अभिमुख्यवर्तन पश्चिम बंगाल WEST BENGAL

K 649461

Certified that the document is admitted to registration. The register sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II
Alipore, South 24-Parganas

21 JUN 2013

THIS DEED OF CONVEYANCE made this 20th day of June two thousand and thirteen

BETWEEN

1. SAMARENDRA NATH GHOSE son of Late Kunja Behari Ghose, residing at 4C, Chella Hat Road, Police Station Alipore, Kolkata - 700 027 and having Income Tax Permanent Account Number ADTPG3739Q.

S. Mondal

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X. Pauldas

Adm.

ritina Ghose

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devi ghose

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Mrs. Nagi

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Manjushree Dandy

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Pranita Ghosh

Handwritten signature

gita ghosh

Handwritten signature

Dusara

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M. Ghosh

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 5180 to 5235
being No 07370 for the year 2013.



(Malay Chakraborty) 27-June-2013
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - I | SOUTH 24-PARGANAS
West Bengal

2. SMT. ANUSUA GHOSH daughter of Nitish Kumar Ghosh, granddaughter of Late Sudhir Kumar Ghosh and wife of Bappaditya Mondal, residing at 4C, Chella Hat Road, Police Station Alipore, Kolkata – 700 027 and having Income Tax Permanent Account Number AEKPG9208E;
3. ALOKE SARKAR son of Late Amal Krishna Sarkar and grandson of Late Kishori Mohan Ghosh, residing at 83, Peary Mohan Roy Road, Police Station Chella, Kolkata – 700 027 and having Income Tax Permanent Account Number ARXPS9596D;
4. SMT. KALPANA GHOSH wife of Ritin Ghosh and granddaughter of Late Kishori Mohan Ghosh, residing at 287A, Vivekananda Road, Police Station Maniktala, Kolkata – 700 006 and having Income Tax Permanent Account Number ACZPG7836R and represented by her Constituted Attorney Smt. Anjushree Sur;
5. SMT. SHARMISTHA MONDAL wife of Rajib Mondal and granddaughter of Late Kishori Mohan Ghosh, residing at D/132, Gression Street, Police Station Durgapur, Burdwan – 713212 and having Income Tax Permanent Account Number BWFPM2783Q and represented by her Constituted Attorney Smt. Anjushree Sur;
6. SMT. ANJUSHREE SUR wife of Arun Sur and daughter of Late Surya Kumar Ghosh, residing at 27/A, Indra Biswas Road, Police Station Tala Park, Kolkata – 700 037 and having Income Tax Permanent Account Number ALOPS8462M;
7. SMT. MANJUSHREE NANDI wife of Jaydeb Nandi and daughter of Late Surya Kumar Ghosh, residing at 79, Indra Biswas Road, Police Station Tala Park, Kolkata – 700 037 and having Income Tax Permanent Account Number AICPN6363R;
8. SUJOY KUMAR GHOSH son of Late Surya Kumar Ghosh, residing at 4C, Chella Hat Road, Police Station Alipore, Kolkata – 700 027 and having Income Tax Permanent Account Number ADPPGO458C;

9. **SMT. RANJUSHREE SUR** wife of Souren Sur and daughter of Late Surya Kumar Ghosh, residing at 106/2, G.C. Ghosh Road, Police Station Lake Town, Kolkata – 700 048 and having Income Tax Permanent Account Number AYOPS3025R;
10. **SMT. JUTHIKA GHOSE** wife of Late Sailen Kumar Ghose, residing at 4C, Chetla Hat Road, Police Station Alipore, Kolkata – 700 027 and having Income Tax Permanent Account Number AZUPG3081C,
11. **SMT. KAKOLI MISHRA** wife of Dhananjoy Kumar Mishra and daughter of Late Sailen Kumar Ghose, residing at 2/1/1, Chetla Hat Road, Police Station Alipore, Kolkata – 700 027 and having Income Tax Permanent Account Number BAVPM1162M.
12. **SMT. KAJORI PODDAR** wife of Uttam Poddar and daughter of Late Sailen Kumar Ghose, residing at 15/6, Nandankanan, Teghoria, VIP Road, Police Station Rajarhat, Kolkata – 700 059 and having Income Tax Permanent Account Number AFYPP9400L;
13. **SOUVIK GHOSE** son of Late Sailen Kumar Ghose, residing at 4C, Chetla Hat Road, Police Station Alipore, Kolkata – 700 027 and having Income Tax Permanent Account Number AHEPG2245C;
14. **SMT. GITA GHOSH** wife of Late Dilip Kumar Ghose, residing at 7A, Pitambar Ghatak Lane, Police Station Alipore, Kolkata – 700 027 and having Income Tax Permanent Account Number ASGPG7337N;
15. **SMT. SUPTI SINHA** wife of Sankar Sinha and daughter of Late Dilip Kumar Ghose, residing at 33, Joynuddin Mistry Lane, Police Station Chetla, Kolkata – 700 027 and having Income Tax Permanent Account Number AWIPS9849P;
16. **KUM. SUBHRA GHOSH** daughter of Late Dilip Kumar Ghosh, residing at 7A, Pitambar Ghatak Lane, Police Station Alipore, Kolkata – 700 027 and having Income Tax Permanent Account Number ASGPG7333J;

17. SMT. DEBI GHOSH wife of Late Anil Kumar Ghosh and daughter-in-law of Late Sudharani Ghosh, residing at Swapnapuri, L80 Gosthatala, Kamduari, Garia, Police Station Regent Park, Kolkata – 700 084 and having Income Tax Permanent Account Number AOBPG0908E;
18. SMT. ANAMIKA PAN wife of Arabinda Pan and grand daughter of Late Sudharani Ghosh, residing at L80 Gosthatala, Kamduari, Garia, Police Station Regent Park, Kolkata – 700 084 and having Income Tax Permanent Account Number ATHPP6570A;
19. ARINDAM GHOSH son of Late Anil Kumar Ghosh, and grand son of Late Sudharani Ghosh, residing at Swapnapuri, L80 Gosthatala, Kamduari, Garia, Police Station Regent Park, Kolkata – 700 084 and having Income Tax Permanent Account Number AMZPG3935F;
20. SMT. NILIMA GHOSE wife of Late Ashim Kumar Ghose and daughter-in-law of Late Sudharani Ghosh, residing at 74C, S.N. Banerjee Road, Police Station Taltala, Kolkata – 700 014 and having Income Tax Permanent Account Number AMUPG4787E;
21. SMT. ARPITA MITRA wife of Bijay Ketan Mitra and grand daughter of Late Sudharani Ghosh, residing at Lilac-122 (P), L & T Serene County, Gachibowli, Telecom Nagar, Hyderabad, Pin-500032 (A.P.) and having Income Tax Permanent Account Number BLSPM9944F and represented by her Constituted Attorney Smt. Nilima Ghose;
22. SMT. ADITI GHOSE daughter of Late Ashim Kumar Ghose and grand daughter of Late Sudharani Ghosh, residing at 74C, S.N. Banerjee Road, Police Station Taltala, Kolkata – 700 014 and having Income Tax Permanent Account Number AMTPG9033A and represented by her Constituted Attorney Smt. Nilima Ghose;
23. DEBABRATA KUMAR GHOSE son of Late Anathbandhu Ghose and Late Sudharani Ghosh, residing at Swapnapuri, L80 Gosthatala, Kamduari,

Garia, Police Station Regent Park, Kolkata – 700 084 and having Income Tax Permanent Account Number AEHPG2848D;

24. DEBASISH GHOSH son of Late Dr. Robin Ghosh and Late Bela Rani Ghosh, residing at 89, Durga Charan Doctor Road, Police Station Tallala, Kolkata – 700 014 and having Income Tax Permanent Account Number AFYPG9029E and represented by his Constituted Attorney Smt. Aparnita Ghose;

25. SMT. MANJUSHRI GHOSH wife of Siddhartha Kumar Ghosh and daughter of Late Anima Ghosh, residing at 28/1, Peary Mohan Mukherjee Street, Police Station Belur, District Howrah, Pin-711202 and having Income Tax Permanent Account Number BEYPG4157D;

26. SMT. SHIPRA MONDAL wife of Chandidas Mondal and daughter of Late Anima Ghosh, residing at 57/A, Bajaj Mahal, Sadar Bazar, Police Station Barrackpore, Pin-700 120 and having Income Tax Permanent Account Number AMZPM9466H;

27. TAPAS KUMAR GHOSH son of Late Satyaprasanna Ghosh and Late Anima Ghosh, residing at 9/14/1, Sita Nath Bose Lane, Flat No. 1A, 1st Floor, Police Station Salkia, District Howrah, Pin-711106 and having Income Tax Permanent Account Number AGMPG6204E;

28. MANASH KUMAR GHOSH son of Late Satyaprasanna Ghosh and Late Anima Ghosh, residing at 35, Peary Mohan Mukherjee Street, Police Station Belur, District Howrah, Pin-711202 and having Income Tax Permanent Account Number AWUPG1438L; and

29. SMT. MIRA NEOGI wife of Late Subodh Neogi, residing at 48, Turf Road, Police Station Kalighat, Kolkata – 700 026 and having Income Tax Permanent Account Number AMSPN3518Q;

hereinafter collectively referred to as "the Vendors" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean

and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART

AND

NITISH KUMAR GHOSH son of Late P.B.Ghosh_ and husband of Late Sanghamitra Ghosh residing at 4C, Chella Hat Road, Police Station Alipore, Kolkata – 700 027 and also at Village- Nandanpur, Post- Sekandari, Police Station- Daspur, District – West Medinapore, Pin- 721146 and hereinafter referred to as "the **Confirming Party**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART;

AND

IDEAL REAL ESTATES PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956, having its registered office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata 700 071 and having Income Tax Permanent Account Number AAACD9025H and represented by its Director Nishith Jhunjhunwala son of Shiv Kumar Jhunjhunwala, 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 successors-in-interest and assigns) of the OTHER PART -

WHEREAS:

I. The Vendors and the Confirming Party have represented to and assured the Purchaser as follows:

A. The predecessors-in-title of the Vendors were fully seized and possessed of and otherwise well and sufficiently entitled to All That the piece and parcel of land measuring about **158 decimals** and comprised in Dag nos. 2583 (also known as 120/2583), 626 (also known as 122/626), 2584 (also known as 122/2584), 2585 (also known as 122/2585), 122, 2588, 2587 (also known as

127/2587), 127, 126 and 124 at Mouza: Punja Sahapur, J.L. no. 09, Sheet no.1, P.S. Behala, District: 24 Parganas(South), within Ward No. 117 of the Kolkata Municipal Corporation together with dwelling houses, sheds and other constructions and structures constructed thereon and hereinafter referred to as "the said 158 Decimals Land". The Vendors became entitled to the said 158 Decimals Land in the manner stated in the devolution of title mentioned in **Part-I of the First Schedule** hereunder written.

B. By an Order dated 26th December, 1973 the Land Utilisation and Reforms and Land and Land Revenue Department of the Government of West Bengal requisitioned the said 158 Decimals Land under the provisions of the West Bengal Premises Requisition & Control (Temporary Provisions) Act, 1947 and took possession of the same on 7th January, 1974 for the purpose of use and occupation by the Government of West Bengal, Public Works Department. The Government of West Bengal, Public Works Department removed some constructions and built several new residential and office buildings as also godowns, sheds, rooms and garages, etc. on the said 158 Decimals Land and had been using and occupying the same till possession thereof was handed over to the Vendors herein on 26th September, 2012 as fully mentioned in Recital G below.

C. The Vendors herein and/or their predecessors in title filed several legal proceedings including W.P. No. 9567 (W) of 2002, W.P.C.R.C No. 114 (W) of 2011 and W.P.C.R.C No. 154 (W) of 2012, from time to time relating to the said 158 Decimals Land against the State of West Bengal and others. From time to time several orders were passed by the Hon'ble High Court at Calcutta in the above legal proceedings and pursuant to the same it was finally decided by the Government of West Bengal, Public Works Department that they would not continue with the possession of the said 158 Decimals Land and would return the same and hand over and deliver possession of the said 158 Decimals Land to the Vendors herein as its lawful owners. In this connection copies of letters dated 29th March, 2012 and 18th April, 2012 issued by the Government of West Bengal, Public Works Department are annexed hereto and marked as **Annexure 'A'**.

D. Pursuant to discussions and exchange of correspondence between the Government of West Bengal, Public Works Department and the Vendors it was agreed that the Vendors herein would exchange a portion of the said 158 Decimals Land owned by the Vendors herein being All That piece and parcel of land measuring about 0.29 acres (along with structures thereon) at Mouza: Punja Sahapur, J.L. no. 09, Sheet no.1, comprised in Dag nos. 126, 127, 2587, 124, 626, P.S. Behala, District: 24 Parganas(South) and hereinafter referred to as "the said 29 Decimals Land" with land owned absolutely by the State of West Bengal being All That piece and parcel of land measuring about 0.32 acres (along with structures thereon) at Mouza : Punja Sahapur, J.L. no. 09, Sheet no. 01, comprised in Dag nos. 123, 2586, P.S. Behala, District : 24 Parganas (South) and hereinafter referred to as "the said 32 Decimals Land".

F. By Memo bearing no. 172/SPW/2012 dated 19th September, 2012 issued by the Government of West Bengal, Public Works Department, direction was given to the Executive Engineer, Resource Division-1, Public Works Department, to immediately hand over possession of the said 158 Decimals Land along with all structures thereon to the Vendors herein. Copy of the said Memo no. 172/SPW/2012 dated 19th September, 2012 from the Government of West Bengal is annexed hereto and marked as **Annexure 'B'**.

G. On 26th September, 2012 the Executive Engineer, Resource Division-1, Public Works Department, Government of West Bengal duly handed over to the Vendors herein physical possession of the said 158 Decimals Land along with the several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon. By a Memo no. 1611 dated 26th September, 2012 the Executive Engineer, Resource Division-1, Public Works Department, Government of West Bengal confirmed the handing over of possession and once again made the proposal for exchange of the said 32 Decimals Land belonging to the Government of West Bengal with the said 29 Decimals Land (being part of the said 158 Decimals Land) belonging to the Vendors herein.

H. By and under a Deed of Exchange dated 23rd May, 2013 details whereof are mentioned in **Part-II** of the **First Schedule** hereunder written (hereinafter referred to as "the said Deed of Exchange") the Vendors herein duly

transferred absolutely by way of exchange along with physical possession the said 29 Decimals Land (including all structures thereon) in favour of the State of West Bengal and in lieu of the same the State of West Bengal duly transferred absolutely the said 32 Decimals Land (including all structures thereon) in favour of the Vendors herein. Copy of the the Possession Letter dated 23rd May, 2013 recording the handing over of physical possession of the said 32 Decimals Land (including all structures thereon) to the the Vendors herein is annexed hereto marked as **Annexure 'C'**.

I. Accordingly, by virtue of the aforesaid Deed of Exchange the said 29 Decimals Land out of the said 158 Decimals Land was transferred by the Vendors herein in favour of the State of West Bengal and accordingly the Vendors continued to be absolute lawful owners of the balance portion of the said 158 Decimals Land containing land measuring about 129 decimals together with the several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon. Further, by virtue of the aforesaid Deed of Exchange the said 32 Decimals Land with structures thereon was transferred by the State of West Bengal in favour of Vendors herein and accordingly the Vendors became the absolute lawful owners of the said 32 Decimals Land including all structures thereon.

J. The aforesaid 129 decimals land and the said 32 Decimals Land are contiguous to each other and together form one plot of land measuring 161 Decimals which has been used for bastu and commercial purposes by the Public Works Department, Government of West Bengal and contains several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon including those constructed by the Public Works Department, Government of West Bengal.

K. Accordingly, the Vendors herein are now jointly the absolute lawful owners of All That the piece and parcel of contiguous land measuring about 161 decimals comprised in Dag nos. 2583 (also known as 120/2583), 626 (also known as 122/626), 2584 (also known as 122/2584), 2585 (also known as 122/2585), 122, 2588, 126, 124, 123 and 2586 (also known as 123/2586) at Mouza: Punja Sahapur, J.L. no. 09, Sheet no.1, P.S. Behala, District: 24

Parganas (South) together with several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon, and being presently known as Premises no. 49 and 52, Buroshibatala Main Road (previously a portion of 1 Buroshibatala Main Road and also known as holding no. 1/71, Buroshibatala Main Road) Kolkata within Ward 117 of the Kolkata Municipal Corporation and morefully described the **Second Schedule** written hereunder and hereinafter referred to as "the said Property" free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, lis pendens, injunctions, court orders and liabilities whatsoever or howsoever together with the physical khas possession of the same with full right to deal with and/or to dispose of the same or any portion thereof in any manner whatsoever.

L. No person other than the Vendors has any right title or interest whatsoever in the said Property or any part thereof and the said Property in its entirety belongs to the Vendors jointly. The Vendors and/or any of their predecessors in title have not in any way done any act deed or thing or dealt with the said Property or any part thereof in any manner whereby any right, title and interest in respect of the said Property or any part thereof is or may be affected in any manner whatsoever.

M. No certificate proceeding and/or notice of attachment has been instituted, issued or served on the Vendors and/or their predecessors-in-title or any of them under any law including the Income Tax Act, 1961 and no notice or proceeding has been served on or initiated against the Vendors and/or their predecessors in title or any of them for vesting of the said Property or any part thereof under any law or Act and/or Rule and no suits and/or proceedings are pending before any Court of law or tribunal affecting the said Property and/or any part thereof, nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority.

N. Nitish Kumar Ghosh, being the father of the Vendor no. 2 Smt. Anusua Ghosh, is joining this Deed of Conveyance as a Confirming Party for confirming the sale of the share in the said property that belonged to his wife Smt.

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Sanghamitra Ghosh during her life time and which now belongs absolutely to their daughter Smt. Anusua Ghosh (Vendor No. 2) by virtue of the Last Will and Testament dated 20th December, 2010 of Smt. Sanghamitra Ghosh as mentioned in the First Schedule hereunder written.

O. The Vendors have not entered into any agreement or arrangement of any nature whatsoever with any person or entity other than the Purchaser, which is or may be subsisting for transfer, sale and/or for otherwise dealing with the said Property and the Vendors are fully and sufficiently entitled to sell and transfer the said Property and the entire right, title, interest, entitlement and possession therein to the Purchaser in the manner herein and that there is no bar or restriction, legal or otherwise, whatsoever against the Vendors and/or sale of the property.

II. The Vendors have agreed to absolutely sell transfer and convey the said Property together with the entire ownership, right, title, interest, entitlement and possession whatsoever in respect of the said Property in favour of the Purchaser herein in the manner that the Purchaser herein shall acquire absolute clear, good and marketable legal title to and become the absolute exclusive owner of the said Property in its entirety including all buildings, structures and constructions thereon free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, lis pendens, injunctions, court orders and liabilities whatsoever or howsoever together with the physical khas possession of the same. The Purchaser relying on the aforesaid representations of the Vendors and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase from the Vendors the said Property free from all encumbrances and liabilities whatsoever as aforesaid for an agreed total consideration of Rs. 27,00,00,000/- (Rupees twenty seven crores only). The Vendors have requested the Purchaser to make payment of the aforesaid total consideration to each of the Vendors as per respective shares that have been mutually agreed by and between the Vendors themselves irrespective of there being any variation from the actual shares owned by each of the Vendors in the said Property. The said total sum of Rs. 27,00,00,000/- has been paid in full by the Purchaser to the Vendors at or before the execution of this Deed as

per the respective shares requested by them as aforesaid and simultaneously with such payment the Vendors have made over vacant, khas and peaceful physical possession of the said Property in its entirety to the Purchaser.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs. 27,00,00,000/- (Rupees twenty seven crores only) paid by the Purchaser to the Vendors as consideration money for the absolute sale transfer and conveyance of the said Property including all the right, title, interest, entitlement and possession whatsoever therein in favour of the Purchaser (the receipt whereof the Vendors do hereby as well as by the receipts hereunder written admit and acknowledge and of and from the same and every part thereof do hereby forever acquit release and discharge the Purchaser as well as the said Property) the Vendors do hereby indefeasibly grant sell transfer convey assign and assure unto the Purchaser absolutely and forever and the Confirming Party doth hereby confirm and assure unto the Purchaser absolutely and forever **ALL THAT** the piece and parcel of contiguous land measuring about **161 decimals** comprised in Dag nos. 2583 (also known as 120/2583), 626 (also known as 122/626), 2584 (also known as 122/2584), 2585 (also known as 122/2585), 122, 2588, 126, 124, 123 and 2586 (also known as 123/2586) at Mouza: Punja Sahapur, J.L. no. 09, Sheet no.1, P.S. Behala, District: 24 Parganas (South) together with several buildings, dwelling houses, residential quarters, rooms, godowns, sheds and other constructions and structures constructed thereon, and being presently known as Premises no. 49 and 52, Buroshibtala Main Road (previously a portion of 1 Buroshibtala Main Road and also known as holding no. 1/71, Buroshibtala Main Road) Kolkata within Ward 117 of the Kolkata Municipal Corporation and morefully described the **Second Schedule** written hereunder and hereinafter referred to as "**the said Property**" **OR HOWSOEVER OTHERWISE** the said Property or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part

thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest entitlement inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors and that of the Confirming Party (if any) in **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vestings alignments easements injunctions court orders liabilities and lis pendens whatsoever **AND** the Vendors and the Confirming Party do hereby covenant with the Purchaser that the Vendors are the lawful absolute owners and fully seized and possessed of and well and sufficiently entitled to the said Property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendors and the Confirming Party do hereby covenant with the Purchaser that neither the Vendors nor any of their predecessors-in-title or any of them have at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner herein to the Purchaser herein **AND THAT NOTWITHSTANDING** any act deed matter or thing by the Vendors and the Confirming Party and/or any of their respective predecessors-in-title or any of them done executed or knowingly suffered to the contrary the Vendors are absolutely and lawfully and well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of

inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the right, title or interest of the Vendors in respect of the said Property which the Vendors do hereby profess to transfer subsists **AND THAT** the Vendors now in themselves have good right and full and absolute power and indefeasible title to grant sell convey transfer assign and assure the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** peaceful physical has possession of the said Property in its entirety including all constructions thereon has been made over to the Purchaser herein **AND THAT** notwithstanding anything to the contrary contained elsewhere, it is expressly made clear that all the estate right title interest entitlement possession claim and demand whatsoever of the Vendors and that of the Confirming Party (if any) both at law and in equity in respect of the said Property or any portion thereof shall by virtue of this Deed stand absolutely transferred in favour of the Purchaser **AND THAT** henceforth the Purchaser shall be the absolute lawful owner of the said Property and henceforth the Vendors and the Confirming Party and/or any person or persons lawfully or equitably claiming from under or in trust for any of the Vendors and/or the Confirming Party shall not have any right title interest entitlement claim or demand whatsoever in respect of the said Property or any portion thereof in any manner whatsoever **AND THAT** the Purchaser shall be entitled to all benefits advantages appurtenances easements rights etc. relating to and/or appertaining to the said Property **AND THAT** the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their predecessors in title or any of them **AND THAT** the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the cost and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases

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tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vestings alignments easements injunctions court orders and lis pendens whatsoever suffered or made or liabilities created in respect of the said Property by the Vendors and/or the Confirming Party or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors and/or the Confirming Party and/or their respective predecessors in title or any of them as aforesaid or otherwise **AND THAT** the Vendors do not hold any excess land under the West Bengal Land Reforms Act, 1955 and the said Property or any part thereof has not been affected or vested under the said Act and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law **AND THAT** the Vendors are entitled to and have retained the said Property and are lawfully entitled to transfer the same to the Purchaser in the manner herein **AND THAT** the said Property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendors and/or concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the requisition and/or acquisition proceedings that had earlier been initiated in respect of the said First Property have now come to an end with the release of the requisition in respect of the said First Property pursuant to documents executed by the Government of West Bengal including Memo no. 172/SPW/2012 dated 19th September, 2012 on the basis of which physical possession thereof has been handed over to the Vendors herein **AND THAT** the said Property is now not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** save and except the earlier requisition mentioned above which has been subsequently released as mentioned above no notice declaration order notification or proceeding has been issued published initiated or instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed

thereunder and that the said Property or any part thereof is not affected by any notice declaration scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending relating to affecting the said Property and/or any part thereof nor the said Property and/or any part thereof has been or is lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the entire share right title interest and entitlement in the said Property belonging to Smt. Sanghamitra Ghosh during her life time now belongs to the Vendor no. 2 herein and the same shall stand absolutely and irrevocably transferred by virtue of this Deed in favour of the Purchaser herein **AND THAT** no one other than the Vendors has any right title interest or entitlement whatsoever in respect of the said Property or any portion thereof and the entire one hundred per cent share of and in the said Property is owned by all the Vendors herein collectively **AND THAT** each of the Vendors is transferring his/her entire share right title interest entitlement and possession whatsoever in the said Property against the consideration received by him/her as mentioned in the Memo of Consideration irrespective of there being any variation in the actual share owned by each of the Vendors and the share of the total consideration received by such Vendor in accordance with the mutually agreed division and distribution thereof **AND THAT** irrespective of any variation in the actual shares owned by each of the Vendors the payment of the total consideration to the Vendors as per the respective amounts mentioned in the Memo of Consideration shall fully discharge the Purchaser and the said Property and the Vendors and each of them do hereby irrevocable agree undertake and covenant with the Purchaser not to raise any dispute or make any claim whatsoever regarding the distribution and/or division of the total consideration amongst the Vendors and agree to keep the Purchaser fully indemnified in this regard **AND THAT** notwithstanding anything to the contrary contained elsewhere herein it is expressly made clear that the Vendors collectively are and each of the Vendors individually is selling, transferring and conveying the said Property and every portion thereof and all their respective share right title interest entitlement and possession whatsoever therein and the Confirming Party is confirming such sale and transferring any share right title interest or entitlement which the Confirming Party is and/or may become entitled to in respect of any portion of the said Property in favour of the

Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever in the manner and with the end and intent that the Purchaser herein shall by virtue of this Deed acquire absolute freehold clear good and marketable legal title to and become the absolute lawful exclusive owner of the said Property in its entirety including all buildings, structures and constructions thereon free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements lis pendens injunctions court orders and liabilities whatsoever or howsoever together with the physical vacant and khas possession of the same with full right to demolish the existing constructions and make new constructions and/or to deal with and/or to dispose of the same or any portion thereof in any manner whatsoever and that the Vendors and each of them as also the Confirming Party shall cease to have any right, title, interest, possession, claim, demand or entitlement whatsoever in respect of the said Property or any portion thereof that they may have acquired by virtue of inheritance and/or by operation of law and/or by virtue of the said Deed of Exchange and/or otherwise in any manner whatsoever **AND THAT** the Vendors and the Confirming Party agree covenant undertake declare and confirm that the sale and transfer of the said Property in favour of the Purchaser is free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements debts liabilities and lis pendens whatsoever **AND THAT** no mortgage and/or charge whatsoever has been created in respect of the said Property or any portion thereof and/or in respect of any right therein in favour of anyone **AND THAT** none of the Vendors and/or the Confirming Party and/or anybody claiming from under or interest from any of the Vendors and/or the Confirming Party shall at any time raise any dispute in respect of this Deed of Conveyance and/or claim any right title interest or entitlement whatsoever in the said Property or any portion thereof and/or do anything that may affect in any manner whatsoever the absolute ownership and title of the Purchaser and/or the Purchaser's successors-in-interest or assigns in respect of the said Property or any portion thereof **AND THAT** no part of the land comprised in the said Property is or can be deemed to be excess vacant land and the same is not adversely affected by or vested under the provisions of the Urban Land

(Ceiling and Regulation) Act, 1976 AND the Vendors do hereby agree covenant undertake declare and confirm that the Purchaser shall at its own cost be entitled to get its name mutated in all public and statutory records including in the records of the Kolkata Municipal Corporation and the records under the West Bengal Land Reforms Act, 1956 as the absolute owner of the said Property and to get the name of the Vendors and/or their predecessors in title deleted in respect of the same and the Vendors and the Confirming Party hereby expressly consent to the same and also appoint the Purchaser as their constituted attorney and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and notwithstanding such grant of powers and authorities, the Vendors and the Confirming Party undertake to co-operate with the Purchaser in all respects to cause mutation of the said Property in the name of the Purchaser and in this regard the Vendors shall sign all documents and papers as required by the Purchaser from time to time AND THAT the Vendors and the Confirming Party do hereby indemnify the Purchaser of from and against all losses damages suits actions proceedings cost charges and expenses that the Purchaser may suffer and/or incur and/or be liable to due to any defect in title in respect of the said Property or any portion thereof and/or due to any of the declarations representations agreements or assurances made or given by the Vendors and/or the Confirming Party being incorrect and/or due to any act omission breach violation or default by the Vendors AND FURTHER THAT the Vendors and the Confirming Party and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendors and/or the Confirming Party shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for perfecting the title ownership and use of the Purchaser in respect of the said Property and every part thereof as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

Part-I

(Devolution of Title to land measuring 158 Decimals out of which 129 Decimals land is being sold by this Deed)

1. Smt. Tilottama Ghose, Kishori Mohan Ghose, Sudhir Kumar Ghose, Surja Kumar Ghose, Saiten Kumar Ghose, Samarendra Nath Ghose (Vendor No. 1) and Dilip Kumar Ghose were the absolute joint owners of the said 158 Decimats Land, each having an undivided 1/7th share therein. The names of the aforesaid 7 persons are recorded in the Record of Rights.

2(a) The said Sudhir Kumar Ghosh died intestate on 6th July 1965 leaving behind him surviving, his wife Smt. Mamata Rani Ghosh (since deceased), his daughter Smt. Sanghamitra Ghosh (since deceased) and mother Smt. Tilottama Ghose (since deceased) as his only legal heirs.

2(b) The said Smt. Mamata Rani Ghosh died intestate on 22nd November 1978 leaving behind her surviving, her daughter Smt. Sanghamitra Ghosh (since deceased) as her only legal heir.

2(c) The said Smt. Sanghamitra Ghosh died on 4th February 2012 leaving behind her surviving her daughter Smt. Anusua Ghosh (Vendor No. 2) and her husband Nitish Kumar Ghosh (the Confirming Party herein). The said Smt. Sanghamitra Ghosh had executed her Last Will and Testament dated 20th December, 2010 (hereinafter referred to as "the said Will") whereunder all her movable and immovable properties have been bequeathed absolutely to her daughter Smt. Anusua Ghosh (Vendor No. 2) who has also been named as the Sole Executrix thereof. Accordingly, in terms of the said Will, Smt. Anusua Ghosh (Vendor No. 2) became entitled to the entire share of the said Smt. Sanghamitra Ghosh in the said 158 Decimals Land which includes the share inherited by Smt. Sanghamitra Ghosh from her parents as mentioned in paragraphs 2(a) and 2(b) of this Schedule as also the share inherited by her from Smt. Tilottama Ghose as mentioned in paragraph 7(a) of this Schedule. An application for grant of Probate in respect of the said Will has been duly filed and is pending. The said proceeding for grant of Probate is not contested by anyone and probate shall be granted in due course. Accordingly Nitish Kumar Ghosh, being the father of the Vendor no. 2 Smt. Anusua Ghosh, is joining this Deed of Conveyance as a Confirming Party for confirming the sale of the share in the said property that belonged to his wife Smt. Sanghamitra Ghosh during her life time and which now belongs absolutely to their daughter

Smt. Anusua Ghosh (Vendor No. 2) with full right to sell, transfer and convey the same to the Purchaser by this Deed.

3. The said Dilip Kumar Ghose died intestate on 8th March 1977 leaving behind him surviving his wife Smt. Gita Ghosh (Vendor No. 14) and two daughters Smt. Supti Sinha (Vendor No. 15) and Kum. Subhra Ghosh (Vendor No. 16) as his only legal heirs.

4(a) The said Kishori Mohan Ghose died intestate on 24th December 1987 and subsequently his wife Smt. Lilabati Ghose died intestate on 8th August 1989. Accordingly, the share of the said Kishori Mohan Ghose devolved upon his three daughters (i) Smt. Ila Sarkar (since deceased), (ii) Smt. Reba Ghosh (since deceased) and (iii) Smt. Chitra Halder (since deceased).

4(b) The said Smt. Chitra Halder died intestate on 16th November 1998 and subsequently her husband Salil Kumar Halder died intestate on 4th July, 2005. Accordingly, the share of the said Smt. Chitra Halder devolved upon her two daughters Smt. Kalpana Ghose (Vendor No. 4) and Smt. Sharmishta Mondal (Vendor No. 5).

4(c) The said Smt. Reba Ghosh died intestate on 21st November 2003 as a spinster and upon her death her share devolved on her surviving sister Smt. Ila Sarkar (since deceased) as her only legal heir.

4(d) The said Smt. Ila Sarkar died intestate on 1st February 2004 leaving behind surviving her son Alope Sarkar as her only legal heir. Accordingly, the share in the said 158 Decimals Land belonging to the said Smt. Ila Sarkar at the time of her death (including the share inherited by her from the said Smt. Reba Ghosh) devolved upon Alope Sarkar (Vendor No. 3).

5. The said Surya Kumar Ghosh died intestate on 10th March 1998 and subsequently his wife Smt. Pratima Ghosh died intestate on 18th October 2009. Accordingly, the share of the said Surya Kumar Ghosh devolved upon his three daughters (i) Smt. Anjushree Sur (Vendor No. 6), (ii) Smt. Manjushree Nandi (Vendor No. 7) and (iii) Smt. Ranjushree Sur (Vendor No. 9) and one son Sujoy Kumar Ghosh (Vendor No. 8).

6. The said Sailen Kumar Ghose died intestate on 29th September 1998 leaving behind him surviving wife Smt. Juthika Ghose (Vendor No. 10), two daughters Smt. Kakoli Mishra (Vendor No. 11) and Smt. Kajori Poddar (Vendor No. 12) and son Souvik Ghose (Vendor No. 13) as his only legal heirs.

7(a) The said Smt. Tilottama Ghose died intestate on 31st July 1981 leaving behind as her only heirs, her 4 daughters (i) Smt. Sudha Rani Ghosh (since deceased), (ii) Smt. Bela Rani Ghosh (since deceased), (iii) Smt. Anima Ghosh (since deceased) and (iv) Smt. Mira Neogi (Vendor No. 29) and her four surviving sons Samarendra Nath Ghose (Vendor No. 1), Kishori Mohan Ghose (since deceased), Surya Kumar Ghose (since deceased) and Sailen Kumar Ghosh (since deceased) and the children of her predeceased son Dilip Kumar Ghose (that is, Vendor Nos. 15 and 16) and the sole child of her predeceased son Sudhir Kumar Ghosh (that is, Smt. Sanghamitra Ghosh (since deceased)). The aforesaid share inherited by Smt. Sanghamitra Ghosh (since deceased) from Smt. Tilottama Ghose as also the shares inherited by Smt. Sanghamitra Ghosh (since deceased) from her parents as mentioned in paragraphs 2(a) and 2(b) above have been bequeathed by Smt. Sanghamitra Ghosh to Vendor No. 2 as mentioned in paragraph 2(c) of this Schedule. The shares inherited by Smt. Sudha Rani Ghosh (since deceased), Smt. Bela Rani Ghosh (since deceased), Smt. Anima Ghosh (since deceased), Kishori Mohan Ghose (since deceased), Surya Kumar Ghose (since deceased) and Sailen Kumar Ghosh (since deceased) have devolved on their respective heirs as mentioned in paragraphs 7(b), 7(c), 7(d), 4, 5 and 6 of this Schedule and such heirs have joined this Deed as Vendors

7(b) The said Smt. Sudha Rani Ghosh died intestate on 20th October 1988, leaving her surviving three sons namely Anil Kumar Ghosh (since deceased), Ashim Kumar Ghose (since deceased) and Debabrata Ghosh (Vendor No. 23) as the only heirs. The said Anil Kumar Ghosh died intestate on 28th May 1999 leaving him surviving his wife Smt. Debi Ghosh (Vendor No. 17), one daughter Smt. Anamika Pan (Vendor No. 18) and one son Arindam Ghosh (Vendor No. 19) as his only legal heirs. The said Ashim Kumar Ghose died intestate on 11th December 2001 leaving him surviving his wife Smt. Nilima Ghose (Vendor No. 20) and two daughters namely Smt. Arpita Mitra (Vendor No. 21) and Smt. Aditi Ghose (Vendor No. 22) as the only legal heirs.

7(c) The said Smt. Bela Rani Ghose died intestate on 15th September 2007 leaving behind her surviving her son Debashis Ghosh (Vendor No. 24) as her only legal heir.

7(d) The said Smt. Anima Ghosh died intestate on 01.06.2011 leaving behind her two daughters Smt. Manjushri Ghosh (Vendor No. 25) and Smt. Shipra Mondal (Vendor No. 26) and her two sons Tapas Ghosh (Vendor No. 27) and Manash Ghosh (Vendor No. 28) as her only legal heirs.

The Vendors herein accordingly became the joint owners of the said 158 Decimals Land out of which the said 129 Decimals Land is being sold by this Deed.

Part-II

(Devolution of Title to land measuring 32 Decimals which is also being sold by this Deed)

By a Deed of Exchange dated 23rd May, 2013 registered at the office of the District Sub-Registrar, Alipore in Book No. 1, CD Volume no. 9, Pages 4257 to 4268, Being no. 06001 for the year 2013 the state of West Bengal duly transferred the said 32 Decimals Land absolutely in favour of the Vendors herein. The Vendors herein accordingly became the joint owners of the said 32 Decimals Land which is also being sold by this Deed.

THE SECOND SCHEDULE ABOVE REFERRED TO **("the said Property")**

ALL THAT the piece and parcel of contiguous land measuring about 161 decimals equivalent to about 97.405 cottahs comprised in Day nos. 2583 (also known as 120/2583), 626 (also known as 122/626), 2584 (also known as 122/2584), 2585 (also known as 122/2585), 122, 2588, 126, 124, 123 and 2586 (also known as 123/2586) at Mouza: Punja Sahapur, J.L. no. 09, Sheet no.1, P.S. Behala, District: 24 Parganas (South) together with several buildings, dwelling houses, residential quarters, rooms together measuring about 12,905 square feet on land measuring about 77.405 cottahs and godowns, sheds and other constructions and structures constructed thereon measuring 9690 square feet on land measuring about 20 cottahs and totaling about

22,995 square feet and being presently known as Premises no. 49 and 52, Buroshibhala Main Road (previously a portion of 1 Buroshibhala Main Road and also known as holding no. 1/71, Buroshibhala Main Road) Kolkata within Ward No. 117 of the Kolkata Municipal Corporation and delineated in GREEN colour in the map or plan annexed hereto together with the right of easements and appurtenances belonging thereunto

OR HOWSOEVER OTHERWISE the same may be called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED by the within-named Vendors at Kolkata in the presence of:

[Signature]
Sankar Sarker.

33/B . J . M . Lane
Kul - 27

[Signature]
(Samarendra Nath Ghose)

[Signature]
(Smt. Anusua Ghosh)

[Signature]
(Aloke Sarkar)

[Signature]
(Smt. Anjushree Sur)
for self and as Constituted
Attorney of Smt. Kalpana
Ghosh and Smt.
Sharmistha Mondal

[Signature]
(Smt. Manjushree Nandi)

[Signature]
(Sujoy Kumar Ghosh)

Ranjushree Sur.
(Smt. Ranjushree Sur)

Jyotika Ghose.
(Smt. Jyotika Ghose)

Kakoli Mishra
(Smt. Kakoli Mishra)

Kajari Poddar.
(Smt. Kajari Poddar)

Souvik Ghose
(Souvik Ghose)

Gita Ghosh.
(Smt. Gita Ghosh)

Supti Sinha
(Smt. Supti Sinha)

Subhra Ghosh
(Kum. Subhra Ghosh)

Debi Ghosh
(Smt. Debi Ghosh)

Anamika Pan
(Smt. Anamika Pan)

Arindam Ghosh.
(Arindam Ghosh)

Nilima Ghose.
(Smt. Nilima Ghose)
for self and as Constituted
Attorney of Smt. Arpita Mitra
and Smt. Aditi Ghose

Debabrata Kumar Ghose
(Debabrata Kumar Ghose)

Aparnita Ghosh.

(Smt. Aparnita Ghose)
As Constituted Attorney of
Debasish Ghose

Manju Sati Ghosh.
(Smt. Manjushri Ghosh)

Shipra Mondal
(Smt. Shipra Mondal)

Tapas Kumar Ghosh
(Tapas Kumar Ghosh)

Manash Kumar Ghosh
(Manash Kumar Ghosh)

Mira Neogi
(Smt. Mira Neogi)

SIGNED AND DELIVERED by the
within-named **Confirming Party** at
Kolkata in the presence of:

Anjan Saha

Sambasit Sinha



L. T. I. Nishik Kumar

by the of Sambasit Sinha
Confirming Party

Readover and explained by
me to Nishik Kumar for
Subcota number Chandernagore
11/11
20-06-11

For IDEAL REAL ESTATES PVT. LTD.

Nishik Kumar
DIRECTOR

Purchaser

SIGNED AND DELIVERED by the
within-named **Purchaser** at
Kolkata in the presence of:

Anjan Saha
50, J.L. Nehru Rd.
Kat-71

Sambasit Sinha

Prepared by: Rajeev Gindia
Associate
of R. Gindia & Co.
7C, Kiran Shankar Roy Road
Kolkata - 700 001.

RECEIVED the within-mentioned total consideration money of Rs. 27,00,00,000/- (Rupees twenty seven crores only) from the Purchaser herein as per the following -

MEMO OF CONSIDERATION

Name of Vendor	Cheque Nos.	Date	Bank Details	Amount (Rs.)	Total Amount (Rs.)
Samarendra Nath Ghose	265736	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,57,14,286/-	
Samarendra Nath Ghose	310451	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	62,85,715/-	
Samarendra Nath Ghose	122423	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,04,28,569/-	4,24,28,570/-
Smt. Anusua Ghosh	265737	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,57,14,286/-	
Smt. Anusua Ghosh	310452	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	62,85,715/-	
Smt. Anusua Ghosh	122452	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,04,28,571/-	4,24,28,572/-
Aloke Sarkar	265738	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,04,76,190/-	
Aloke Sarkar	310453	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	41,90,476/-	
Aloke Sarkar	122425	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	1,36,19,048/-	2,82,85,71
Smt. Kalpana Ghosh	265770	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	26,19,048/-	
Smt. Kalpana Ghosh	310454	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	10,47,619/-	
Smt. Kalpana Ghosh	122453	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	34,04,762/-	11,71,4
Smt. Sarmastra Mondal	265740	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	26,19,048/-	

Name of Vendor	Cheque Nos.	Date	Bank Details	Amount (Rs.)	Total Amount (Rs.)
Smt. Sarmistha Mondal	310455	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	10,47,619/-	
Smt. Sarmistha Mondal	122454	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	34,04,762/-	70,71,429/-
Sujoy Kumar Ghosh	265742	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	39,28,571/-	
Sujoy Kumar Ghosh	310456	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,429/-	
Sujoy Kumar Ghosh	122428	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,143/-
Smt. Anjushree Sur	265743	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	39,28,571/-	
Smt. Anjushree Sur	310457	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,429/-	
Smt. Anjushree Sur	122455	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,143/-
Smt. Manjushree Nandy	265744	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	39,28,571/-	
Smt. Manjushree Nandy	310458	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,429/-	
Smt. Manjushree Nandy	122456	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,143/-
Smt. Ranjushree Sur	265745	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	39,28,571/-	
Smt. Ranjushree Sur	310459	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,429/-	
Smt. Ranjushree Sur	122431	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,143/-
Smt. Juthika Ghose	265767	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	39,28,571/-	
Smt. Juthika Ghose	310460	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,429/-	
Smt. Juthika Ghose	122432	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,143/-
Smt. Kakoli Mishra	265747	28.06.2012	State Bank of India, Chowringhee Branch,	39,28,571/-	

Name of Vendor	Cheque Nos.	Date	Bank Details	Amount (Rs.)	Total Amount (Rs.)
			Kolkata		
Smt. Kaloli Mishra	310461	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,428/-	
Smt. Kaloli Mishra	122433	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,142/-
Smt. Kajori Poddar	265748	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	39,28,571/-	
Smt. Kajori Poddar	310462	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,428/-	
Smt. Kajori Poddar	122434	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,142/-
Smitik Ghose	265749	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	39,28,571/-	
Sourik Ghose	310463	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	15,71,428/-	
Sourik Ghose	122435	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	51,07,143/-	1,06,07,142/-
Smt. Gita Ghosh	265750	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	52,38,095/-	
Smt. Gita Ghosh	310464	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	20,95,238/-	
Smt. Gita Ghosh	122436	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	68,09,524/-	1,41,42,81
Smt. Supti Sinha	265751	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	52,38,095/-	
Smt. Supti Sinha	310465	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	20,95,238/-	
Smt. Supti Sinha	122437	19.06.2013	State Bank of India, Spl. Chowringhee SMB Branch, Kolkata	68,09,524/-	1,41,42,81
Subhra Ghosh	265752	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	52,38,095/-	
Subhra Ghosh	310466	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	20,95,238/-	
Subhra Ghosh	122438	19.06.2013	State Bank of India, Spl. Chowringhee SMB Branch, Kolkata	68,09,524/-	1,41,42,81
Smt. Mira Neogi	265753	28.06.2012	State Bank of India,	14,28,571/-	

Name of Vendor	Cheque Nos.	Date	Bank Details	Amount (Rs.)	Total Amount (Rs.)
			Chowringhee Branch, Kolkata		
Smt. Mira Neogi	310467	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	5,71,428/-	
Smt. Mira Neogi	122439	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	18,57,143/-	38,57,142/-
Smt. Debi Ghosh	265754	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,58,730/-	
Smt. Debi Ghosh	310468	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	63,492/-	
Smt. Debi Ghosh	122440	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,06,349/-	4,28,571/-
Arindam Ghosh	265755	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,58,730/-	
Arindam Ghosh	310469	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	63,492/-	
Arindam Ghosh	122441	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,06,349/-	4,28,571/-
Smt. Anamika Pan	265756	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,58,730/-	
Smt. Anamika Pan	310470	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	63,492/-	
Smt. Anamika Pan	122442	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,06,349/-	4,28,571/-
Smt. Nilima Ghose	265757	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,58,730/-	
Smt. Nilima Ghose	310471	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	63,492/-	
Smt. Nilima Ghose	122443	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,06,349/-	4,28,571/-
Smt. Arpita Mitra	265758	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,58,730/-	
Smt. Arpita Mitra	310472	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	63,492/-	
Smt. Arpita Mitra	122444	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,06,349/-	4,28,571/-

Name of Vendor	Cheque Nos.	Date	Bank Details	Amount (Rs.)	Total Amount (Rs.)
Aditi Ghose	265759	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	1,58,730/-	
Aditi Ghose	310473	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	63,492/-	
Aditi Ghose	122445	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	2,06,349/-	4,28,511/-
Debabrata Kumar Ghosh	265772	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	4,76,195/-	
Debabrata Kumar Ghosh	310474	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	1,93,475/-	
Debabrata Kumar Ghosh	122446	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	6,19,048/-	12,85,333/-
Debasish Ghosh	265761	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	14,28,571/-	
Debasish Ghosh	310475	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	5,71,428/-	
Debasish Ghosh	122447	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	18,57,143/-	38,57,143/-
Smt. Manjushri Ghosh	265762	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	3,57,143/-	
Smt. Manjushri Ghosh	310476	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	1,42,857/-	
Smt. Manjushri Ghosh	122448	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	4,64,286/-	9,64,286/-
Smt. Shipta Mondal	265763	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	3,57,143/-	
Smt. Shipta Mondal	310477	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	1,42,857/-	
Smt. Shipta Mondal	122449	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	4,64,286/-	9,64,286/-
Tapas Kumar Ghosh	265764	28.06.2012	State Bank of India, Chowringhee Branch, Kolkata	3,57,143/-	
Tapas Kumar Ghosh	310478	26.09.2012	Bank of India, J.L. Nehru Road Branch, Kolkata	1,42,857/-	
Tapas Kumar Ghosh	122450	19.06.2013	State Bank of India, Spl. Chowringhee	4,64,286/-	9,64,286/-

Name of Vendor	Cheque Nos.	Date	Bank Details	Amount (Rs.)	Total Amount (Rs.)
Manash Kumar Ghosh	265765	28.06.2012	SME Branch, Kolkata State Bank of India, Chowringhee Branch, Kolkata	3,57,145/-	
Manash Kumar Ghosh	310479	26.09.2012	Bank of India, J.I. Nehru Road Branch, Kolkata	1,42,857/-	
Manash Kumar Ghosh	122451	19.06.2013	State Bank of India, Spl. Chowringhee SME Branch, Kolkata	4,54,280/-	9,64,286/-
				Total:	27,00,00,000/-

(Rupees twenty seven crores only)

WITNESSES:

Samarendra Nath Ghose
(Samarendra Nath Ghose)

Anusua Ghosh
(Smt. Anusua Ghosh)

Aloke Sarkar
(Aloke Sarkar)

Anjushree Sur
(Smt. Anjushree Sur)
for self and as Constituted
Attorney of Smt. Kaipana
Ghosh and Smt.
Sharmishta Mandal

Manjushree Dandy
(Smt. Manjushree Dandy)

Sujoy Kumar Ghosh
(Sujoy Kumar Ghosh)

Ranjushree Sur
(Smt. Ranjushree Sur)

Juthika Ghose
(Smt. Juthika Ghose)

Sankar Sarker
Juba Lal

Kakoli Mishra
(Smt. Kakoli Mishra)

Kajori Poddar
(Smt. Kajori Poddar)

Sourik Ghose
(Sourik Ghose)

Gita Ghosh
(Smt. Gita Ghosh)

Supti Sinha
(Smt. Supti Sinha)

Subhra Ghosh
(Kum. Subhra Ghosh)

Debi Ghosh
(Smt. Debi Ghosh)

Anamika Pan
(Smt. Anamika Pan)

Arindam Ghosh
(Arindam Ghosh)

Nilima Ghose
(Smt. Nilima Ghose)
for self and as Constituted
Attorney of Smt. Arpita Mitra
and Smt. Aditi Ghose

Debabrata Kumar Ghosh
(Debabrata Kumar Ghose)

Aparnita Ghosh
(Smt. Aparnita Ghose)
As Constituted Attorney of
Debasish Ghose

Manjushri Ghosh
(Smt. Manjushri Ghosh)

Shipra Mondal
(Smt. Shipra Mondal)

Tapas K. Ghosh
(Tapas Kumar Ghosh)

Manash Kumar Ghosh
(Manash Kumar Ghosh)

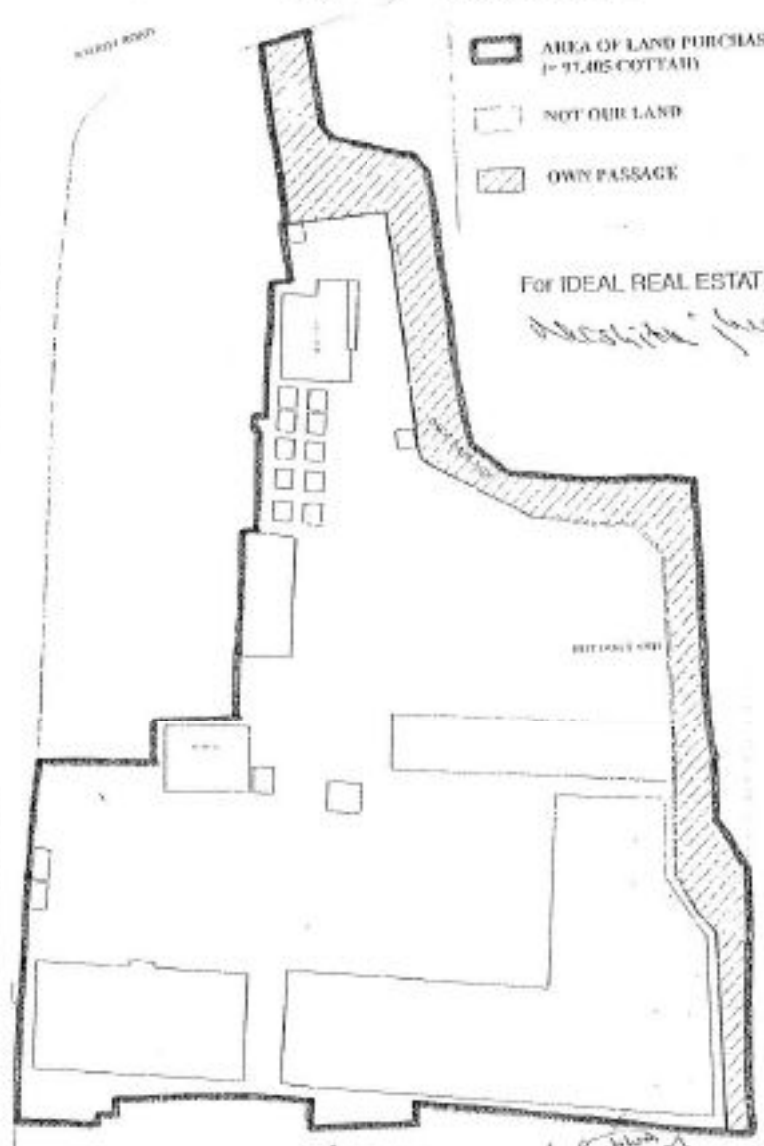
Mira Neogi
(Smt. Mira Neogi)

49 & 52 BUDSHIRTALLA MAIN ROAD (PREVIOUSLY A PORTION OF 1 BUDSHIRTALLA MAIN ROAD AND HOLDING NO. 171 BUDSHIRTALLA MAIN ROAD, KOLKATA - 700083)

-  AREA OF LAND PURCHASED = 1.61 ACRES (= 33.485 COTTAGE)
-  NOT OUR LAND
-  OWN PASSAGE




































For IDEAL REAL ESTATES PVT. LTD.

Neelima Ghosh
DIRECTOR















































- Samarendra Nath Ghosh
- Anurag Ghosh
- Akshay Kumar
- Anurag Kumar
- Self and Attorney of Kalpana Ghosh Shipra Mondal
- Sharmista Mondal
- Manjushree Nandy
- Drajyankar
- Rajiv Kumar
- Kakali Mishra
- Kajari Poddar
- Sonika Ghosh
- Gita Ghosh
- Sufi Saha
- Debi Ghosh
- Anurag Ghosh
- Nilima Ghosh self and attorney of Anurag Ghosh and Sharmista Mondal
- Manish Saha Ghosh
- Debprasad Ghosh
- Tapas Sr. Ghosh
- Manish Ghosh
- Mita Ghosh
- Nitya Ghosh













































SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants										
	 <i>Mohit Singh</i>	(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
	 <i>Samarantra Nath</i> <i>Sikhan</i>	(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
	 <i>Annu Singh</i>	(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
	 <i>Abhi Singh</i>	(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											













































SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants										
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature :		<i>Arjunshree Inu</i>									
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature :		<i>Manjushree Dandya</i>									
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature :		<i>Anjy Kumar Chaudhary</i>									
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature :		<i>Ranjishree Ghatge</i>									













































SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
 Juthika Ghose	(Left Hand)					
	Little	Ring	Middle	Fore	Thumb	
						
	(Right Hand)					
	Thumb	Fore	Middle	Ring	Little	
						
 Kakoli Mishra	(Left Hand)					
	Little	Ring	Middle	Fore	Thumb	
						
	(Right Hand)					
	Thumb	Fore	Middle	Ring	Little	
						
 Kajari Poddar	(Left Hand)					
	Little	Ring	Middle	Fore	Thumb	
						
	(Right Hand)					
	Thumb	Fore	Middle	Ring	Little	
						
 Boman Ghose	(Left Hand)					
	Little	Ring	Middle	Fore	Thumb	
						
	(Right Hand)					
	Thumb	Fore	Middle	Ring	Little	
						



























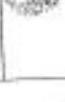

















SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executors and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>John Chatterjee</i>						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>Sapti Saha</i>						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>Sushma Ghosh</i>						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>Debi Ghosh</i>						


































SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants										
	 <i>Anamika Pan</i>	(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature :		(Left Hand)									
	 <i>Anindava Ghosh</i>	Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
		Signature :		(Left Hand)							
	 <i>Nilima Ghosh</i>	Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
		Signature :		(Left Hand)							
	 <i>Debashis Ghosh</i>	Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
		Signature :									

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
	 Aparajita Ghosh.	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
	 Manjira Saha Ghosh.	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
	 Shikha Mondal.	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
	 Tapas An. Ghosh.	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants										
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature : <i>Memashkin Ghorak</i>											
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature : <i>Mina Naggi</i>											
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
Signature : <i>L.T.F. of Nilgiri Kannal Ghosh of Santal Panchayat</i>											
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
Signature :											



Government Of West Bengal
Office Of the D.S.R. - I | SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07370 of 2013
(Serial No. 07425 of 2013 and Query No. 1602L000015563 of 2013)

Deficit stamp duty Rs. 18900020/- is paid , by the draft number 486927, Draft Date 21/06/2013, Bank :
State Bank of India, Spl. Chowringhee Sme Branch, received on 21/06/2013

Executed by Attorney

Execution by

1. Aparnita Ghose, wife of . , 89, Durga Charan Doctor Road, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, Pin :-700014 By Caste Hindu By Profession: Others,as the constituted attorney of Debasish Ghosh is admitted by him.

Identified By Sankar Sinha, son of T P Sinha, 33/ B, Jainuddin Mistry Lane, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Business.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

Endorsement Page 2 of 4



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

Endorsement For Deed Number : I - 07370 of 2013
(Serial No. 07425 of 2013 and Query No. 1602L000015563 of 2013)

On 20/06/2013

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

Presented for registration at 19.30 hrs on 20/06/2013, at the Private residence by Nishith Jhunjhunwala ,Claimant.

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

Execution is admitted on 20/06/2013 by

1. Samarendra Nath Ghose, son of Lt. Kunja Bahari Ghose , 4 C, Chetla Hat Road, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
2. Anusua Ghosh, daughter of Nitish Kumar Ghosh , 4 C, Chetla Hat Road, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
3. Alope Sarkar, son of Lt. Amal Krishna Sarkar , 83, Peary Mohan Roy Road, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
4. Anjushree Sur, wife of Arun Sur , 27/ A, Indra Biswas Road, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700037, By Caste Hindu, By Profession : Others
5. Manjushree Nandi, wife of Jaydeb Nandi , 79, Indra Biswas Road, District:-North 24-Parganas, WEST BENGAL India, Pin :-700037, By Caste Hindu, By Profession : Others
6. Sujoy Kumar Nandi, son of Lt. Surya Kumar Ghosh , 4 C, Chetla Hat Road, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
7. Ranjushree Sur, wife of Souren Sur , 106/2 G C Ghosh Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Others
8. Juthika Ghose, wife of Lt. Seilen Kumar Ghose , 4 C, Chetla Hat Road, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
9. Kakoli Mishra, wife of Dhananjoy Kumar Mishra , 2/1/1, Chetla Hat Road, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
10. Kajori Poddar, wife of Uttam Poddar , 15/8, Nandankanan Teghoria V I P Road, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL India, Pin :-700059, By Caste Hindu, By Profession : Others
11. Souvik Ghose, son of Lt. Sailesh Kumar Ghose , 4 C, Chetla Hat Road, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL India, Pin :-700027, By Caste Hindu, By Profession : Others
12. Gita Ghosh, wife of Lt. Dilip Kumar Ghose , 7 A, Panchar Ghatak Lane, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL India, Pin :-700027, By Caste Hindu, By Profession : Others



(Mridu Chakraborty)
DISTRICT SUB-REGISTRAR-II

20/06/2013 19:35:00

Endorsement Page 1 of 1



Government Of West Bengal
Office Of the D.S.R. - I | SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07370 of 2013
(Serial No. 07425 of 2013 and Query No. 1602L000015563 of 2013)

13. Supti Sinha, wife of Sankar Sinha , 33, Joymuddin Mistry Lane, Thana:-Chella, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
14. Subhra Ghosh, daughter of Lt. Dilip Kumar Ghosh , 7 A, Pitambar Ghatak Lane, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
15. Debi Ghosh, wife of Lt. Anil Kumar Ghosh , L80, Gosthatala Kamduari Garia, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Others
16. Anamika Pan, wife of Arabinda Pan , L80, Gosthatala Kamduari Garia, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Others
17. Arindam Ghosh, son of Lt. Anil Kumar Ghosh , L80, Gosthatala Kamduari Garia, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Others
18. Nilima Ghose, wife of Lt. Ashim Kumar Ghose , 74 C, S N Banerjee Road, Thana:-Taitola, District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
19. Debabrata Kumar Ghose, son of Lt. Anathbandhu Ghose , L 80, Gosthatala Kamduari Garia, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Others
20. Manjushri Ghosh, wife of Siddhartha Kumar Ghosh , 28/1, Peary Mohan Mukherjee Street, Thana:-Belur, District:-Howrah, WEST BENGAL, India, Pin : 711202, By Caste Hindu, By Profession : Others
21. Shipra Mondal, wife of Chandidas Mondal , 57/ A, Bajaj Mahal Sedar Bazar, Thana:-Barrackpore, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700120, By Caste Hindu, By Profession : Others
22. Tapes Kumar Ghosh, son of Lt. Satyaprasanna Ghosh , 9/14/1, Sita Nath Bose Lane, Thana:-Salkia, District:-Howrah, WEST BENGAL, India, Pin :-711106, By Caste Hindu, By Profession : Others
23. Manash Kumar Ghosh, son of Lt. Satyaprasanna Ghosh , 35, Peary Mohan Mukherjee Street, Thana:-Belur, District:-Howrah, WEST BENGAL, India, Pin :-711202, By Caste Hindu, By Profession : Others
24. Mira Neogi, wife of Lt. Subodh Neogi , 48, Truf Road, Thana:-Kailghat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
25. Nitish Kumar Ghosh, son of Lt. P B Ghosh, Thana:-Daspur, District:-Paschim Midnapore, WEST BENGAL, India, Pin :-772114, By Caste Hindu, By Profession : Others



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-I



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

Endorsement For Deed Number : I - 07370 of 2013
(Serial No. 07425 of 2013 and Query No. 1602L000015563 of 2013)

26. Nishith Jhunjhunwala
Director, Ideal Real Estates Private Limited, 50, Jawahar Lal Nehru Road, Thana:-Shakespear Sarani,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
, By Profession : Professionals
Identified By Sankar Sinha, son of T P Sinha, 33/ B, Jainuddin Mistry Lane, Thana:-Behala,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession:
Business.

Executed by Attorney

Execution by

1. Anjushree Sur, wife of Arun Sur , 27/ A, Indra Biswas Road, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700037 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Kalpana Ghosh 2. Sharmishta Mondal is admitted by him.
2. Nilima Ghose, wife of Lt. Ashim Kumar Ghose , 74 C, S N Banerjee Road, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, Pin :-700014 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Arpita Mitra 2. Aditi Ghose is admitted by him.
Identified By Sankar Sinha, son of T P Sinha, 33/ B, Jainuddin Mistry Lane, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Business.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 21/06/2013

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.

Payment of Fees:

Amount by Draft

Rs. 2970035/- is paid , by the draft number 486928, Draft Date 21/06/2013, Bank Name State Bank of India, Spl. Chowringhee Sme Branch, received on 21/06/2013

(Under Article : A(1) = 2969989/- , E = 14/- , H = 28/- , M(b) = 4/- on 21/06/2013)

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.-27,00,00,000/-

Certified that the required stamp duty is Rs. 18900020 /- and the Stamp duty paid as:
Impresive Rs.- 500/-

Deficit stamp duty



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II
Endorsement Page 3 of 4

727/2011 (1A)
16-12-12

Annexure 'A'

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1111111111

Government of West Bengal
P.W. Department
Works Branch
Writers Buildings
Kolkata - 700 001

O.S. CELL
Dated: 16-12-12

Memo No. 157-CRC /PW/CRC/2M-76/2004

From: The Secretary to the Govt. of West Bengal
Public Works Department

To : Mr. Sundaranda Pal
Ld. Senior Standing Counsel
High Court, Calcutta



1) WP - 9567(W) of 2002 in the matter of Samarendra Nath Ghosh
& Others - vs - State of West Bengal

2) WPCRC 114(W) 2011 arising out of the above-noted case.

2576
11-11-12
11-11-12

With reference to the above subject it is to inform that P.W. Department has
kindly decided in the greater interest of the State neither to acquire nor to purchase the
piece of land at 1, Dacosobala Main Road, Narayana Punja Sahajpur, P.S. Behala, District -
South 24 Parganas measuring 1.58 acres but to return the said land to its lawful owners.

This may kindly be placed before the Hon'ble High Court, Calcutta for
consideration in the next hearing.

Secretary
P.W. & P.W. (Roads) Department
Dated: 29.03.12

Memo No. 157-CRC (B) /PW/CRC/2M-76/2004

Copy forwarded to the :-

1. Ld. Comm. Pleader, High Court, Calcutta.
2. Mr. Sushroo Sengupta, Ld. AGP, High Court, Calcutta.
3. L.R.C. & Principal Secretary, L. & L. Reforms Department, Govt. of West Bengal.
4. District Magistrate & Collector, South 24 Parganas, Alipore, Calcutta - 27.
5. The Chief Engineer, P.W.D., Writers Buildings, Kolkata - 27.
6. The Superintending Engineer, Resource Circle, PWD, Pura Bhawan, 2nd Floor, Kolkata - 91.
7. P.S. to Hon'ble M.L.C., P.W. & P.W. (R) Department.
8. P.S. to M.L.C., Law & Judicial Department.

Joint Secretary
P.W. Department

Government of West Bengal
Public Works Department,
G.C. Branch
Writer's Buildings, Kolkata-700001

Memo no. 161-GRC/2M-76/2004 Pt.1

Date: 30.04.12

To
Samarendra Nath Ghosh
Son of Late Kunga Behari Ghosh
4C, Chedaisat Road, Kolkata-700027

&
Others

Sub: W.P. 9507(W) of 2002
W.P.C.R.C. 214(W) of 2011
Samarendra Nath Ghosh & others
VS
State of West Bengal

With reference to the subject referred above this is to inform all the petitioners in the aforesaid writ petition that pursuant to the order dt. 27/6/10 passed by Hon'ble High Court at Calcutta, Hon'ble Justice Debashish Kar Gupta, Hon'ble has finally decided that the department is not going to continue with the possession of the land at 5, Gure Chakla, Keshu road, Barua Park, Sahapur, P.S. Barua, District South 24 Parganas measuring about 1.03 acres.


Secretary
Public Works Department

Memo no. 161/GRC/2M-76/2004

Date: 23/04/12

Copy Forwarded for informational and necessary action to
(i) The L.R.C. & Principal Secretary, Deptt. Of L&E, Govt. Of West Bengal
(ii) The District Magistrate, Collector, South 24 Parganas, Alipore, Kolkata-27
(iii) The Chief Engineer, P.W.D., Writer's Buildings
(iv) Sri Pratik Prakashanjee, J.C. Standing counsel, Govt. of W.B.
(v) Superintending Engineer, Section 2, G.C. P.W.D. Indu Bhawan, Salt Lake
(vi) Executive Engineer, Resource Devn. P.W.D. 67, Bentick Street (4th Floor), Kolkata-700069.

(vii) P.S. to Hon'ble M.L.A., P.W.D. (W) Department
(viii) P.S. to Hon'ble M.L.A., Law & Judicial Department

Secretary
Public Works Department

Annexure B

Government of West Bengal
Public Works Department
Writer's Buildings, Kolkata-700001

No. 172/SPW/2012

Dated: 19/09/2012

From : The Secretary to the Government of West Bengal
P.W. & P.W. (Roads) Department

To: The Executive Engineer, Resource Division-1,
P.W. District, 62, Bantink Street, (4th floor), Kolkata.

Ref: W.P. 9567/W/2002, W.P.C.R.C. 114/W/2011,

W.P.C.R.C. 154/W/2012, Samarendu Nath Ghosh

Narayan Swarna Majumdar

Chandernagar Road, P.O. Durgashibta, Medinipur

In compliance of the Order passed by Hon'ble High Court, Calcutta, this is hereby directed to immediately hand over possession of the plot of land along with structure to the petitioners who are presently occupying about 1.58 acres situated at P.O. Durgashibta, Medinipur District, West Bengal. The petitioners have given their consent to this direction through letter no. M/114/20/2012. The handing over must be witnessed before 24th September and a report must be submitted to the undersigned on the same day.

Secretary

Copy to: 1/2

No. 171/SPW/2012

Dated: 19/09/2012

Copy Forwarded for Information to :

- (i) The L.B.C. & Principal Secretary, L & L.R. Deptt.
- (ii) The D.M. & Collector 24 Pgs(5), Allpore.
- (iii) The Chief Engineer, P.W. Directt, Writer's Building's, Kolkata-700004.
- (iv) Sri Samarsindra Nath Ghosh S/O Late Kunja Behari Ghosh, 4C, Chetahat Road, Allpore, (v) Kolkata-27 & Others.
- (vi) The Superintending Engineer, Resource Circle, P.W.D. Purba Medinipur, Salt Lake.
- (vii) Executive Engineer Allpore Division, P.W. Directt.
- (viii) Executive Engineer IRCL Division, P.W. Directt.
- (ix) Sri Jayesh Majumdar, Dir. Advoca, High Court, Calcutta.
- (x) Sri. Subhovan Sengupta, Dir. Advoca, High Court, Calcutta.

Joint Secretary (P.W.) Board, Deptt.

Annexure C

POSSESSION LETTER

Pursuant to the Deed of Exchange possession of the piece of land (along with structures thereon on as-is/where-basis) being All that piece and parcel of Land with Iron Shed built by PWD as their godown shed Measuring about 0.32 acres of Mouja: Purja Sahapuri, J. L. No. 99, Sheet no. 91, comprised in Deg nos. 123, 2586 Khutian no. 1233, Tougi no. 101 P. S. Behala, District : 24 Parganas(S) as detailed below, is handed over by Executive Engineer, Resources Division-1, PWD, Govt. of West Bengal and taken over by Samarendra Nath Ghose & Others, in accordance with the directive by the Joint Secretary to the Govt. of West Bengal vide Memo no. 167/CRC-2M/76/2004/Pt1 dated 30th May, 2012 along with the resolution dated 29th May, 2012 signed by Mr. A.R. Bardhan, Secretary, PW & PW (Roads) Deptt, the letter dated 1st June, 2012 from Samarendras Nath Ghose & Others and Memo No. 1611 dated 26th September, 2012 by the Executive Engineer, Resources Division No. 1, PWD this 22nd day of May, 2013.

The land particulars with Deg Nos. are mentioned below:

Sl. No.	R.S. Deg. No.	Part/Full	Area in Acre
1.	123		
2.	2586		
TOTAL			0.32 acres

Taken Over

Smt Samarendra Nath Ghosh & Ors.

Samarendra Nath Ghosh

Samarendra Nath Ghosh

Samarendra Nath Ghosh

Abhi Sen

Handed Over

Pranab Bhattacharya

Executive Engineer
Resources Division-1, PWD
Govt. of West Bengal

Dated this 20th day of June 2022

BETWEEN

SAMARENDRA NATH GHOSE & OTHERS
... Vendors

AND

NITISH KUMAR GHOSH
... Confirming Party

AND

IDEAL REAL ESTATES PRIVATE LIMITED
... Purchaser



OFFICE OF CONVEYANCE

R. Gindra & Co.
Advocates