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205608



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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15010
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Sale
23

1900000

A 20889
E 7
14 28
web h

20928

2701-
209281

15010/- + 40000/-
1400 + 40000/-
13/7/07
783898, 783900
783899
13/7/07

Stamp: 5 (1) of W. B. S. R. Act, 1950
Stamp under the Indian Stamp Act, 1899
Subsequently amended Sections 12, 13, 14

Registrar a/s T (A)
Sub 24-Parganas
S. R. - B.

DEED OF CONVEYANCE FOR SALE

12 JUL 2007
13 JUL 2007

THIS DEED OF CONVEYANCE FOR SALE is made on this the 12th day of July, 2007 (Two Thousand Seven), B E T W E E N (1) SRI KIRAN KARMAKAR, S/o. Sri Narayan Chandra Karmakar, of AA/5, Rajarhat Road, P.S. Rajarhat, Kolkata- 700059, and (2) SRI PANKAJ KUMAR JAISWAL, son of Sri Shib Shankar Jaiswal, residing at- 123/ 2, A.P.C. Road, P.S. Burtala, Kolkata- 700006, both are by faith-Hindu, by Occupation - Business, by Nationality - Indian,

A = 20889 / -
14 = 28 / -
web = 41 / -
E = 7 / -

209281
S.C. NO: 1469 Af. = 12.07.07
9(1) = 250
9(2) = 2701

contd...p/2.

848

10/7/07

M/S Muskam-Residence P.I.T.O.
Secy - S. N. Koley

স্বাক্ষরকারীর নাম
নাম
স্বাক্ষরের মূল্য - 100
স্বাক্ষর দেওয়ার তারিখ
স্থান (স্বাক্ষর করা)

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এপার নং
মোট টাকার মূল্য - 08 JUN 2007
এই টাকার নং-এ মোট কত টাকার
টাকার পরিমাণ কত টাকার - 600000
স্বাক্ষরকারীর নাম -

স্বাক্ষর - 12-07-07
Presented for Registration on the 12th day of July 2007
at the Registrar's Office at Barisal by Kiron Karimakar
one of the Recipient / Claimant

Kiron Karimakar
No. Warangal Karimakar
A.P. Rajahat
District - North 24-Parganas
by Caste - Hindu, Muslim/Christian

Kiron Karimakar

Registrar of the North 24-Parganas (B.E.R.-II)

3402 12 JUL 2007



Kiron Karimakar



3403 Parkhaisul

Asaka Mandal
Jale Jale
District - North 24-Parganas
by Caste - Hindu/Muslim/Christian
Profession -

Asaka Mandal
Sl. No. Let. h. P. Mandal
J. Jale Jale
P. S. Rajahat
By Par. Biswas

Registrar of the North 24-Parganas (B.E.R.-II)

12 JUL 2007

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.

Private Limited Companies, duly registered within the provisions of the Companies Act, 1956 and having its Registered Office at Regent Tower, Plot No. 9, Block-EN, 5th. floor, Sec-V, Salt Lake City, Kolkata - 700 091, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director 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, 1996, 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 conveyed to 1) Sri Kiran Karmakar and 2) Sri Pankaj Kumar Jaiswal (The Vendors herein) ALL THAT piece or parcel of Sali land measuring an area of 85 Decimals, lying and situated at Mouza -Jatragachi, J.L.No.24, R.S. No. 195, Touzi No.174 and 179, comprised in C.S. Dag No.646, R.S. Dag No. 746, and others Plots under C.S. Khatian No.174, R.S. Khatian No.174, Khanda Khatian No. 38, and L.R. Khatian



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Registrar s/s I (A)
North 24-Parganas
W. B. - II
12 JUL 2007

Nos. 994 and 862, Police Station- Rajarhat, in the District of North 24 Parganas.

AND WHEREAS the said Sri Kiran Karmakar and Sri Pankaj Kumar Jaiswal (the vendors herein) 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 and 1122, comprised in R.S. Dag No. 746, lying and situated at Mouza- Jatragachi, J.L. No.24, R.S. No. 193, Mouzi No. 174 and 179, P.S.- Rajarhat, in the Dist. of North 24 Parganas.

AND WHEREAS upon Execution and Registration of the Sale Deed above the vendors namely (1) Sri KIRAN KARMAKAR and (2) SRI PANKAJ KUMAR JAISWAL became the legal owners of the above referred Schedule property described as per Schedule hereunder written.

AND WHEREAS the vendors herein are fully seized and possessed of or otherwise sufficiently entitled to hold over the



Registrar n/s Y (2)
North 24-Parganas
12 JUL 2007

above referred properties along with the possession there over properly described as per the schedule hereunder written without any obstructions from any sides whatsoever.

Kiron Karmakar

AND WHEREAS the vendors hereby agreed to sell and the purchaser hereby agreed to purchase ALL THAT piece or parcel of a plot of land measuring an area 16 (Sixteen) cottahs out of 85 decimals lying and situated at Mouza- Jatragachi, J.L. No.24, R.S. No.195, Touzi No.174 to 179, comprises in C.S. Dag No.646, R.S. Dag No.746, under C.S. and R.S. Khatian No. 174, Khanda Khatian No.38, and L.R. Khatian Nos. 1120 and 1122, P.S. Rajarhat, in the Dist. of North 24 Parganas, mentioned in the Schedule hereinafter written at or for the Total consideration of Rs. 19,00,000/- (Rupees Nineteen - Lakhs) only free from all sorts of encumbrances, and for greater clearance for the said property are site plan is annexed herewith and delineated in R E D marked which will be treated as the part of this Deed of Conveyance.

Kiron Karmakar

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 19,00000/- (Rupees Nineteen - Lakhs) 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 & acknowledge and of and from the same every part thereof hereby acquit) release and forever discharge the said purchaser) as well



A
Registrar u/s I (2)
North 24-Parganas
(D.S.R.-II)
12 JUL 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 & 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, lesses and all other outgoings levied, charged or imposed by any public body or authority including Gram Panchayet, in respect of the said entire land have 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 vendors have 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 a/s I (A)
North 24-Parganas
(D. R. R. - II)
12 JUL 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 requisitions 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 owners of the land under the respective dags & authenticated by jointly signatures of the vendors and such part owners on the map and filed with the office of the B.L. and L.R.O./R.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 inthe schedule hereunder written to the purchaser.



[Handwritten Signature]
Registrar of Companies
North 24-Parganas
(R. & R. - B)

12 JUL 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 Revorms 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 law-ful 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 ruhning over the entire land.



Registrar u/s I (2)
North 24 Parganas
(D.S.R.-II)
12 JUL 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 Drginal 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.



[Handwritten Signature]
Registrar u/s I (2)
North 24-Parganas
(D. S. R. - II)
12 JUL 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 DO TH 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, transfer, treated, conveyed, transferred, assigned and intended so to be and



[Handwritten Signature]
Magistrate u/s I (C)
North 24-Parganas
(D. R. B. - 7)
12 JUL 2007

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 aforesaid.

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, lispendences, debottor or trust made or suffered by the vendors or any person having or



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Deputy Commissioner
North 24-Parganas
(D. E. D. - II)

12 JUL 2007

lawfully, or equitably claiming any estate or interest therein through under or intrust 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 inlaw or trust for the vendors or any of his/ their ancestors or predecessors-in-title.

6) A N D 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 anfestors or predecessors-in-tittle 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 resonably required.



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Magistrate (D.S.R.-II)
North 24-Parganas
(D.S.R.-II)

12 JUL 2007

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 & documents as necessary for the purpose of effecting mutation of the purchaser's name in the records of Block land & Land Revenue Office 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 bath 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.



12
SECRETARY TO GOVT
North 24-Parganas
(D.S.R.-II)

12 JUL 2007

10) And that the purchaser herein shall be free clear and absolutely described saved harmless and kept in-demnified against, all estate, 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 vendors 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 a lso Urban Land (Ceiling & Regulations) 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. Revenue 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



[Handwritten Signature]
Signature of S. I. (S)
North 24 Parganas
(D. S. R. - II)

12 JUL 2007

assured, 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 any part or portion thereof as occupant or otherwise.

15) And the vendors do 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 in found to be incorred or false the vendors shall cause such defect to be removed remedied and have agreed to keep the purchaser saved, harmless and full indemnified from all costs, charges, claims, actions suits and proceedings.



12
Magistrate (S.T.O.)
North 24-Parganas
(D.S.O.)
12 JUL 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 16 (Sixteen) Cottahs 0 (Zero) Chittacks 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 and 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 Records of rights, finally published the plot is comprised at pargana-KALIKATA, of Mouza- JATRAGACHI, J.L. No.24, R.S. No.195, Touzi No. 174 and 179, in the Dist. of North 24 Parganas.

The property is butted and bounded as follows :-

ON THE NORTH BY : Part of R.S. Dag No. 746.

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.



[Handwritten Signature]
District Collector
North 24 Parganas
(R. S. R. - 1)

12 JUL 2007

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.

Permission no. - 1048 HI/NTP/HP-2001. Date - 17-10-01,

SIGNED SEALED AND DELIVERED

~ Kiran Karthakar

by the parties at Kolkata

in the presence of :-

1. Asoka Anand
Tala Gueli
P.O. Ghni

1) Kiran Karthakar

2) Parthiv Sural

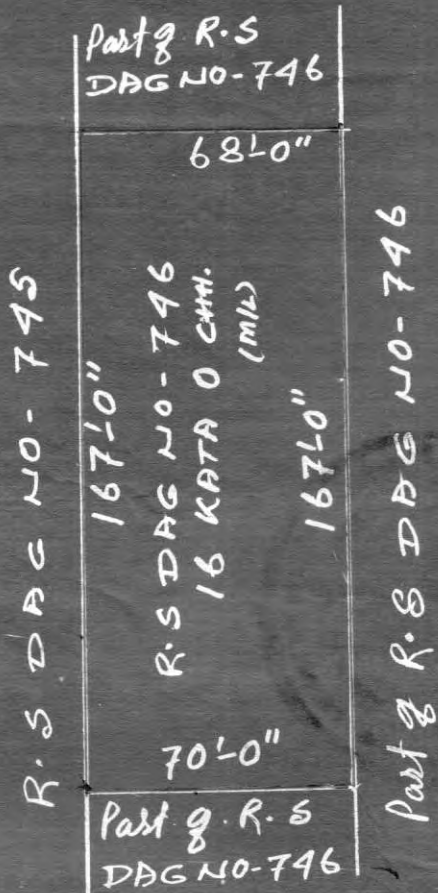
2. Abul Basar
Hatiola

SIGNATURE OF THE VENDORS.

SITE PLAN OF R.S DAG NO-746. R.S
KHATIAN NO-179. L.R. KHATIAN NO-1120.
1122. BT. MOUZA- JATTRAGACHI T.L NO-29
P.S. RAJARHAT. DIST. NORTH 24. PARGANAS

VENDEE - MUSKAN RESIDENCY PVT. LTD.
LAND AREA - 16 KATA 0 CHH. (ML)

SCALE. 50'0" = 01"



VENDOR'S SIGN.

Rinon Karma

Panki Lal

Drawn by
S. K.




16
Registrar u/s Y (2)
Dist. 24-Parganas
(B. S. R. - 11)

12/7/07

SIGNATURE OF THE
PLAINTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
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

 <i>Kiron Kanmakar</i>	LH.				
	RH.				

ATTESTED :- *Kiron Kanmakar*

 <i>Parhi Bhand</i>	LH.				
	RH.				

ATTESTED :- *Parhi Bhand*

PHOTO	LH.				
	RH.				

ATTESTED :-



[Handwritten Signature]
District Collector
North 24-Parganas
West Bengal - India
12 JUL 2007

MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Purchaser the consideration amount in full equal to Rs.19,00,000/- (Rupees: Nineteen Lacs) only in terms of the instant Deed of Consideration & for Sale.

M E M O

Paid by Cheque No. 027622 UTI Bank Ltd.	Rs. 2,00,000.00
" " 027623 "	Rs. 1,90,000.00
" " 027629 "	Rs. 2,00,000.00
" " 027630 "	Rs. 1,90,000.00
<hr/>	
Total :	Rs. 7,80,000.00
Paid by Cash	Rs.11,20,000.00
<hr/>	
Total :	Rs.19,00,000.00

(Rupees : Nineteen Lacs) only.

WITNESSES : -

1. *Asad Mondal*

1) *Kiron Karmakar*

2. *Abul Basar.*

2) *Pankaj Bisul*

.....
SIGNATURE OF THE VENDORS,

Drafted & Prepared by : -

Raja Ram Chatterjee
(Advocate)

ENROL No- F. 1558/1200/2003.

Typed by : -

Sadananda Mondal
SADANANDA MONDAL,
ADSRO-Bidhannagar.



[Signature]
Registrar u/s I (A)
North 24 Parganas
(D. S. R. - II)

12 .11.11 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 5613 to 5634
being No 05608 for the year 2007.



(X) 12-October-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal