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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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72020

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A = 15829
H2 281
W2 = 91
B = 71
158681

Admissible under Rule 21 of the
W.B.L.R. Act, 1980
Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule LA. No
Stamp Paid.

31920 + 40000

28/6/07
7830572

Register No. 1389
North 24-Parganas
(R.R.E.)
27/6/07

30 MAY 2008
27 JUN 2007

DEED OF CONVEYANCE FOR SALE

28/6/02

THIS DEED OF CONVEYANCE FOR SALE is made on this the 27th day
of JUN Two Thousand Seven (2007), BETWEEN (1)
BARAI
SRI MONAJ KUMAR/CHOWRASIA, S/o. Ram Saran/Chowrasia, by Occupa-
BARAI
tion- Business , (2) SRI RAM SARAN/CHOWRASIA, S/o.Lali Barai
Chowrasia, by Occupation- Business , both are by faith-Hindu,
By Nationality- Indian, both are residing at- P-34, Manicktola
Main Road, Scheme-VII M, P.S. Manicktola, Kolkata- 700054,

Manoj K. Chowrasia (Barai)

15829
7
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4
158688

250
201
2801

v.c.No = 1389
dt. = 27.6.07
250
20
2707

contd....p/2.

2006

26/6/07

M/S. MUSTAKA RESIDENCY PVT. LTD.
A Zagat Tower. Sector-V, Kal-91,
Salt Lake city.

100

Signature

Signature



কালান নাম

মোট টাকার মাত্রা

21 MAY 2007

এই কালান নাম-এ মোট কত টাকার

4000000

টাকার বন্ড করা হয়েছে

ক্রেতার নাম

ভেতার-বিজা

8.00

received for Registration of

at the 27th day of June 2007

of the State Registration

at Manoj Kumar Chowdhary

of the Registrar / Chairman

(Banni)

Manoj Kumar Chowdhary (Banni)

North 24-Parganas

27 JUN 2007

3088

Manoj Kumar Chowdhary (Banni)

3089

(4) Anuraj Debiswar

Manoj Kumar Chowdhary (Banni)

3090

(5) Manoj Kumar Chowdhary

Manoj Kumar Chowdhary (Banni)

(5) Manoj Kumar Chowdhary

North 24-Parganas

27 JUN 2007

(1) Manoj Kumar Chowdhary (Banni) No. 10, Baran...

(2) Manoj Kumar Chowdhary (Banni) No. 34, Manik...

(3) Manoj Kumar Chowdhary (Banni) No. 51/7, Beal...

(4) Manoj Kumar Chowdhary (Banni) No. 19, Soab...

(5) Manoj Kumar Chowdhary (Banni) No. 9, Manik...



(3) SRI MANGAL PRASAD JAISWAL, S/o. Sri Banarasi Jaiswal, by faith- Hindu, by Occupation- Business, residing at- 81/J, Bechu Chatterjee Street, P.S. Amherst Street, Kolkata- 700009, (4) SRI ARUN KUMAR JAISWAL, S/o. Ram Kumar Jaiswal, by faith-Hindu, by Occupation- Business, residing at- 19, Goabagan Street, P.S.- Burtolla, Kolkata- 700006, and (5) SRI MUNNA LAL CHOWRASIA, S/o. Ramwadh Chowrasia, by faith- Hindu, by Occupation- Business, all are by Nationality- Indian, residing at- 98, Manicktola Main Road, P.S. Manicktala, Kolkata- 700054, hereinafter called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

M/S. MUSKAN RESIDENCY PVT. LTD. a Private Limited Company duly registered within the provisions of the Companies Act, 1956 and having its Registered Office at Regent Tower, Plot No. 9, Block No. EN, 5th Floor, Sec-V, Salt Lake City, Kolkata-700091, hereinafter referred to as the "PURCHASER" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Directors for the time being and the heirs and successors in its Office) of the OTHER PART.

WHEREAS by a Bengali Kobala dated 5th day of June, 1995, Registered at the Office of the Sub- Registrar Bidhannagar (Salt Lake City), in Book No. I, Being No. 2798, for the year 1995, Sri Subhas Chandra Saha, Smt. Viva Rani Saha, Sri Binay Bhusan Saha and Smt. Sumita Saha sold, transferred and

27 JUN 2007
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North & Pacific
Singapore 107



John Warrick
Maha, Sitalata.
KOL-157
Sfo. Naxos on Ox Karneken
Bardana

Munna Lalchawangi

3092

3091 of 3092

3091

conveyed unto the VENDORS therein (1) Sri Kiran Karmakar, and (2) Sri Pankaj Kumar Jaiswal, ALL THAT piece or parcel of Sali land measuring an area of 85 Decimals, comprised in C.S. Dag No. 646, R.S. Dag No. 746, under C.S. Khatian No.174, R.S. Khatian No. 174, Khanda Khatian No., 38, and L.R. Khatian Nos. 994 & 862, of Mouza- Jatragachi, P.S. Rajarhat, in the District of North 24 Parganas.

AND WHEREAS the said Sri Kiran Karmakar and Sri Pankaj Kumar Jaiswal became absolutely seized and Possessed of and/or otherwise well and sufficiently entitled to the said property by virtue of purchase and enjoyed the same with good right and absolute Power of Ownership and have every right to transfer the same to any body in any way.

AND WHEREAS at the time of L.R. Settlement Operation the said Kiran Karmakar and Pankaj Kumar Jaiswal duly mutated their names under L.R. Khatian Nos. 1120 & 1122.

AND WHEREAS by a registered dated 22.08.1995, registered at the Office of the A.D.S.R.O. Bidhannagar (Salt Lake City), copied in Book No.I, Volume No. 72, Pages No. 233 to 240, Being No.3283, for the year 1995, said Sri Kiran Karmakar, and Sri Pankaj Kumar Karmakar jointly sold, transferred to Smt. SODHAM CHOWPASHIA ALL THAT piece or parcel of Sali land measuring an area 2 Cottahs 6 Chittacks out of 85 decimals comprised in C.S. Dag No. 646, R.S. Dag No. 746, under C.S. Khatian No. 174, R.S. Khatian No.174, Khanda Khatian No.38,



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Registrar n/s T (3)
North 24 Parganas
(B. & L. - U.)
27 JUN 2007

and L.R. Khatian Nos. 1120 and 1122, at Mouza- Jatragachi,
J.L. No. 24, R.S. No.195, Touzi Nos. 174 and 179, P.S. -
Rajarhat, in the Dist. of North 24 Parganas;

AND WHEREAS the said Smt. Sodhan Chowrasia was died intestate
by leaving behind him/her one son namely MONAJ KUMAR/CHOWRASIA
(Vendor No.1), and only husband namely RAM SARAN/CHOWRASIA
(Vendor No.2) as her legal heirs and successors and according
to the Hindu Law of inheritance the schedule land devolved upon
them.

AND WHEREAS by a Registered dated 22.08.1995, registered at
the Office of the A.D.S.P.O. Bidhannagar (Salt Lake City), copied
in Book No.I, Volume No. 72, pages No.219 to 224, Being No.3281,
for the year 1995, said Sri Kiran Karmakar and Sri Pankaj
Kumar Jaiswal, jointly sold, transferred to Sri Mangal Prasad
Jaiswal (Vendor No. 3) ALL THAT piece or parcel of Sali land
measuring an area of 2 Cottahs 7 Chittacks 30 Sq.ft. out of
85 Decimals, comprised in C.S. Dag No. 646, R.S. Dag No. 746,
under C.S. Khatian No.174, +R.S. Khatian No. 174, Khanda Khatian
No. 38, and L.R. Khatian Nos. 1120 and 1122, at Mouza-Jatragachi,
J.L. No.24, R.S. No.195, Touzi No. 174 and 179, P.S. Rajarhat,
in the Dist. of North 24 Parganas.

AND WHEREAS by a registered dated 22.08.1995, registered at
the Office of the A.D.S.P.O. Bidhannagar (Salt Lake City),
copied in Book No.I, Volume No. 72, pages No. 225 to 232,
Being No. 3282, for the year 1995, said Sri Kiran Karmakar,

Manoj K.S Chowrasia (Barai)



Registrar of Companies
North 24-Parganas
(R. & R. - II)

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and Sri Pankaj Kumar - Jaiswal jointly sold, transferred to ARUN KUMAR JAISWAL (Vendor No. 4) ALL THAT piece or parcel of Sali land measuring an area 2 Cottah 6 Chittacks out of 85 Decimals comprised in C.S. Dag No. 646, R.S. Dag No. 746, under C.S. Khatian No. 174, R.S. Khatian No. 174, Khanda Khatian No. 38, and L.R. Khatian Nos. 1120 and 1122, at Mouza- Jatragachi, J.L. No. 24, R.S. No.195, Touzi Nos. 174 and 179, P.S. Rajarhat, in the Dist. of North 24 Parganas.

AND WHEREAS by a registered dated 22.08.1995 registered at the Office of the A.D.S.P.O. Bidhannagar (Salt Lake City), copied in Book No. I, Volume No. 72, pages No.211 to 218, Being No. 3280, for the year 1995, said Kiran Karmakar and Sri Pankaj Kumar Jaiswal, jointly sold transferred to Sri MUNNA LAL CHOWRASIA (vendor No.5) ALL THAT piece or parcel of Sali land measuring an area 2 Cottah 6 Chittacks out of 85 Decimals comprised in C.S. Dag No. 646, R.S. Dag No. 746, under C.S. Khatian No.174, R.S. Khatian No. 174, Khanda Khatian No. 38, and L.R. Khatian Nos. 1120, and 1122, at Mouza- Jatragachi, J.L. No.24, P.S. No.195, Touzi No. 174 and 179, P.S. Rajarhat in the District of North 24 Parganas.

AND WHEREAS upon Execution and Registration of the Sale Deed above the vendors namely (1) Sri Monaj Kumar/Chowrasia, Barai, 2) Sri Ram Saran/Chowrasia, 3) Sri Mangal Prasad Jaiswal, 4) Sri Arun Kumar Jaiswal and 5) Sri Munna Lal Chowrasia became the legal owners and successors of the above referred Schedule properties properly described as per Schedule hereunder written.

Monoj Ks Chowrasia (Barai)



H
Registrar a/s I (A)
North 24-Parganas
(R. & R. - R.)

27 JUN 2007

AND WHEREAS the vendors herein are fully seized and possessed of or otherwise sufficiently entitled to hold over the above referred properties along with the possession thereover properly described as per the schedule hereunder written without any obstructions from any sides whatsoever.

AND WHEREAS the vendors hereby agreed to sell and the purchaser hereby agreed to purchase ALL THAT piece or parcel of a plot of SALI LAND measuring an area 9 (Nine) Cottahs 9 (Nine) Chittacks 30 (Thirty) sft. out of 85 decimals lying and situated at Mouza- Jatragachi, J.L. No. 24, R.S. No.195, Touzi No. 174 & 179, comprised in C.S. Dag No.646, B.S. Dag 746, under C.S. and P.S. Khatian No. 174, Khanda Khatian No. 38, and L.R. Khatian Nos. 1130 and 1122, P.S. Rajerhat, in the District of North 24 Parganas, mentioned in the Schedule hereinafter written at or for the Total consideration of Rs. 14,40,000/- (Rupees fourteen Lacs forty thousand) only free from all sorts of encumbrances, and for greater clearance for the said property are site plan is annexed herewith and delineated in RED marked which will be treated as the part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 14, 40,000/- (Rupees Fourteen Lacs forty thousand) only to the vendors paid by the purchaser as per Memo below at * or immediately before the execution of these presents (the receipt whereof the vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same every part thereof hereby acquit) release and forever discharge the said purchaser) as well



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Registrar of Companies
North 24 Parganas
C.R.R.-I
27.11.2007

as the land particularly described in the schedule hereunder written the vendors doth hereby sell, grant, transfer and convey and assign and unto the purchaser free from all encumbrances, charges, liens, lispendences, ALL THAT piece or parcel of land with common passage and all easement right and appurtenances as particularly described in the schedule hereunder written to have and to hold the said land hereby granted transferred conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser as absolutely and forever free from all encumbrances whatsoever.

a) That the said entire land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.

b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Gram Panchayet in respect of the said entire land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the vendor forthwith on demand without any demur.

c) That the Vendor has not entered into any Agreement for sale or transfer in respect of the said entire land with any other person/perty save and except the said purchaser herein.



[Handwritten Signature]
Registrar u/s 7 (2)
North 24-Parganas
(D. S. R. - II)
27 JUN 2007

d) That the said entire land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the vendors have been served with any notice of acquisition or requisition under the land acquisition Act or under any notification, rules and regulation whatsoever nor the same is subject to any attachment under the public demand recovery Act, Income Tax Act, or any other law for the time being in force.

e) That in respect of the land being the part or portion of the days owned by the vendors out of the said entire land the said part or portion of the land under the said dags would be demarcated and delineated with the consent of the part owner of the land under the respective dags and authenticated by joint signature of the Vendors and such part owners on the map and filed with the office of the B.L. and L.R.O./P.I.

f) The vendors are legally competent to sell and transfer the said entire land intended herein to be sold.

g) That the vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said entire land or any part or portion thereof in a manner as they may deem fit and proper. The vendors have agreed for sale of the said entire land, morefully and particularly described and mentioned in the Schedule hereunder written to the purchaser.



Registrar u/s 7 (2)
North 24-Parganas
(M. S. R. - II)

27 JUN 2007

h) That the vendors does not hold and/or possess the said entire land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.

i) That the vendors are and their respective predecessors-in-title wherein uninterrupted and/or undisputed khas possession of the said entire land without any right or any claim whatsoever of any Third party.

j) That there is no bargadar and/or bhagchasi into or upon the said entire land or any part or portion thereof.

k) That the vendors nor any of their respective predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easements or license or created any other rights to or in favour of any person or persons, Company or Corporation or in respect of the entire land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said entire land for passing and re-passing between any points within the entire land or for water line, drainage, line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land.



Handwritten signature

Signature of
North 24 Parganas
(S.R.R.-N)
27 JUN 2007

l) That the vendors have indisputably purchased the said entire land from their predecessors-in-title of the said entire land by paying them his/her/their due consideration and duly registered the several aforesaid deeds and conveyance by paying the appropriate stamp duty and the vendors further confirm that in case any further amount is determined to be payable by demand or otherwise by the concerned office/ authority in respect of the said entire land the same shall be paid by the vendors and shall keep the purchaser indemnified against all actions acts, proceedings costs, charges and expenses.

m) That no person, male or female being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said entire land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed or Court of law or by Agreement or otherwise.

n) That the vendors have agreed generally to indemnify and keep indemnified the said purchaser against any loss damage (immediately, remote or consequential) Action, claims, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the vendors of any nature whatsoever and properties of the vendors shall be liable and responsible for discharge of the indemnity.



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Magistrate a/c T (S)
North 24-Parganas
(R. S. S. - D)

27 JUN 2007

o) That the said entire land nor any part thereof is subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the vendors of the entire land or part thereof, which has the effect of prevailing or restraining the vendors in dealing with and/or disposing of the said entire land which can prejudicially affect the title to the same.

p) That the vendors are in possession power or control of the documents of title set forth in the First Schedule hereunder written and further confirms that no documents of title has been delivered, deposited or handed over by the vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER

AS FOLLOWS :-

1) That notwithstanding any act, deed matter or thing whatsoever by the vendors done or executed or knowingly suffered to the contrary the vendors are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land together with all the structures and appurtenances thereto hereby sold, granted, conveyed,



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West Bengal
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transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same.

2) That notwithstanding any act, deed or thing or committee by the vendors or any of their ancestors or predecessors-in - title the vendors have and each of them have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said land and the rights, properties appurtenances hereditaments and premises hereby sold, transferred and conveyed unto the purchaser in the manner afor@said.

3) That notwithstanding anything contained herein, the said land shall always be but to use for such purposes as the purchaser deems fit and proper in accordance with law.

4) And that the said land together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, ~~dispendences~~, debottor or trust made or suffered by the vendors or any person having or lawfully



Registrar (A) 7 (A)
South 24 Parganas
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or equitably claiming any estate or interest therein through under or in trust for the vendors in the said land together with structures appurtenant thereto hereby sold in the manner aforesaid.

5) ALL THAT the purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or be the vendors or any person or persons lawfully claiming through from under or in law or trust for the vendors or any of his/ their ancestors or predecessors-in-title.

6) And further that the vendors and all persons having lawfully or equitably claiming any estate or interest in the said land together with structures appurtenant thereto hereditaments and premises or any part or portions thereof through under or in trust for the vendors or any of their ancestors or predecessors-in-title shall and will at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts, deeds or things and hereditaments and premises and every part or portions thereof unto the purchaser as may be reasonably required.



Registrar u/s Y (2)
North 24 Parganas
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7) And also the vendors have not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said land together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

8) And that the vendors shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the purchaser's name in the records of Block land & Land Revenue Officer and/or Collectorate of South 24 Parganas, and/or also with such other statutory body or bodies.

9) And the vendors doth hereby further covenant and assure the purchaser that they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the purchaser is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the vendors will indemnify the purchaser entirely for the losses and damages to be suffered by it in respect of the said land together with structures appurtenant thereto hereditament and premises hereby sold.



Registrar n/s Y (2)
North 24-Parganas
(B. S. S. - II)

27 JUN 2007

10) And that the Purchaser herein shall be free clear and absolutely described saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispendens, debottor, acquisition or requisitions or trust, claim and demands whatsoever created occasioned or made by the vendors or any person or persons lawfully or equitably claiming as aforesaid.

11) And Further that the vendor do hereby declares and confirms that they do not hold any excess vacant land within the meaning of West Bengal land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act 1976 both as amended up to date.

12) And further that the vendors shall and will pay the all outstanding Municipal District Board or Panchayet Tax & Taxes Govt. Revenues and all other impositions whatsoever due and payable by the vendors or any of their ancestors or predecessors-in-title up to the date of these presents.

13) And it is hereby further agreed and declared by and between the parties hereto that the vendors covenant and assured the purchaser that all title deeds, muniments, paper, documents and receipts in respect of the said land hereby conveyed to the purchaser hereto and morefully described in the several schedule hereunder written shall remain in custody, control and power of the vendors herein full



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Registrar n/s 7 (A)
North 24-Parganas
(R.R.R.)
27 JUN 2007

secured, saved harmless, un-obliterated and undefaced with the covenant for production, inspection maintenance and security and the purchaser herein shall have the right and power to take inspection thereof or extracts therefrom at its own costs and expenses at all times upon 48 hours prior notice in writing to the vendors herein and shall produce the original of these presents to all courts of law, tribunal, Arbitration, proceeding and other places at all times upon request and cost of the purchaser herein upon 48 hours prior notice in writing.

14) And that the vendors also declares and confirms that he/she is in khas and vacant possession of the said land together with structure appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.

15) And the vendors doth hereby assure and covenant with the purchaser that in the event of his/their being any defect the Title and/or any claim from any Third party or any of the representations is found to be incorred or flase, the vendors shall cause such defect to be removed remedied and have agræed to keep the purchaser saved, harmless and full indemnified from all costs, charges, claims, actions suits and proceedings.



[Signature]
Registrar u/s 7 (B)
North 24-Parganas
(M. R. R. - 1)

27 JUN 2007

16) The actual physical, vacant and peaceful possession of the said land has been handed over by the vendors to the purchaser simultaneously with the execution of this Deed of Conveyance.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of SALI LAND measuring an area of 9 (Nine) Cottahs 9 (Nine) Chittacks 30 (Thirty) Sq.ft. out of 85 Decimals, be the same a little more or less, Comprised in C.S. Dag No. 646, R.S. Dag No. 746, under C.S. Khatian No. 174, R.S. Khatian No. 174, Khanda Khatian No. 38, and L.R. Khatian Nos. 1120, & 1122, within the limits of Rajarhat Police Station, Addl. District Sub-Registration Office Bidhannagar (Salt Lake City), according to the Revisional Settlement and L.R. Settlement Record of rights, finally published the plot is comprised at Pargana-KALIKATA, of Mouza- JATRAGACHI, J.L. No. 24, R.S. No.195, Touzi Nos. 174 and 179, in the District of North 24 Parganas, The annual rent of Rs. 4 /- Annas 5 Paise only total area of land 1 Acre 80 Decimals now L.R. Khatian Nos. 1120 and 1122. within the limits of Jyangra-Hatiara 2 No. Gram Panchayet.

The annual proportionate rent of Rs. 0.85 Taka is payable to the Collectorate of North 24 Parganas.



Registrar u/s Y (2)
North 24-Parganas
(B. R. R. - II)

27 JUN 2007

The Property is butted and bounded as follows :-

ON THE NORTH BY : Panchayet Road.

ON THE SOUTH BY : R.S. Dag No. 746.

ON THE EAST BY : R.S. Dag No. 746.

ON THE WEST BY : Part of R.S. Dag No. 745.

Manoj Kr Chowdharia (Baraj)

IN WITNESS WHEREOF the vendors and the purchaser hereto hereunto have set and subscribed their hands and seals on the day, month and year first above written.

Permiss. no 1096/1(11)-H/NTR/1P-1/2001 dt 17.10.2001

SIGNED SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :-

1. Kiron Kumar Koz
Hatiara Sitorla tora
KOL-157

2. Gopans Das
SN, 20/10/01

Manoj Kr Chowdharia
(Baraj)

- 1) Manoj Kr Chowdharia
- 2) Manoj Kr Chowdharia
- 3) Manoj Kr Chowdharia
- 4) Manoj Kr Chowdharia
- 5) Manna Lal Chowdharia

SIGNATURE OF THE VENDORS.









Registrar s/n 1 (A)
North 24-Parganas
(R. R. R. - B)
27 JUN 2007







SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 अरुण कुमार जैसवाल ARUNKUMAR JAISWAL	LH.					
	RH.					

ATTESTED :- अरुण कुमार जैसवाल ARUNKUMAR JAISWAL

 Munna Lal Chowdhary	LH.					
	RH.					

ATTESTED :- Munna Lal Chowdhary

PHOTO	LH.					
	RH.					

ATTESTED :-














Collector s/s Y
North 24-Parganas
4 R. R. E. S.

27 JUN 2007












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908












N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Manoj K.S Chowdhary (Baraj)	LH.					
	RH.					

ATTESTED :- Manoj K.S Chowdhary (Baraj)

 २९७०० मंगल प्रसाद जैसवाल	LH.					
	RH.					

ATTESTED :- मंगल प्रसाद जैसवाल

 मंगल प्रसाद जैसवाल MANGAL PRASAD JAISWAL	LH.					
	RH.					

ATTESTED :- मंगल प्रसाद जैसवाल MANGAL PRASAD JAISWAL



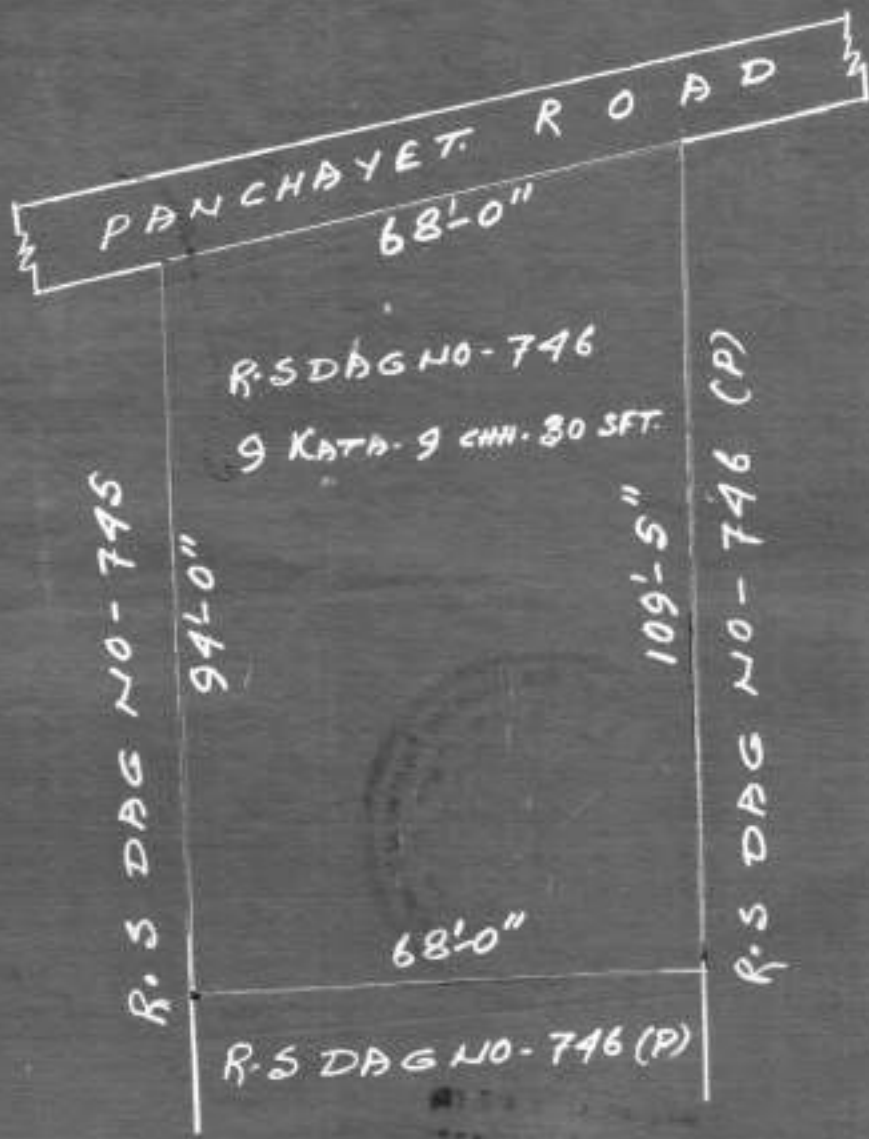
Signature s/s Y (S)
North 24-Parganas

A. M. K. D. - 77

27 JUN 2007

SITE PLAN OF R.S DAG NO-746
R.S KHATIAN NO-176 L.R KHATIAN NO-1120, 1122,
ST. MOUZA - JATTRAGACHI J.L NO-29
P.S. RAJARHAT. DIST. NORTH. 24. PARGANAS

VENDEE - M/S MUSKAN RESIDENCY (P) LTD.
LAND AREA - 9 KATA. 9 CHH. 30 SFT.
SCALE - 25'0" = 1"



VENDORS SIGN.



1. Manoj K S Chavzaria (Baza)
2. राजीव शर्मा (Rajiv Sharma)
3. मंगल प्रसाद (Mangal Prasad)
4. ...
5. Munna Lal Chavzaria



সি.সি.ও. নং ১/১১
North 24 Parganas
(D. R. R. - 11)

27 JUN 2007

MEMO OF CONSIDERATION

RECEIVED of an from the withmentioned purchaser the considera-
tion amount in full equal to Rs. 14, 40,000/- (Rupees Fourteen
Lacs Forty thousand) only in terms of the instant Deed of
Conveyance for Sale.

M E M O

By Cheque vide No.005786, UTI Bank Ltd, Lake Town Br.	Rs. 70,000.00
By Cheque vide No.005787, UTI Bank Ltd, Lake Town Br.	Rs. 70,000.00
By Cheque vide No.005788, UTI Bank Ltd, Lake Town Br.	Rs. 50,000.00
By Cash ...	Rs.12,50,000.00

Total : Rs.14,40,000.00

(Rupees : Fourteen Lacs and Forty Thousand) only.

WITNESSES :-

1. Kiran Karimaker
Nariara Sitolafula
201-157

2. Gyanendra Das
SM, 28/1/157

DEED PREPARED BY :-

Raja Ram Chatterjee
(Advocate)
ENROL No - F-1558/1200/2003.

TYPED BY :-

Sadananda Mondal
SADANANDA MONDAL, OF
A.D.S.R.O. BISHANNAGAR
KOLKATA- 700091.

Manoj K. Chowdharia

1. Manoj K. Chowdharia (Barakar)
2. Manoj K. Chowdharia
3. Manoj K. Chowdharia
- 4.
5. Manoj K. Chowdharia

SIGNATURE OF THE VENDORS.



Registrar o/s T (A)
North 24-Parganas
(D. S. R. - B.)

27 JUN 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 13526 to 13550
being No 03150 for the year 2008.



(X) 30-June-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal