

07207

I-06590 I-06598



25.5.12
7.50
G-12842

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 501992

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

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City);

8 MAY 2012

DEED OF CONVEYANCE

1. Date : 25-5-2012
2. Place : Kolkata
3. Parties :
 - 3.1 PARESH CHANDRA NAG
[PAN NO. ABIPN0331Q],
son of Late Manindra Nath

Visit: www.na.02815/2012

ADDL. DISTRICT SUB-REGISTRAR
BIDHANNAGAR, (SALT LAKE CITY)

8 MAY 2012

Contd.....2



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 501993



2

Nag, by faith - Hindu, by
occupation - Business, by
nationality - Indian, residing at
residing at 37, Barowari Tala
Road, P.S. Belegkata, Kolkata
- 700 010, West Bengal.

Contd.....3

Presently residing at Vill. Bhatenda, Karmakar Para, Kolkata - 700 135.

PRAMILA NAG [PAN NO. AFNPN9816P], wife of Paresh Chandra Nag, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at residing at 37, Barowari Tala Road, P.S. Belegkata, Kolkata - 700 010, West Bengal, presently residing at Vill. Bhatenda, Karmakar Para, Kolkata - 700 135.

PARNA NAG @ PARNA NAG (DAS) [PAN NO. AQWPD6686P], wife of Saikat Das, daughter of Paresh Chandra Nag, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at residing at Fortune City, Block-B, Flat No. 202, Kolkata - 700 132, District North 24 Parganas, West Bengal.

All hereinafter jointly and collectively called and referred to as the **“OWNERS / VENDORS”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns) of the **ONE PART**.

AND

3.2 **IMPERIAL CONCLAVE PVT. LTD. [PAN NO. AABC9641P]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 9/298, Lokenath Park, Atghara, Jhowtala Road, Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Director, **Amrish Prashad Rungta**, son of Raghunath Prashad Rungta.

KWALITY REALTECH PVT. LTD. [PAN NO. AADCK1003H], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its office at 9/298, Lokenath Park, Atghara, Jhowtala Road,

Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Director, **Amrish Prashad Rungta**, son of Raghunath Prashad Rungta.

KOLKATA NIKETAN PVT. LTD. [PAN NO. AADCK5050A], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 9/298, Lokenath Park, Atghara, Jhowtala Road, Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Director, **Amrish Prashad Rungta**, son of Raghunath Prashad Rungta.

AMRISH PRASHAD RUNGTA [PAN NO. ALIPR6420Q], son of Raghunath Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Green Wood Sonata, H.I.G.-1, Flat No. 10K, P.O. Hatiara, P.S. New Town, Kolkata - 700 157, District North 24 Parganas, West Bengal.

GAYATRI RUNGTA [PAN NO. ALIPR6422N], wife of Amrish Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Green Wood Sonata, H.I.G.-1, Flat No. 10K, P.O. Hatiara, P.S. New Town, Kolkata - 700 157, District North 24 Parganas, West Bengal.

All hereinafter jointly and collectively called and referred to as the **"PURCHASERS"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their executors, administrators, representatives and assigns) of the **OTHER PART**.

Vendors and Purchasers collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

4.1 Said Property : ALL THAT piece and parcel of demarcated and amalgamated plot of Bagan land in total measuring **48 (Forty Eight) Cottahs 5 (Five) Chittacks 39.60 (Thirty Nine Point Six Zero) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Bhatenda**, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 60, **R.S./ L.R. Dag No. 48** under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian Nos. 1035, 1034 & 1036, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated in Plan attached herewith and morefully described in the Schedule below [**SAID PROPERTY/ SOLD PROPERTY**].

5. Background, Representations, Warranties and Covenants :

5.1 Representations and Warranties Regarding Title : The Vendors have made the following representation and given the following warranty to the Purchasers regarding title.

5.1.1 Absolute Joint Ownership of Satya Ranjan Bhowmick & Others : One Satya Ranjan Bhowmick, Chitta Ranjan Bhowmick, Manoranjan Bhowmick & Sukha Ranjan Bhowmick, all sons of Late Harendra Chandra Bhowmick were the absolute joint owners of 140 decimals more or less of land in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998,

P.S. Rajarhat, in the District North 24 Parganas, alongwith other lands, by purchasing the same from one Hazari Lal Ghosh & Others, by the strength of two Registered Deeds of Conveyance, both registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 81, Pages 137 to 140, being Deed No. 5524 for the year 1955 and also recorded in Book No. I, Volume No. 84, Pages 92 to 95, being Deed No. 5525 for the year 1955.

- 5.1.2 **Deed of Partition** : The said Satya Ranjan Bhowmick, Chitta Ranjan Bhowmick, Manoranjan Bhowmick & Sukha Ranjan Bhowmick to avoid future confrontation, executed a Registered Deed of Partition, executed on 02.07.1967 and registered on 02.08.1967, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 6921 for the year 1967.
- 5.1.3 **Record by Manoranjan Bhowmick** : The said Manoranjan Bhowmick recorded his name in the record of the Settlement in L.R. Khatian No. 531/1.
- 5.1.4 **Sale by Manoranja Bhowmick to one of the present owners, Paresh Chandra Nag** : The said Manoranjan Bhowmick sold, transferred and conveyed the aforesaid land measuring 20 decimals more or less out of his possession in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 531/1, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one of the present owners, Paresh Chandra Nag, by the strength of a Registered Deed of Conveyance, registered on 30.03.1992, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 173, Pages 139 to 148, being Deed No. 3451 for the year 1992.

- 5.1.5 **Record by Sukha Ranjan Bhowmick** : The said Sukha Ranjan Bhowmick recorded his name in the record of the Settlement in L.R. Khatian No. 785/3.
- 5.1.6 **Sale by Sukha Ranjan Bhowmick to Ashru Deb Roy** : The said Sukha Ranjan Bhowmick sold, transferred and conveyed a demarcated plot of land measuring 3 (Three) Cottah 8 (Eight) Chittack 0 (Zero) sq.ft. more or less out of his possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one Ashru Deb Roy, wife of Sankar Deb Roy, by the strength of a Registered Deed of Conveyance, registered on 17.08.1988, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 150, Pages 31 to 40, being Deed No. 7406 for the year 1988.
- 5.1.7 **Again Sale by Sukha Ranjan Bhowmick to Bharati Majumder (Sengupta)** : The said Sukha Ranjan Bhowmick again sold, transferred and conveyed land measuring 3 (Three) Cottahs 3 (Three) Chittacks 0 (Zero) sq.ft. more or less out of his possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one Bharati Majumder (Sengupta), wife of Pallab Baran Majumder, by the strength of a Registered Deed of Conveyance, registered on 17.08.1988, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 150, Pages 21 to 30, being Deed No. 7400 for the year 1988.

- 5.1.8 **Absolute Joint Ownership of Ashru Deb Roy & Bharati Majumder (Sengupta) :** Thus on the basis of the aforesaid two deeds, vide Deed Nos. 7406/1988 & 7400/1988, the said Ashru Deb Roy & Bharati Majumder (Sengupta) became the absolute joint owners of land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.9 **Joint Sale by Ashru Deb Roy & Bharati Majumder (Sengupta) to the said Paresh Chandra Nag :** The said Ashru Deb Roy & Bharati Majumder (Sengupta) jointly sold, transferred and conveyed the afoesaid land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to the said Paresh Chandra Nag, by the strength of a Registered Deed of Conveyance, registered on 18.01.1995, in the office of the D.R. North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 6, Pages 119 to 125, being Deed No. 302 for the year 1995.
- 5.1.10 **Record by Paresh Chandra Nag :** The said Paresh Chandra Nag recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 1035, in respect of the aforesaid land.
- 5.1.11 **Absolute Ownership of Paresh Chandra Nag :** Thus on the basis of the aforesaid facts and circumstances, the said Paresh Chandra Nag became the owner of 20 decimals of land equivalent to 12 (Twelve) Cottahs 1 (One)

Chittack 27 (Twenty Seven) sq.ft. more or less by the strength of the Deed No. 3451 for the year 1992. And also land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 0 (Zero) sq.ft. more or less by the strength of Deed No. 302 for the year 1995.

Thus the said Paresh Chandra Nag became the absolute sole owner of land measuring 18 (Eighteen) Cottahs 12 (Twelve) Chittacks 27 (Twenty Seven) sq.ft. more or less comprised in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 1035, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas.

- 5.1.12 **Record by Satya Ranjan Bhowmick** : The said Satya Ranjan Bhowmick recorded his name in the record of the Settlement in L.R. Khatian No. 532.
- 5.1.13 **Demise of Satya Ranjan Bhowmick** : The said Satya Ranjan Bhowmick died intestate, leaving behind his wife namely Asima Bhowmick and two sons namely Supriyo Bhowmick & Jayanta Bhowmick as his heirs and successors in interest in respect of the aforesaid land left by the said Satya Ranjan Bhowmick, since deceased.
- 5.1.14 **Joint Sale by Asima Bhowmick, Supriyo Bhowmick & Jayanta Bhowmick to one of the present owners, Parna Nag** : The said Asima Bhowmick, Supriyo Bhowmick & Jayanta Bhowmick jointly sold, transferred and conveyed their total land measuring 21 decimals equivalent to 12 (Twelve) Cottahs 11 (Eleven) Chittacks 12.60 (Twelve Point Six Zero) sq.ft. more or less out of their possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 532, in

Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one of the present owners, Parna Nag, by the strength of a Registered Deed of Conveyance, registered on 30.03.1992, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 73, Pages 129 to 138, being Deed No. 3450 for the year 1992.

- 5.1.15 **Record by Parna Nag :** After purchasing the same, the said Parna Nag recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1034, in respect of the aforesaid land.
- 5.1.16 **Absolute Ownership of Parna Nag :** Thus on the basis of the aforesaid deed, vide Deed No. 3450 for the year 1992, the said Parna Nag became the absolute owner of the aforesaid land measuring 12 (Twelve) Cottahs 11 (Eleven) Chittacks 12.60 (Twelve Point Six Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 1034, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.17 **Sale by Sukho Ranjan Bhowmick to Panchanan Nath :** The said Sukho Ranjan Bhowmick sold, transferred and conveyed a land measuring 22 decimals equivalent to 13 (Thirteen) Cottahs 5 (Five) Chittacks 0 (Zero) sq.ft. more or less out of his possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one Panchanan Nath, by the strength of a registered Deed of Conveyance, registered on 28.04.1956, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 4284 for the year 1956.

- 5.1.18 **Purchase by Chittaranjan Bhowmick, Manoranjan Bhowmick, Satya Ranjan Bhowmick & Sukho Ranjan Bhowmick from Panchanan Nath :** The said Chittaranjan Bhowmick, Manoranjan Bhowmick, Satya Ranjan Bhowmick & Sukho Ranjan Bhowmick jointly purchased the aforesaid land measuring 22 decimals equivalent to 13 (Thirteen) Cottahs 5 (Five) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, from the said Panchanan Nath, by the strength of a Registered Deed of Conveyance, registered on 15.05.1957, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 65, Pages 41 to 42, being Deed No. 3898 for the year 1957.
- 5.1.19 **Purchase by Chittaranjan Bhowmick from the said Manoranjan Bhowmick, Satya Ranjan Bhowmick & Sukho Ranjan Bhowmick :** The said Chittaranjan Bhowmick purchased 3/4th share in the aforesaid 22 decimals of land from his co-sharers, Manoranjan Bhowmick, Satya Ranjan Bhowmick & Sukho Ranjan Bhowmick, by the strength of a Registered Deed of Conveyance, registered on 05.09.1972, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 95, Pages 47 to 51, being Deed No. 5897 for the year 1972.
- 5.1.20 **Record by Chittaranjan Bhowmick :** The said Chittaranjan Bhowmick recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 213/1.
- 5.1.21 **Demise of Chittaranjan Bhowmick :** The said Chittaranjan Bhowmick died intestate on 24.11.1986, leaving behind his wife Ava Rani Bhowmick, two sons Sekhar Bhowmick & Anupam Bhowmick and two married daughters

Snigdha Sinha, wife of Barun Sinha & Susmita Banerjee, wife of S.N. Banerjee as his heirs and successors in interest in respect of the aforesaid land, left by the said Chittaranjan Bhowmick, since deceased.

- 5.1.22 **Jointly Sale by Ava Rani Bhowmick & Others to Pramila Nag :** The said Ava Rani Bhowmick, Sekhar Bhowmick, Anupam Bhowmick, Snigdha Sinha & Susmita Banerjee jointly sold, transferred and conveyed 5 (Five) Cottah more or less of land out of their possession, in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 213/1, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one of the present owners, Pramila Nag, by the strength of a Registered Deed of Conveyance, registered on 18.01.1995, in the office of the D.S.R. North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 6, Pages 107 to 112, being Deed No. 300 for the year 1995.
- 5.1.23 **Again Jointly Sale by Ava Rani Bhowmick & Others to the said Pramila Nag :** The said Ava Rani Bhowmick, Sekhar Bhowmick, Anupam Bhowmick, Snigdha Sinha & Susmita Banerjee again jointly sold, transferred and conveyed 11 (Eleven) Cottahs 14 (Fourteen) Chittacks 0 (Zero) sq.ft. more or less of land out of their possession, in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 213/1, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to the said Pramila Nag, by the strength of a Registered Deed of Conveyance, registered on 16.06.1999, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 45, Pages 303 to 314, being Deed No. 1811 for the year 1999.

- 5.1.24 **Record by Pramila Nag :** The said Pramila Nag recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1036.
- 5.1.25 **Absolute Ownership of Pramila Nag :** Thus on the basis of the aforesaid deeds, Deed No. 300 for the year 1995 and Deed No. 1811 for the year 1999, the said Pramila Nag became the absolute owner of land measuring 16 (Sixteen) Cottahs 14 (Fourteen) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 1036, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, West Bengal.
- 5.1.26 **Amalgamation & Joint Ownership of Paresh Chandra Nath, Pramila Nag & Parna Nag :** The said Paresh Chandra Nath, Pramila Nag & Parna Nag amalgamated their respective plots into one single plot and became the absolute joint owners of **ALL THAT** piece and parcel of demarcated and amalgamated plot of Bagan land in total measuring **48 (Forty Eight) Cottahs 5 (Five) Chittacks 39.60 (Thirty Nine Point Six Zero) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Bhatenda**, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 60, **R.S./L.R. Dag No. 48** under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian Nos. 1035, 1034 & 1036, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal.
- 5.1.27 **Desire of Sale by Paresh Chandra Nath, Pramila Nag & Parna Nag to the present Purchasers :** The said Paresh Chandra Nag, Pramila Nag & Parna Nag jointly decide to sell **ALL THAT** piece and parcel of demarcated and amalgamated plot of Bagan land in total measuring **48 (Forty Eight) Cottahs**

5 (Five) Chittacks 39.60 (Thirty Nine Point Six Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 60, R.S./L.R. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian Nos. 1035, 1034 & 1036, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas, West Bengal [SAID PROPERTY/SOLD PROPERTY] morefully described in the Schedule hereunder written, to the present Purchasers, at a total consideration of Rs. 66,74,715.00 (Rupees Sixty Six Lakh Seventy Four Thousand Seven Hundred Fifteen) only.

- 5.1.28 **Acceptance by Purchasers :** The Purchasers herein have accepted the aforesaid proposal of the Vendors and agreed to purchase the **SAID PROPERTY** morefully described in the Schedule hereunder written, at an agreed consideration of **Rs. 66,74,715.00 (Rupees Sixty Six Lakh Seventy Four Thousand Seven Hundred Fifteen) only.**
- 5.1.29 **Title of the Vendors :** Thus in the abovementioned circumstances and on the basis of aforementioned deeds, the vendors have become the absolute joint owners of the Said Property.
- 5.1.30 **True and Correct Representations :** The Vendors are the absolute and undisputed joint owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Vendors represent, warrant and covenant regarding encumbrances as follows :

- 5.2.1 **No Acquisition / Requisition :** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and jointly declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land :** The Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendors :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Bishnupur 1 No. Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption :** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding :**
- 6.1 **Agreement to Sell and Purchase :** The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendors.

7. **Transfer :**
- 7.1 **Hereby Made :** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Schedule below free from all encumbrances.
- 7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 66,74,715.00 (Rupees Sixty Six Lakh Seventy Four Thousand Seven Hundred Fifteen) only** paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.
8. **Terms of Transfer :**
- 8.1 **Salient Terms :** The transfer being effected by this Conveyance is :
- 8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute :** Absolute, irreversible and perpetual.
- 8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendors as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :

- 8.2.1 **Indemnification** : Indemnification by the Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendors and Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers, which the Purchasers admit, acknowledge and accept.
- 8.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The Vendors hereby covenant that the Purchasers and its/their executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any

lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

- 8.6 **Indemnity** : The Vendors hereby covenant that the Vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and its/their executors, administrators, representatives and assigns and / or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchasers and its/their executors, administrators, representatives and assigns and / or its/their successors-in-interest by reason of any defect in title of the vendors or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The Vendors declare that the Purchasers can fully be entitled to mutate its/their names in the record of the B.L. & L.R.O. and also in the record of the concerned Rajarhat Bishnupur 1 No. Gram Panchayet and / or any other concerned authority/authorities and to pay tax or taxes and all other impositions in its/their own names. The Vendors undertake to co-operate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts** : The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and / or its/their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO
[SAID PROPERTY / SOLD PROPERTY]

ALL THAT piece and parcel of demarcated and amalgamated plot of Bagan land in total measuring **48 (Forty Eight) Cottahs 5 (Five) Chittacks 39.60 (Thirty Nine Point Six Zero) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Bhatenda**, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 60, **R.S./L.R. Dag No. 48** under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian Nos. 1035, 1034 & 1036, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith. The Sold Property is butted and bounded as follows :-

ON THE NORTH	:	Part of R.S. Dag No. 48.
ON THE SOUTH	:	R.S. Dag Nos. 48 (P), 44, 52, 53, 54 & 55.
ON THE EAST	:	Approx. 16 ft. Wide Bhatenda Karmakar Para Road (Metal Road).
ON THE WEST	:	R.S. Dag Nos. 47 (P) & 48 (P).

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Dilip Kumar Das
Ganash vill
P.O.P.S - Rajarkat
Pin - 700135

Paresh Chandra Nag
Paresh Chandra Nath

Pramila Nag

Pramila Nag

2. Kamal Sarkar
Salua (Azad Hind Park)

Parna Nag.

Parna Nag

PO R-Gopalpur

Owners / Vendors

Kol - 136

Amrish P. Rungta

Amrish Prashad Rungta

Director of

Imperial Conclave Pvt. Ltd.,

Kwality Realtech Pvt. Ltd.

& Kolkata Niketan Pvt. Ltd.

Amrish P. Rungta

Amrish Prashad Rungta

Gayatri Rungta

Gayatri Rungta

Purchasers

Drafted By :

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Composed By :

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 059.

MEMO OF CONSIDERATION

Received Rs. 66,74,715.00 (Rupees Sixty Six Lakh Seventy Four Thousand Seven Hundred Fifteen) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchasers.

<u>DD/Banker's</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
<u>Cheque No.</u>				
272125	25.5.2012	H.D.F.C	PARESHCHANDRANAG	5,10,715.00
043105	25.5.2012	H.D.F.C	PARNA NAG	5,66,000.00
043104	25.5.2012	H.D.F.C	PARNA NAG	4,00,000.00
043092	29.5.2012	H.D.F.C	PARNA NAG	4,00,000.00
043101	25.5.2012	H.D.F.C	PARESHCHANDRANAG	5,66,000.00
043099	25.5.2012	H.D.F.C	PARESHCHANDRANAG	400,000.00
043097	24.5.2012	H.D.F.C	PARESHCHANDRANAG	4,00,000.00
043091	24.5.2012	H.D.F.C	PARESHCHANDRANAG	400,000.00
043096	24.5.2012	H.D.F.C	PARESHCHANDRANAG	5,66,000.00
043093	24.5.2012	H.D.F.C	PRAMILA NAG	400,000.00
043094	24.5.2012	H.D.F.C	PRAMILA NAG	400,000.00
043095	24.5.2012	H.D.F.C	PRAMILA NAG	400,000.00
043103	25.5.2012	H.D.F.C	PRAMILANAG	400,000.00
043102	25.5.2012	H.D.F.C	PRAMILA NAG	5,66,000.00
Advance	—	H.D.F.C	PRAMILA NAG	100,000.00
Advance	—	H.D.F.C	PRAMILA NAG	100,000.00
Advance	—	H.D.F.C	PARESHCHANDRANAG	100,000.00
<u>Witnesses :-</u>	—	H.D.F.C	PARNA NAG	100,000.00
				<u>66,74,715.00</u>

1. Dilip Kumar Kar

Paresh Chandra Nag

Paresh Chandra Nath

2. Kamal Sarkar

Pramila Nag

Pramila Nag

Parna Nag

Parna Nag

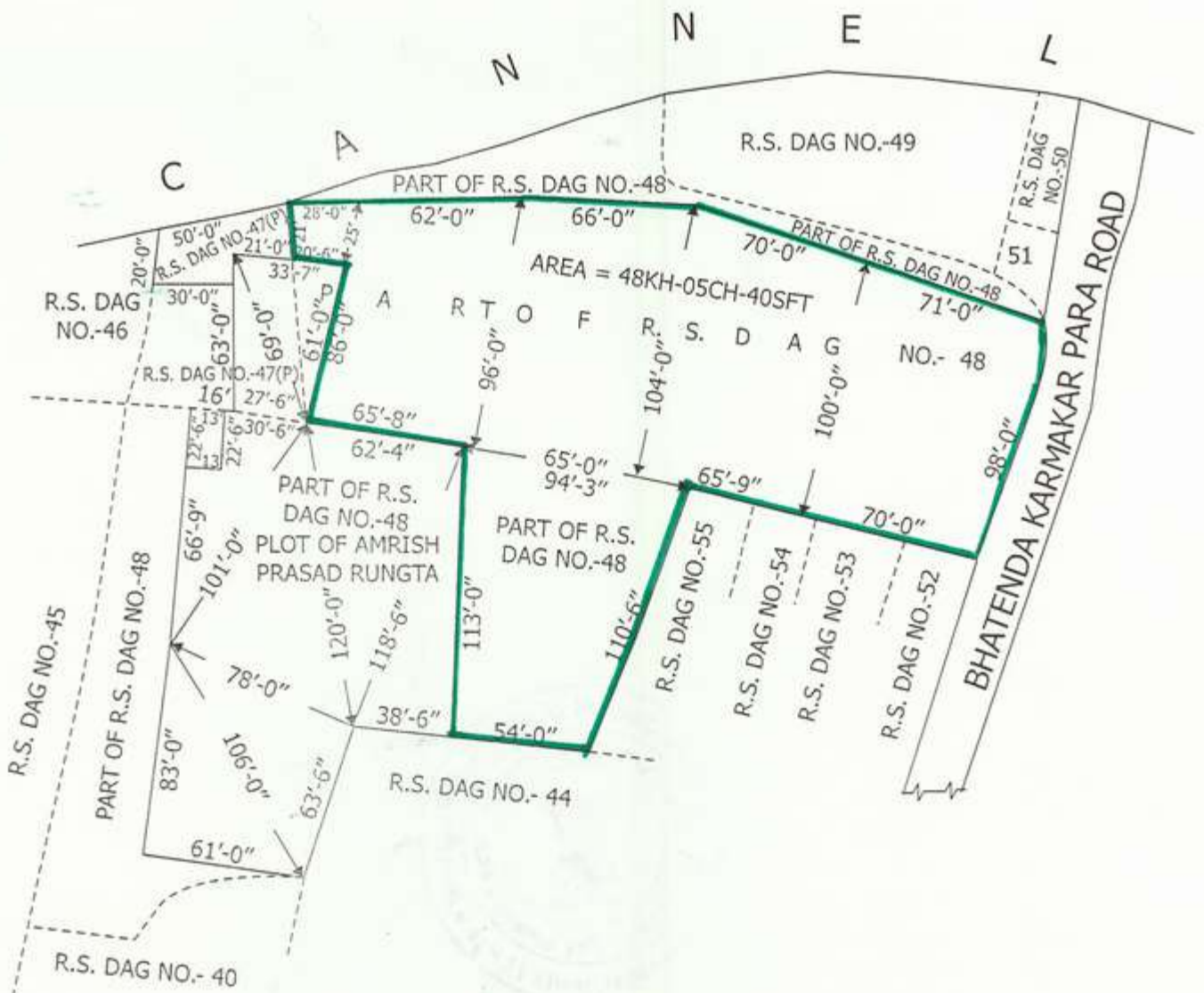
Owners / Vendors



SITE PLAN OF PART OF R.S. DAG NO.- 48, AT MOUZA - BHATENDA,
 J.L. NO. - 28, R.S. NO. - 50, L.R. KHATIAN NO. - 1034, 1035 & 1036,
 P.S. - RAJARHAT, DIST.- NORTH 24 PARGANAS,
 UNDER RAJARHAT BISHNUPUR 1 NO GRAM PANCHAYET
 PURCHASE PLOT OF DEED AREA =48KH-05CH-40SFT
 PURCHASE PLOT SHOWN IN GREEN BORDER

SCALE : 1" = 66'-0"

VENDEE :



Amrit P. Ghosh
Gayatri. Das

Parwa Nag.
Bramila Nag.
Paresh Chandra Nag.

VENDOR'S SIGNATURE

PLOT COL	REFERENCE	DEED AREA IN			
		ACRE	KH	CH	SFT
	R.S.. DAG NO. 48 (P)	0.7995	48	05	40

MORE OR LESS

COPIED BY
 SK. R. ALI
 REGD. NO. 16522
 RAJARHAT, KOL-135



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 06598 of 2012
(Serial No. 07207 of 2012)

On

Payment of Fees:

On 25/05/2012

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

Presented for registration at 19.50 hrs on :25/05/2012, at the Private residence by Amrish Prashad Rungta , one of the Claimants.

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

Execution is admitted on 25/05/2012 by

1. Paresh Ch Nag, son of Lt Manindra Nath Nag , 37 Barowaritala Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Business
2. Pramila Nag, wife of Paresh Ch Nag , 37 Barowaritala Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : House wife
3. Parna Nag Alias Parna Nag Das, daughter of Paresh Ch Nag , Flat No:202, Block- B, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700132, By Caste Hindu, By Profession : House wife
4. Amrish Prashad Rungta
Director, Imperial Conclave Pvt Ltd, Atghora Jhowtala Rd, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.

Director, Kwality Realtech Pvt Ltd, Atghora Jhowtala Rd, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.

Director, Kolkata Niketan Pvt Ltd, Atghora Jhowtala Rd, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
, By Profession : Business
5. Amrish Prashad Rungta, son of Raghunath Prasad Rungta , Atghora Jhowtala Rd, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Business
6. Gayatri Rungta, wife of Amrish Prashad Rungta , Hatiara, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
Identified By D Kr Kar, son of Lt M P Kar, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession: Service.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/05/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

28/05/2012 17:01:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D S.R. BIDHAN NAGAR
District:-North 24-Paraganas

Endorsement For Deed Number : I - 06598 of 2012
(Serial No. 07207 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 28/05/2012

Amount by Draft

Rs. 143421/- is paid , by the draft number 243573, Draft Date 25/05/2012, Bank Name State Bank of India, BAGUIATI, received on 28/05/2012

(Under Article : A(1) = 143407/- ,E = 14/- on 28/05/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,30,37,604/-

Certified that the required stamp duty of this document is Rs.- 782276 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 400000/- is paid, by the draft number 243572, Draft Date 25/05/2012, Bank Name State Bank of India, BAGUIATI, received on 28/05/2012
2. Rs. 381276/- is paid, by the draft number 243571, Draft Date 25/05/2012, Bank Name State Bank of India, BAGUIATI, received on 28/05/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

28 MAY 2012
28/05/2012 17:01:00












EndorsementPage 2 of 2

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












UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					












ATTESTED :- *Anil P. Rana*

	LH.					
	RH.					

Paresh ch. Nag.
ATTESTED :- *Paresh Chaudha Nag.*

	LH.					
	RH.					

ATTESTED :- *Pramila Nag.*

	LH.					
	RH.					

ATTESTED :- *Parna Nag.*

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

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Gayatri Rungla</i>	LH.					
	RH.					

ATTESTED :- *Gayatri Rungla*

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 14338 to 14367
being No 06598 for the year 2012.



(Debasish Dhar) 29-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal