03488

I- 03174/15

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

K 415077

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

13 MAR 2015

# DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 13th day of March, Two Thousand Fifteen (2015)

*BETWEEN*

To be cont .....

২২৭৬ তং 14-11-14 5000/-

ক্রেতার নাম Kaushalya Township P. Ltd.

সাং 10/1 Parkstreet Kol-16

ষ্টাম্প ভেন্ডার স্বাক্ষর 69 Girish Park - Kol-6

বিধান নগর (সল্টলেক সিটি) এ-ডি এস আর

স্ট্যাট স্টাম্প ক্রয় তং

গলান নং মোট কত টাকা খরিদ 20 OCT 2014

টেকারী গাঙ্গুলীপুর ভেন্ডার মিতা দত্ত

998006

Suraj Biswas

Suraj Biswas

Dahraj Biswas

Pradeep Biswas
c/o Late Jaharlal Biswas
vill- Garagari
P.O- Pathanghata
P.S- Rajarhat
Kol- 135
occ- cultivation

Seal of the Additional District Sub-Registrar Rajarhat, New Town, North 24 Pargana

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

13 MAR 2015

(1) ***SRI SUROJ BISWAS*** (PAN-BFZPB0353N), (2) ***SRI DEBRAJ BISWAS, (PAN-BVYPB3220K),*** both are the sons of Sri Kanai Lal Biswas, both residing at Village- Garagari, P.O. Patharghata, P.S. Rajarhat, Kolkata-700135, District- North 24 Parganas all by faith Hindu, all by occupation Cultivation, by Nationality- Indian, hereinafter jointly 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 and each of their legal heirs, executors, administrators, representatives nominees and assigns) of the ***ONE PART.***

-AND-

"KAUSHALYA TOWNSHIP PRIVATE LIMITED", (PAN-AACCK8934E), a Company, incorporated under the provision of the Companies Act. 1956 and having its registered office at 69, Girish Park North, Kolkata - 700006, represented by its Director SRI KARAN MEHRA, (PAN-AKRPM6865A), son of Sri Mahesh Mehra, by faith - Hindu, by occupation - Business, residing at 10/1, Park Lane, Kolkata - 700016, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force and assigns) of the OTHER PART,

***WHEREAS*** One Akshay Kumar Biswas son of Late Joynarayan Biswas of Garagari, P.S. Rajarhat, in the District of North 24 Parganas was the

To be cont .....

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

13 MAR 2015

absolute owner and possessor of sali land measuring an area 92 Decimal, comprised in R.S. Dag No. 2149, lying and situated at Mouza-HUDARITE, J.L. No. 54, Touzi No. 172, 173 at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of inheritance s, absolutely free from all encumbrances whatsoever.

***AND WHEREAS*** While seized and possessed of the aforesaid plot of land, the said Akshay Kumar Biswas duly recorded his name to the BL & LR office at the time of L.R. Settlement Operation being L.R.. Khatian No. 64, the said land clearly as under the following manner:-

| Recorded land area | Share of land | Out of total land | R.S. Dag | L.R. Khatian | Nature of land |
|---|---|---|---|---|---|
| 92 Decimal | 0.1111 | 8.26 Acre | 2149 | 64 | Sali |

lying and situated at Mouza- HUDARITE., J.L. No. 54, Touzi No. 172, 173 at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, absolutely free from all encumbrances whatsoever.

***AND WHEREAS*** While seized and possessed of the aforesaid plot of

To be cont .....

Additional District Sub-Registrar
Barasat, New Town, North 24 Pgs.

land, the said Akshay Kumar Biswas died intestate leaving behind his three sons namely (1) Sri Kanai Lal Biswas, (2) Sri Sudhanshu Biswas (3) Sri Panna Lal Biswas, five daughters namely (1) Smt. Sattyabala Mondal (2) Smt. Renu Sardar (3) Smt. Sudha Mondal (4) Smt. Sabitri Mondal (5) Smt. Kalpana Pramanick as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Hindu Succession Act. 1956 whereas each is entitled to have land measuring 11.50 Decimal as 1/8th share each out of said 92 Decimals absolutely free from all encumbrances whatsoever.

***AND WHEREAS*** By virtue of above inheritance from father, the said (1) Sri Panna Lal Biswas, and (2) Smt. Sattyabala Mondal were the joint owners of land measuring an area of 23 Decimals more or less comprised in R.S. Dag No. 2149 , under L.R. Khatian No. 64, lying at Mouza-HUDARITE, J.L. No. 54, Touzi No. 172, 173 at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas absolutely free from all encumbrances whatsoever.

***AND WHEREAS*** While seized and possessed of the aforesaid plot of land the said (1) Sri Panna Lal Biswas and (2) Smt. Sattyabala Mondal, jointly sold transferred and conveyed their right title and interest of the aforesaid

To be cont .....

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

15 MAR 2015

plot of land measuring an area of 23 Decimals more or less comprised in R.S. Dag No. 2149, under L.R. Khatian No. 64, lying at Mouza-HUDARITE, J.L. No. 54, Touzi No. 172, 173 at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas to (1) SRI SUROJ BISWAS and (2) SRI DEBRAJ BISWAS (the Vendors herein), both are the minor sons of Sri Kanai Lal Biswas, both resident of Village- Garagari, P.O. Patharghata, P.S. Rajarhat, Kolkata-700135, District- North 24 Parganas by a registered Deed of Sale (Bengali language-Saf Kobala) registered at the office of the District-Sub-Registrar-II Barasat, North 24 Parganas and recorded in Book No. I, Volume No. 1, Pages 1 to 21, Being No. 07680, in the year 2006 which was executed on 21.02.2005 after having received the full consideration amount in cash as mentioned thereon.

***AND WHEREAS*** While seized and possessed of the land so purchased therein the Deed of Sale being No. 07680 executed on 21.02.2005 by the Vendors herein Viz. (1) SRI SUROJ BISWAS and (2) SRI DEBRAJ BISWAS both are the sons of Sri Kanai Lal Biswas, the said land measuring more or less 23 Decimals was sold to "KAUSHALYA TOWNSHIP PRIVATE LIMITED", a Company, incorporated under the provision of the Companies Act. 1956 and having its registered office at 69, Girish Park North,

To be cont .....

13 MAR 2015

Kolkata - 700006, through a Deed of Sale being No. I-07230 executed on 12.12.2007 by Sri Kanailal Biswas, son of Late Akshoy Kumar Biswas being the father of the two minor sons Viz. (1) Sri Suroj Biswas and (2) Sri Debraj Biswas and assuring and representing himself as the natural guardian of the minor sons. This transfer and conveyance by Sri Kanai Lal Biswas as natural guardian of his minor sons named and mentioned above without the sanction of a court of law is not permissible under any law in force and hence the said transfer and conveyance executed on 12.12.2007 by Sri Kanai Lal Biswas through the Deed of Sale being No. I - 07230 does not have the sanction of law in force.

AND WHEREAS the said minor sons viz. (1) Sri Suroj Biswas and (2) Sri Debraj Biswas both sons of Sri Kanai Lal Biswas have now attained majority and now both are of 25 years and 20 years of age respectively.

AND WHEREAS in has been felt and admitted by the Vendors herein now that the consideration amount had already been received by Sri Kanailal Biswas father of the then minors for the land in question measuring 23 Decimals comprised in R.S. Dag No. 2149, under L.R. Khatian No. 64, lying at Mouza- HUDARITE, J.L. No. 54, Touzi No. 172, 173 at present Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the Dis-

To be cont .....

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

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trict of North 24 Parganas and also utilized the said sum of money for purpose of the maintenance, educaton and upbringing of the minor sons.

AND WHEREAS the Vendors herein having been attained majority, have considered themselves duty bound to execute a fresh Deed of Sale in respect of the land measuring an area of 23 Decimals, comprised in R.S. Dag No. 2149, under L.R. Khatian No. 64, lying at Mouza- HUDARITE, in favour of "KAUSHALYA TOWNSHIP PRIVATE LIMITED", for the purpose of confirmation and also of regularisation of the sale/transfer and also for the purpose of removing legal infirmities caused due to the transfer by Kanai Lal Biswas on behalf of his minor sons without obtaining legal sanction from any competent court of law. The present Vendors cannot deny such transfer executed by their father and so they have decided to execute a fresh deed of sale to remove the legal infirmities, if there be any.

Hence a fresh Deed of Sale by the present Vendors in favour of the earlier and the same Vendee, that is "KAUSHALYA TOWNSHIP PRIVATE LIMITED", is being executed though the consideration money for the land in question had already been received by the father of the present Vendors on 12.12.2007. The Vendee Company has agreed to pay a further sum of Rs. 5 Lac, i.e. 2.5 Lac each for completion of their education.

The Vendors herein admit and declare that since the date of transfer

To be cont .....

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

of the land in question mentioned in this present Deed of Sale and also in the earlier Deed of Sale being No. I-07230 dated 12.12.2007, "KAUSHALYA TOWNSHIP PRIVATE LIMITED", the Vendee company is in absolute possession of the land free from all encumbrance and without any disturbances whatsoever.

THE VENDORS BOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the Vendors nor any such notice has been published.

4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

To be cont .....

13 MAR

5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendors that the said land which has been described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate his name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

To be cont .....

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

13 MAR 2015

10. That the Vendors has not yet taken any loan or financial benefits from any bank or- financial institutions or any corners in respect of the schedule mentioned land.

AND the Vendors herein deliver again this day formal khas possession of the said land unto the Purchaser herein.

NOW it is again reiterated that the said property had already been sold by Sri Kanai Lal Biswas, father of the present Vendors to the same purchaser by a registered deed of conveyance dt. 12/12/2007, at D.S.R.-II North 24 Pgs. Barasat being Deed No. 07230 when the present Vendors were Minors, on receipt of proper consideration money on the date of Sale, that is on 12.12.2007, the present Vendors herein, do not claim any further amount of money towards the consideration for Sale the scheduled property mentioned herein.

But the Vendee Company, out of their good gesture and benevolence has agreed to pay a further sum of rupees five lac (Rs. 2.5 Lac to each) for the purpose of completion of the unfinished education of the Vendors herein and which the Vendor accept with gratitude.

To be cont .....

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

13 MAR 2015

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendors Herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Sali land measuring an area of 23 Decimal more or less, (as share 2500) out of 92 Decimal, comprised in R.S./L.R. Dag No. 2149, under **L.R. Khatian No.** 64 (in the name of Akshay Kumar Biswas), the said land under the following manner:-

| Saleable Land | Share | out of Land Area | R.S. & L.R. Dag No. | L.R. Kh. No. | Nature of Land |
|---|---|---|---|---|---|
| 23 Decimal | 0.0278 | 8.26 Acre | 2149 | 64 | Sali |

lying and situated at of Mouza - HUDARAIT, J.L. No. 54, Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Bidhannagar, presently A.D.S.R. Rajarhat, New Town, in the District of North 24 Parganas, State of West Bengal.

the said seleable land is Butted and Bounded as under :-

ON THE NORTH BY : R.S. Dag No. 2149 (Part).

ON THE SOUTH BY : R.S. Dag No. 2149 (Part).

ON THE EAST BY : R.S. Dag No. 2149 (Part).

ON THE WEST BY : R.S. Dag No. 2149 (Part).

To be cont .....

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

The annual proportionate rent will be payable to the Collector of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and Seals on the day, Month and Year first above written.

SIGNED AND SEALED DELIVERED by

the Vendors at Kolkata in the presence of :-

1. Pradip Biswas
Vill- Deara Gari
P.S Rajarhat

2. Sahebali
Kol-135

1. Suraj Biswas

2. Debraj Biswas

SIGNATURE OF THE VENDORS

Deed prepared by:

Dilip Hauladar
Advocate
Dum Dum/713/98

TYPED BY:

(UPANANDA BISWAS)
Asha Computer,Kol - 135.

To be cont .....

## MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 5,00,000/- (Rupees Five Lac)** ***only*** being the full consideration money of the schedule mentioned land and payment as per memo below.

### MEMO

| Name | Dated | Ch./D.D No. | Drawn on | Amount (Rs) |
|---|---|---|---|---|
| Sri Suroj Biswas | 13 /03/15 | 183580 | PNB, Park Circus Br. | 2,50,000/- |
| Sri Debraj Biswas | 13/03/15 | 183581 | PNB, Park Circus Br. | 2,50,000/- |

Total **Rs. 5,00,000/- (Rupees Five Lac) only.**

WITNESSES :-

1. Pradip Biswas
vill- Beragari
P.S- Rajarhat.

2. Sahabar
Rajarhat
Kol-135

Suraj Biswas

Debraj Biswas

SIGNATURE OF THE VENDORS

13 MAR 2015

OF THE
TANT/
NT/SELLER/
R/CAIMENT
ITH 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

KAUSHALYA TOWNSHIP PVT. LTD.
Karan Mehta
Director

LH

RH.

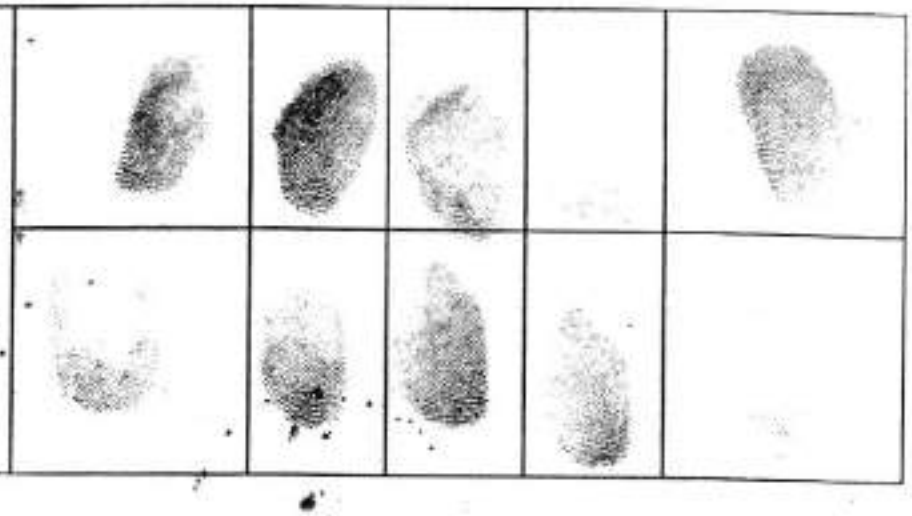
KAUSHALYA TOWNSHIP PVT. LTD.
Karan Mehta
Director

ATTESTED :

Sway Biswas

LH

RH.

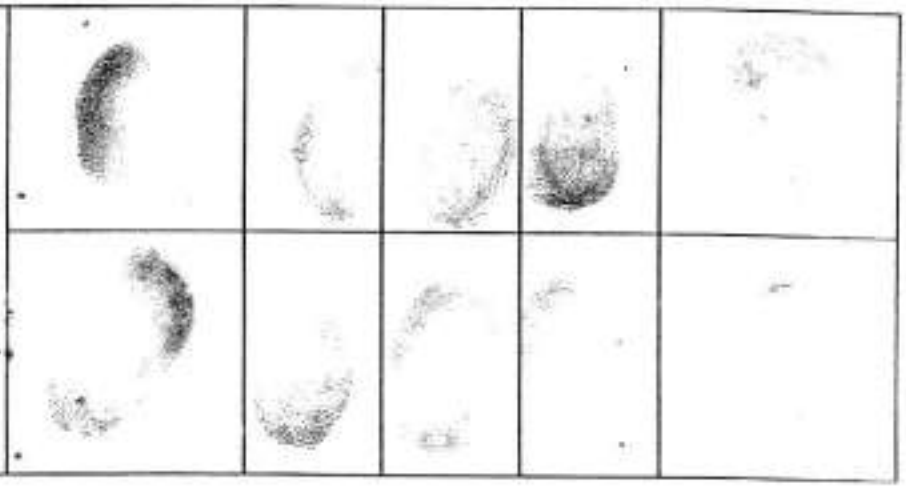


ATTESTED :- Sway Biswas

Debraj Biswas

LH

RH.



ATTESTED :- Debraj Biswas

Seal of the Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

13 MAR 2015

Government of West Bengal
rtment of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
gnature / LTI Sheet of Serial No. 03488 / 2015, Deed No. (Book - I , 03174/2015)

re of the Presentant

| me of the Presentant | Photo | Finger Print | Signature with date |
|---|---|---|---|
| Suroj Biswas<br>Garagari, Kolkata,<br>Thana:-Rajarhat, P.O.<br>:-Patharghata,<br>District:-North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700135 |  <br>13/03/2015 |  <br>LTI<br>13/03/2015 | Suraj Biswas<br>13/03/2015 |

Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|---|---|---|---|---|---|
| 1 | Suroj Biswas<br>Address -Garagari, Kolkata,<br>Thana:-Rajarhat, P.O.<br>:-Patharghata, District:-North<br>24-Parganas, WEST BENGAL,<br>India, Pin :-700135 | Self |  <br>13/03/2015 |  <br>LTI<br>13/03/2015 | Suraj Biswas |
| 2 | Debraj Biswas<br>Address -Garagari, Kolkata,<br>Thana:-Rajarhat, P.O.<br>:-Patharghata, District:-North<br>24-Parganas, WEST BENGAL,<br>India, Pin :-700135 | Self |  <br>13/03/2015 |  <br>LTI<br>13/03/2015 | Debraj Biswas |

| ame of Identifier of above Person(s) | Signature of Identifier with Date |
|---|---|
| adip Biswas<br>ragari, Kolkata, Thana:-Rajarhat, P.O.<br>Patharghata, District:-North 24-Parganas, WEST<br>NGAL, India, Pin :-700135 | Pradip Biswas<br>13/03/2015 |

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs
(Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT

 13/03/2015 13 MAR 2015

Seal of the Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

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

**Endorsement For Deed Number : I - 03174 of 2015**

**(Serial No. 03488 of 2015 and Query No. 1523L000005899 of 2015)**

**On 13/03/2015**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 22091/- is paid , by the draft number 512341, Draft Date 13/03/2015, Bank Name State Bank of India, Terminus Building New Town, received on 13/03/2015

( Under Article : A(1) = 22077/- ,E = 14/- on 13/03/2015 )

**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.-20,07,279/-

Certified that the required stamp duty of this document is Rs.- 100384 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49692/- is paid , by the draft number 512343, Draft Date 13/03/2015, Bank : State Bank of India, Terminus Building New Town, received on 13/03/2015
2. Rs. 49692/- is paid , by the draft number 512342, Draft Date 13/03/2015, Bank : State Bank of India, Terminus Building New Town, received on 13/03/2015

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

Presented for registration at 13.59 hrs on :13/03/2015, at the Office of the A.D.S.R. RAJARHAT by Suroj Biswas , one of the Executants.

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

Execution is admitted on 13/03/2015 by,

1. Suroj Biswas, son of Kanai Lal Biswas , Garagari, Kolkata, Thana:-Rajarhat, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Cultivation
2. Debraj Biswas, son of Kanai Lal Biswas , Garagari, Kolkata, Thana:-Rajarhat, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Cultivation

Identified By Pradip Biswas, son of Late Jahar Lal Biswas, Garagari, Kolkata, Thana:-Rajarhat, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Cultivation.

13 MAR 2015

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs
( Debasish Dhar )
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

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

Endorsement For Deed Number : I - 03174 of 2015
(Serial No. 03488 of 2015 and Query No. 1523L000005899 of 2015)

( Debasish Dhar )
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
1 3 MAR 2015
( Debasish Dhar )
Additional District Sub-Registrar

Seal of the Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

*Certificate of Registration under section 60 and Rule 69.*

Registered in Book - I
CD Volume number 6
Page from 9457 to 9475
being No 03174 for the year 2015.

(Debasish Dhar) 16-March-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal