1679/15

(1)

I - 1720/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

U 431500

M.V. 1,62,20,000/-

1/206780/15

18/8/15

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

19 AUG 2015

**DEED OF CONVEYANCE**

**THIS INDENTURE** made this 18th day of August, 2015 (Two Thousand and Fifteen)

**BETWEEN :**

891 0018115 1118

ক্রেতার নাম
নাম
ট্রাম্প ভেন্ডার বাবুর
বিধান নগর (সল্টলেক সিটি) এ ডি এস আর এ
মোট স্ট্যাম্প ক্রয় তাং
চালান নং মোট কত টাকা বরিদ

S. A. TRANSPORT INFRASTRUCTURE PVT. LTD.
BD - 456, SEC - I, SALT LAKE CITY
KOLKATA - 700 064

27 JUL 2015

850000

ট্রেজারী বাবাকপুর ভেন্ডার মিতা দত্ত

[SHYAMAL DEY]

J.V.T.I/1054

[SHYAMAL DEY]

J.V.T.I/1055

Hemanto Goswami
(HEMANTO GOSWAMI)

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Biplab Saha
S/o Sri Bimal Saha
Occupation: Service
Address: 775, Jaypur Road
P.O. - Dum Dum Jaypur
P.S. - Dum Dum
Dist. - North 24 Parganas
Kolkata - 700074

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

**SRI HEMANTO GOSWAMI**, son of Shri Nirmal Kumar Goswami, by faith – Hindu, by nationality-Indian occupation – Service, residing at A-4/7, Karunamoyee Housing Estate, Salt Lake City, Kolkata – 700 091, hereinafter called the **"VENDOR"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

**AND**

**(1) SRI AVIJIT MAJUMDER**, son of Late Shri Ajit Majumder, **(2) SMT. ALINA MAJUMDER**, wife of Shri Avijit Majumder and **(3) SMT. MAYA MAJUMDER**, widow of Late Shri Ajit Majumder all are by faith – Hindu, by nationality Indian by occupation Business, all are residing at B-5/1, Karunamoyee Housing Estate, Salt Lake City, Kolkata – 700 091, hereinafter called the **"CONFIRMING PARTIES"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his / her / their heirs, successors in interest, assigns and nominee or nominees) of the **SECOND PART**.

**AND**

L.T.I. 1056

Alina Majumdar

(ALINA MAZUMDAR)

L.T.I. 1057

(Avijit Majumder)

L.T.I. 1058

LTI of Maya Majumder by the pen of Biplab Saha

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Identified by me
Biplab Saha
S/o, Sri Bimal Saha
Occupation: Service
Address:- 775, Jaypur
P.O. - Jaypur, Dum Dum
P.S. - Dum Dum
Dist.- North 24 Parganas
Kolkata - 700074

Additional District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

**M/S. S. A TRANSPORT INFRASTUCTURE PRIVATE LIMITED** (PAN: AAJCS4839B), a company incorporated under Companies Act, 1956 having its Registered Office at BD-456, Sector-I, Salt Lake City, Kolkata – 700 064, represented by Director **MR. SHYAMAL DEY** (PAN: ADRPD3090K), by nationality Indian hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **THIRD PART.**

**WHEREAS** the **VENDOR** Sri Hemanto Goswami by virtue of his purchase from Sri Samir Naskar, Sri Mihir Naskar, Sri Ashoke Naskar and Sri Anil Kumar Naskar by and under a Deed of Conveyance in the year 1997 and registered in the office of Registrar of Barasat, North 24 Parganas recorded in Book No. I, Volume No. 34, pages 336 to 345 being Deed No. 1777 for the year 1997, purchased and acquired 7 (Seven) cottahs of Land more or less in mouza Mahisbathan, J.L. No. 18, R.S. and L.R. Khatian No. 7, C.S. Dag No. 253, R.S. and L.R. Dag No. 154, District – North 24 Parganas more fully described in the Schedule hereunder written.

**AND WHEREAS** the **VENDOR** is thus the absolute owner and lawfully and rightfully seized and possessed of the said plot of Land comprising an area of 7 cottahs more or less in mouza Mahisbathan, J.L. No. 18, R.S. and L.R. Khatian No. 7, C.S. Dag No. 253, R.S. and L.R. Dag No. 154, District – North 24 Parganas which has already been fully described in the Schedule hereunder written.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

**AND WHEREAS** the **VENDOR** on 28th April, 1998 executed a General Power of Attorney in favour of **SRI AVIJIT MAJUMDER** being one of the Confirming Parties herein and handed over the peaceful vacant possession of the said plot of Land to the above-named **CONFIRING PARTIES** herein with authority to integrate and develop the said plot of Land along with its other contiguous Land as also to otherwise develop the said land whereupon the said **CONFIRING PARTIES** have in the meantime taken various steps of development and for intended integration of the said plot of land with contiguous plots of Land.

**AND WHEREAS** the said **SRI AVIJIT MAJUMDER** at his own cost applied for NOC from UD Department, LA Department, Bidhannagar Municipality and B.L.& L.R.O and other relevant offices and mutated the said plot of land in the name of the said **VENDOR** vide Memo No. 21/3351/RHT/2K dated 26th September, 2000 and paid taxes thereto in the office of the B.L.& L.R.O. Thereafter the said **SRI AVIJIT MAJUMDER** has also obtained NOC for Conversion from Bidhannagar Municipality vide Memo No. 2549/1BM dated 30th November, 2000.

**AND WHEREAS** in the premises the **VENDOR** herein entered into an Agreement for Sale dated 27th February, 2001 with the **CONFIRING PARTIES** herein with the right of assignment of the said plot of Land measuring 7 cottahs more or less and received the full consideration money as mentioned in the Memo of Consideration I herein.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা উপ নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

**AND WHEREAS** by virtue of a Notification issued by the Government of West Bengal from the year 1998 an embargo to transfer / alienate any property / Land in the said Mouza came to exist; the intended Conveyance would not be registered.

**AND WHEREAS** the said **SRI AVIJIT MAJUMDER** at his own cost applied for Conversion of the said Scheduled Land in the office of the B.L.&L.R.O. in the year 2002.

**AND WHEREAS** by virtue of the said General Power of Attorney dated 28th April, 1998 and the said Agreement for Sale dated 27th February, 2001, the said **SRI AVIJIT MAJUMDER** having decided on negotiation, to sell the said Scheduled Property to the **PURCHASER** herein, entered into an Agreement for Sale dated 15th July, 2005 (hereinafter referred to as Agreement for Sale) with the **PURCHASER** herein, therein stipulating the terms and conditions of the intended sale.

**AND WHEREAS** subsequent to the said Agreement for Sale dated 15th July, 2005, the **PURCHASER** herein in terms of the said Agreement for Sale paid and cleared the balance amount being balance consideration by 10th May, 2007 by paying a sum of Rs. 3,00,000.00 (Rupees Three Lacs Only) by Cheque No. 896504 dated 10.05.2007 drawn in favour of the said **AVIJIT MAJUMDER** and on Bank of Baroda, Dharamtalla Branch and as such the **PURCHASER** became entitled to have registered Conveyance of the said Scheduled Property. In the premises, total consideration money under the said

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

Agreement dated 15th July, 2005 stood paid to the said **AVIJIT MAJUMDER** by the **PURCHASER** herein i.e. Rs. 8,50,000.00 (Rupees Eight Lacs Fifty Thousand Only) payment whereof was acknowledged by the said **AVIJIT MAJUMDER** and particulars whereof are stated in the Memo of Consideration II herein.

**AND WHEREAS** however, as the **PURCHASER** being the transferee asked and insisted that in part performance of the Contract, possession of the said Scheduled Property shall be given to the **PURCHASER** whereof by a Deed dated 16th November, 2007 the said **SRI AVIJIT MAJUMDER** handed over the possession thereof with a further stipulation that he the transferor or any person claiming under him / her shall be debarred from enforcing any right over the said Scheduled Property against the **PURCHASER** herein. However, in the said Deed dated 16th November, 2007 recording handing over the possession of the said Scheduled Property, it was inter alia, recorded that since the handing over of the said Scheduled Property, the **PURCHASER** herein will be solely responsible for retaining / maintaining the possession of the said Scheduled Property and to pay / clear / meet all taxes and liabilities respecting the said Scheduled Property.

**AND WHEREAS** having taken possession of the said Scheduled Property as stated above the **PURCHASER** herein for the betterment of the said Scheduled Property as also maintaining the possession of the said vacant land by a Lease Agreement dated

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

28th November, 2007 transfer the right of enjoyment for the said Scheduled Property to Sri Koushik Roy (hereinafter referred to as the LESSEE) for the purpose of keeping Rickshaw, By-Cycle, Van-Rickshaw etc. on the said Schedule Land alongwith other contiguous plots of Land under the said Lease for year to year (hereinafter referred to as Lease Agreement). By and under the said Lease Agreement dated 28th November, 2007 the rent and / or lease amount was annually at a sum of Rs. 15,000/-.

**AND WHEREAS** by alleging certain difficulties in completion the registration of the Conveyance, no Deed of Conveyance was executed. However, as the **PURCHASER** herein insisted for further protection of their interest more so in view of the position that by 10th May, 2007 entire consideration money has been paid to said **SRI AVIJIT MAJUMDER**, the said **SRI AVIJIT MAJUMDER** in the circumstances proposed to assign his right by virtue of the Agreement dated 27th February, 2001 respecting the said Scheduled Property to the **PURCHASER** herein which the **PURCHASER** accepted and in the premises, the **CONFIRMING PARTIES** herein have ultimately on 30th April, 2013 executed a Deed of Assignment of the said Deed of Sale Agreement dated 27th February, 2001 between the said Vendor and the **CONFIRING PARTIES** herein respecting the said plot of Land being the Scheduled property herein and specifically recorded, repeated and acknowledged to have received the full agreed consideration money as stated above by reiterating the receipt of consideration money in the Memo of Consideration II herein.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

**AND WHEREAS** the **PURCHASER** so being eligible to purchase the said land has requested the **VENDOR** and the **CONFIRING PARTIES** jointly to complete the said sale by executing and registering necessary Deed of Conveyance transferring the said plot of Land in favour of the **PURCHASER** herein whereupon the **VENDOR** and the **CONFIRING PARTIES** have also agreed to do the same for the consideration as recorded in the Memo of Consideration I and II and subject to the terms and conditions herein appearing.

**AND WHEREAS** the **VENDOR** has agreed to sell, transfer and convey to the **PURCHASER** herein who have agreed to purchase the said plot of Land whereof the **CONFIRMING PARTIES** herein also have agreed to confirm the said transfer and sell made by the **VENDOR** to and in favour of the **PURCHASER** respecting the said plot of Land, measuring an area of 7 (seven) cottahs more or less in Mouza Mahisbathan, J.L. No. 18, L.R. Khatian No. 774, R.S. and L.R. Dag No. 154, District – North 24 Parganas which has already been fully described in the Schedule herein below and shown in the map here to annexed free from all encumbrances, liens and attachments at or for the said agreed consideration being Rs. 8,50,000.00 (Rupees Eight Lacs Fifty Thousand Only) which sums of money have already been received by the said **CONFIRMING PARTIES** herein as per the Memo of Consideration II mentioned hereinbelow. The **CONFIRMING PARTIES** herein specifically confirm to have already received their full

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

consideration in respect of the said Deed of Assignment dated 30th April, 2013 from the **PURCHASER** herein and they hereby relinquish their all or any claim / right / interest whatsoever on the said plot of Land being property described in the Schedule herein.

**AND WHEREAS** at or before execution of this Indenture the **VENDOR** has assured and represented to the **PURCHASER** as follows:

i) **THAT** the **VENDOR** is the absolute owners of the said plot of Land.

ii) **THAT** the **VENDOR** had executed a General Power of Attorney in the name of **SRI AVIJIT MAJUMDER**.

iii) **THAT** the **VENDOR** has a marketable title in respect of the said plot of Land.

iv) **THAT** the said plot of Land is free from all encumbrances, charge, liens, lispendens, attachments and trusts whatsoever or however.

v) **THAT** the **VENDOR** has handed over the possession of the said plot of Land to the **CONFIRMING PARTIES** upon received the full consideration money which also reiterated in the Memo of Consideration I herein.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

vi) **THAT** no part or portion of the said plot of Land is subject to any notice of acquisition and / or requisition.

vii) **THAT** the said **Attorney** i.e. **SRI AVIJIT MAJUMDER** has already converted the said Scheduled Land into "BASTU" in the name of the **VENDOR** but at the cost and resources of the **PURCHASER** herein from ADM and DL&LRO, Barasat vide Memo No. L-13011(11)/10/2013-DL&LRO/109977 dated 1st December, 2014 and also applied before the B.L.&L.R.O. to Tamil the said Land vide Memo dated 9th June, 2015.

**AND WHEREAS** at or before execution of this Indenture the **CONFIRMING PARTIES** have assured and represented to the **PURCHASER** as follows:

i) **THAT** the **CONFIRIMING PARTIES** herein record and represent to have assigned their right / interest under the said Deed of Sale Agreement dated 27th February, 2001 in favour of the **PURCHASER** herein upon receiving the agreed consideration in full for such assignment from the **PURCHASER** which payment is reiterated in the Memo of Consideration II herein.

ii) **THAT** except and apart from assigning the said plot of Land being Scheduled Property herein to the **PURCHASER** herein, they have not entered into and or have not dealt with the said Party with any one else either by entering into any Agreement for Sale or otherwise respecting the said plot of Land.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

1 6 AUG 2015

Relying on the aforesaid representations of the **VENDOR** and the **CONFIRMING PARTIES** herein and believing the same to be true and acting on the faith thereof the **PURCHASER** have agreed to purchase and acquire the said plot of Land for the consideration and subject to the terms and conditions hereinafter appearing.

**NOW THIS INDENTURE WITNESSTH** and it is hereby agreed by and between the parties that in consideration of the sum of Rs. 1,80,000/- (Rupees One Lac Eighty Thousand) only paid to the **VENDOR** by the **CONFIRMING PARTIES** and a sum of Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand) only to the **CONFIRMING PARTIES** by the **PURCHASER** as detailed below in the Memo of Considerations No. I and II immediately before the execution of this presents, the respective receipts whereof the **VENDOR** and the **CONFIRMING PARTIES** jointly doth hereby admit and the **VENDOR** and the **CONFIRMING PARTIES** jointly doth hereby grant, sell, transfer, covenant and assign unto the **PURCHASER**, free from all encumbrances whatsoever, **ALL THAT** piece and parcel of land measuring 7 (seven) cottahs in Mouza – Mahisbathan, J.L. No. 18, Modified Khatian No. 774, R.S. Dag No. 154, District – 24 Parganas (North), more particularly described in the Schedule hereunder written and delineated and depicted in the map plan hereto annexed, and every part thereof now is, or are, or at any time hereafter butted and bounded, called, known and numbered described or distinguished **AND ALSO** the intangible right of easement in common on the road path ways, or passages, delineated in the said map or plan annexed hereto and coloured 'RED' **AND ALSO** common rights and liberties of laying underground pipe

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

lines for water, sewerage, electricity, cooking gas and telephone lines etc. **AND ALSO** the intangible right of easement on the said common roads. **AND ALL** easement appertaining thereto, or otherwise belonging to or usually held or enjoyed therewith or reputed to be belonging or appertaining to the said land, and all estate, right, title, interest, claims, demands, whatsoever of the **VENDOR** and the **CONFIRMING PARTIES** into and upon the said Plot of Land and every part thereof **TO HAVE AND TO HOLD** the said land unto and to the use of the **PURCHASER** absolutely and forever and the **VENDOR** and the **CONFIRMING PARTIES** hereby jointly deliver vacant possession of the same to the **PURCHASER** and the **VENDOR** and the **CONFIRMING PARTIES** hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act, deed or thing by the **VENDOR** and the **CONFIRMING PARTIES**, the **VENDOR** and the **CONFIRMING PARTIES** have good, right, full power and absolute authority and intangible right to grant, sell, transfer and convey the said land hereby granted, sold, conveyed and transferred and also intangible right of easement in common over the roads, pathway, or passage / passages as aforesaid **AND** that the said Land hereby transferred and conveyed or expressed or intended so to be is free from all encumbrances, liens, charges, attachments or lispendences whatsoever and the **PURCHASER** shall and will at all times hereafter peaceable and quietly possess and enjoy the said Land absolutely and forever and received rents, issues, and / or thereof without any lawful interruption, claim, demand whatsoever from and by the **VENDOR** and the **CONFIRMING PARTIES** or any person or persons lawfully equitably claiming through them or either

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

of them or instruction of their / his / her predecessor-in-interest, free and clear of all manner of claims, liens, attachments, charges or encumbrances whatsoever made or suffered by the **VENDOR** and the **CONFIRMING PARTIES** or any person or persons lawfully equitably claim any interest or estate in the said Land **AND** the **VENDOR** and the **CONFIRMING PARTIES** at the request and costs of the **PURCHASER**, their successors / and assigns, do or execute all such lawful acts, deeds and things whatsoever, for further and more perfectly ensuring the said Land and every part thereof **UNTO** and to the use of the **PURCHASER**, as may reasonably be required and the **VENDOR** and the **CONFIRMING PARTIES** further covenant with the **PURCHASER** that the **VENDOR** and the **CONFIRMING PARTIES** have handed over the **ORIGINAL** Title Deed of the abovementioned Land conveyed, transfer, sold to the **PURCHASER**.

**NOW THIS INDENTURE FURTHER WITNESSES AS FOLLOWS:**

I. **AND THAT NOTWITHSTANDING** any act deed or thing by the **VENDOR** and the **CONFIRMING PARTIES** done executed or knowingly suffered to the contrary the **VENDOR** and the **CONFIRMING PARTIES** at the time of execution of these presents are the absolute and lawful owner of and / or otherwise well and sufficiently seized and possessed of and entitled to the said plot of LAND shown in the Schedule hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for perfect and indefeasible estate or inheritance without any manner or condition **AND THAT NOTWITHSTANDING** any such act deed or thing

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

whatsoever as aforesaid the **VENDOR** and the **CONFIRMING PARTIES** now have in themselves good right full and absolute power to grant sell, convey, transfer, assure and assign the said plot of LAND hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the **PURCHASER** in the manner and on the conditions aforesaid **AND THAT** the **VENDOR** and the **CONFIRMING PARTIES** have put the **PURCHASER** in possession of the said plot of LAND and the **PURCHASER** have received and accepted the same without any dispute, demand or claim whatsoever against the **VENDOR** and the **CONFIRMING PARTIES** or otherwise.

II. **AND THAT** the **PURCHASER** shall and may at all times hereafter at its own costs, charges and expenses 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 **VENDOR** and the **CONFIRMING PARTIES** or any person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** and the **CONFIRMING PARTIES** or from under or in trust for any of his / her / their predecessors in interest **AND THAT** the **PURCHASER** shall be free and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the **VENDOR** and the **CONFIRMING PARTIES** well and

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

sufficiently saved defended and kept harmless and indemnified of from and against all and all manner or former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made liabilities created in respect of the said plot of LAND by the **VENDOR** and the **CONFIRMING PARTIES** or by any person or persons lawfully and equitably claiming from under or in trust for the **VENDOR** and the **CONFIRMING PARTIES** or any of their predecessors in interest as aforesaid or otherwise **AND THAT** all khazana and / or revenue and other impositions and / or outgoings payable in respect of the said plot of LAND and / or PROPERTY upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the **VENDOR** and the **CONFIRMING PARTIES** and those relating to the period after the date of execution of these presents shall be payable by the **PURCHASER**.

**III.** **AND THAT** no certificate proceedings and / or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served either on the **VENDOR** and the **CONFIRMING PARTIES** for the acquisition of the said LAND AND / OR PROPERTY or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and / or Rules made or framed there under and the **VENDOR** and the **CONFIRMING PARTIES** have no knowledge of issue of

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

any such notice or notices for the time being subsisting under the above Acts and / or Rules for the time being in force affecting the said LAND and / or PROPERTY or any part thereof and / or any part or portion thereof nor the Same has been lying attached under any writ or attachment of any Court or Revenue Authority.

**IV.** **AND FURTHER THAT** the **VENDOR** and the **CONFIRMING PARTIES** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said plot of LAND and / or PROPERTY or any part thereof from through under or in trust for the **VENDOR** and the **CONFIRMING PARTIES** 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 lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said plot of LAND and every part thereof unto and to the use of the **PURCHASER**.

**V.** And further all the expenses including stamp duty, registration fee etc. in relation to the registration of Sale Deed in connection with transfer of the said plot of LAND or PROPERTY shall be exclusively borne out by the **PURCHASER** and under any circumstances the **VENDOR** and the **CONFIRMING PARTIES** shall not be liable to pay to any such expenses as mentioned above.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের কার্যালয়
বিধাননগর, উত্তর ২৪পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

## :THE SCHEDULE ABOVE REFERRED TO:

**ALL THAT** piece and parcel of Bastu Land measuring an area of 7 (seven) Cottahs more or less, situated at Mouza Mahisbathan, Mahisbathan Road, P.S. East Bidhannagar, J.L. No. 18, Re-Sa No. 203, Touza No. 145, Modified Khatian No. 774, R.S. Dag No. 154, District 24 Parganas (North), Kolkata A.D.S.R. office Bidhan Nagar, District North 24 Parganas and delineated in the map or plan annexed hereto and thereon **BORDERED** in the **'RED'** and the right of common use of the common passage shown in yellow on the said plan and butted and bounded in the following manner alongwith 100 sq. ft. Tin shed kachha residential structure.

| | | |
|---|---|---|
| **ON THE NORTH** | : | Plot of Dag No. 155 owned by Karter Singh Chaturvedi. |
| **ON THE SOUTH** | : | Plot of Dag No. 154 owned by S. A. Transport Infrastructure Pvt. Ltd. |
| **ON THE EAST** | : | Plot of Dag No. 154. |
| **ON THE WEST** | : | 16' ft wide private passage. |

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের কার্যালয়
বিধাননগর, উত্তর ২৪পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015

**RECEIVED** from the within the mentioned **CONFIRMING PARTIES**, the within mentioned sum of Rs. 1,80,000/- (Rupees One Lac Eighty Thousand) only being the full consideration money as per memo below:

**MEMO OF CONSIDERATION NO. I**

RECEIVED Cash on different dates Rs. **1,80,000.00**

(Rupees One Lac Eighty Thousand) only.

**WITNESSES:**

1. Biplab Saha
788, Jaipur Road
Kolkata - 700074

SIGNATURE OF THE VENDOR

2. Bala Ad Saha
107/4 Madanjar Main Road
Kolkata 67

Drafted by me
Jayanta Kumar Bagchi
Advocate
High Court, Calcutta
Enrolment No. F/B/1871/78

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা সাব রেজিস্ট্রার কার্যালয়
বিধাননগর, উত্তর চব্বিশ পরগনা
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2015