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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Additional District Magistrate
Midnapore (Sub. Dist. Mag.)

28 MAY 2008

30 MAY 2008

DEED OF CONVEYANCE

THIS INDENTURE is made on this 28th day of May, in the Year Two Thousand Eight of the Christian Era.

BETWEEN

SRI BISWAJIT MONDAL, S/o. Late Jiban Mondal @ Jiban Krishna Mondal.

Handwritten signatures and notes in the bottom right section of the document.

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নং 3041

২৪/৫/০৮ স্মরণ

ফ্রেডার নাম _____
 সাং _____
 ষ্টাম্প ডেডার স্বাক্ষর _____
 বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এস. আর. ও
 মোট স্টাম্প ক্রয় তাং _____
 চালান নং _____ মোট ক্রয় টাকা খরিদ _____

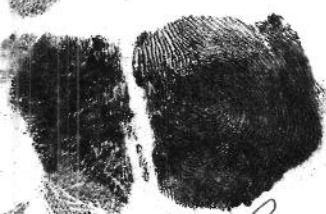
Kaurhalya Township Pol. Col.
 Pl. - 69 Crosspark North
 Kol - 6

26 MAY 2008

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মি. বারাকপুর ডেডার মিতা দত্ত

বিস্ময় মণ্ডল



V-L 5174

বিস্ময় মণ্ডল



Bisendra Nath Mandal
 870 Late Chintamani Mandal
 Vill - Kada P. S Rajbari
 Dist 24 Pys (Nal) West
 Occupation - Business

28 MAY 2008

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by faith Hindu, by occupation –Cultivation, residing at village- Kada, P.S. – Rajarhat, P.O.- Akandakashari, Dist. – 24 Parganas (N), hereinafter called the “**VENDOR**” (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heir, executors, administrators, legal representatives, nominees and assignees) of the **ONE PART.**

AND

“**Kaushalya Twonship Pvt. Limited**”, a company incorporated under the provision of the companies Act, 1956 and having its registered office at 69, Girish Park North, Kolkata – 7000 06, represented by its Director, **Smt. Srishty Mehra** wife of Shri Prashant Mehra, by faith – Hindu, by occupation – Business, residing at 10/1, Park Lane, Kolkata – 7000 16, hereinafter called the “**PURCHASER**” (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, legal representatives, nominees and assignees) of the “**OTHER PART**”.

WHEREAS one **Sri. Biswajit Mondal** son of Late Jiban Mondal @ Jiban Krishna Mondal is the actual recorded owner and while in use, occupation and enjoyment of various landed property including admeasuring 0.0537 Acre Sali land comprised in **L.R. Dag No. 2134** under **L.R. Khatian No. 655**, admeasuring 0.1750 Acre Sali land comprised in **L.R. Dag No. 2149** under **L.R. Khatian No. 655**, admeasuring 0.1149 Acre Sali land comprised in **L.R. Dag No. 2123** under **L.R. Khatian No. 655**, i.e. total **0.3436 Acre** land of Rayati Dakhali rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 under P.S. – Rajarhat, Dist. Registration office at Barasat, Sub Registration office at Bidhannagar, 24 Parganas (N) by virtue of hereditary rights and duly recorded

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28 MAY 2000

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her name in the office of the B.L. & L.R.O. at the time of Revisional Settlement Record by paying Government rents and taxes and had been seized, possessed and / or otherwise well sufficiently enjoyed peacefully the said property and appertaining thereof without interruption of others.

AND WHEREAS one **Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal** wife of Late Jiban Mondal @ Jiban Krishna Mondal is the actual recorded owner and while in use, occupation and enjoyment of various landed property including admeasuring 0.0537 Acre Sali land comprised in **L.R. Dag No. 2134** under **L.R. Khatian No. 961**, admeasuring 0.08 Acre Sali land comprised in **L.R. Dag No. 2158** under **L.R. Khatian No. 961**, admeasuring 0.1149 Acre Sali land comprised in **L.R. Dag No. 2123** under **L.R. Khatian No. 961**, i.e. total **0.2486 Acre** land of Rayati Dakhali rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 under P.S. – Rajarhat, Dist. Registration office at Barasat, Sub Registration office at Bidhannagar, 24 Parganas (N) by virtue of by dint of a deed of conveyance being No. 1709 dated 09.03.73 at Cossipur Dum Dum and by recorded hereditary rights and duly recorded her name in the office of the B.L. & L.R.O. at the time of Revisional Settlement Record by paying Government rents and taxes and had been seized, possessed and / or otherwise well sufficiently enjoyed peacefully the said property and appertaining thereof without interruption of others.

AND WHEREAS the vendor the said **Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal** wife of Late Jiban Mondal @ Jiban Krishna Mondal while in possession of her aforesaid land 0.2486 acre she transferred the aforesaid land along with other land to her son Sri Biswajit Mondal the vendor herein by virtue of a Gift Deed being No. 7327, for the year 2007, duly registered DSR II Barasat North 24 Parganas. Be it noted

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28 MAY 2008

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here that though the aforesaid land is now owned and possess by the vendor **Sri. Biswajit Mondal** son of Late Jiban Mondal @ Jiban Krishna Mondal yet the said land is still recorded in the name of Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal under L.R. Khatian No.961.

Thus the vendor is in use, occupation and enjoyment of landed property including admeasuring total land of **0.5922** acre property of Rayati Dakhali rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 under P.S. – Rajarhat, Dist. Registration office at Barasat, Sub Registration office at Bidhannagar, 24 Parganas (N) by virtue of inheritance morefully and particularly described in the schedule hereinunder written and has been seized and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others.

AND WHEREAS the vendor herein **Sri. Biswajit Mondal** son of Late Jiban Mondal @ Jiban Krishna Mondal being urgently in need of money for some valid purpose intended, desired and has agreed to sell and the purchaser herein has agreed to purchase the landed property as aforesaid an area admeasuring **0.5922** acre equivalent to **35** (Thirty-five) **Cottahs** – **13**(Thirteen) **Chitaks** – **11** (Eleven) **S.q. ft.** land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereinunder written, for the price of Rs. 21,49,685.00 (Rupees Twenty-one Lakhs Forty-nine Thousand Six Hundred Eighty-five) only.

AND WHEREAS the vendor herein **Sri. Biswajit Mondal** son of Late Jiban Mondal @ Jiban Krishna Mondal considering the same as the highest

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~~SECRETARY GENERAL (S&T) U.S.A.~~

28 MAY 2008

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market price has received a sum of Rs. 21,49,685.00 (Rupees Twenty-one Lakhs Forty-nine Thousand Six Hundred Eighty-five) only, being the full amount of the total price of the land, described the schedule herein below, from the within-named purchaser.

NOT THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 21,49,685.00 (Rupees Twenty-one Lakhs Forty-nine Thousand Six Hundred Eighty-five) only, of true and lawful money of Union of India being the purchase money is full paid in cash by the purchaser to the vendor on or before the execution of these presents the receipt whereof the said vendor do hereby admit and acknowledge and from the same and every part thereof the vendor do hereby, release and discharge the purchaser, her heirs, executors, administrators, representatives and assignees AND the vendor do hereby by this presents in defensibly grant, sell, transfer, assign, convey and assure absolutely and for ever unto the purchaser, her heirs, executors, administrators, representatives and assignees free from all encumbrances, attachment and other defects in title ALL THAT a piece or parcel of Raiyati Dakhali reghts and misusage, hereditament and tenements of the undivided landed property of admeasuring **0.5922** acre equivalent to **35** (Thirty-five) **Cottahs** – **13**(Thirteen) **Chitaks** – **11** (Eleven) **S.q. ft.** land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereto together with all benefits and advantages of ancient and other lights, liberties, easements, privileges and appurtenances whatsoever to the schedule property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder or

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧಿಕಾರಿ (ಸಹ) ಕಾರ್ಯದರ್ಶಿ

28 MAY 2008

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remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trusts, property claim and demand whatsoever both the law and in equity of the vendors into and upon "the said scheduled property" or every part thereof AND all deeds, pattas, monuments, writings and evidences of title which may relate to "the said schedule property" or any part thereof and which now are or hereafter shall or may be in the custody, power of possession of the vendor, their respective heirs, executors, administrators, or representatives or any person from whom they can or may procure the same without action or suit or in equity TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the schedule property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenance unto and to the use of the purchaser, her heirs, executors, administrators, representatives and assignees forever free and discharge from or otherwise by the vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the vendor from to these presents AND the vendor, do hereby for them self their heirs, executors, administrators and representatives covenant with the purchaser, her heirs, executors administrators representatives and assignees THAT notwithstanding any acts, deeds or things whatsoever, by the vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary that the vendor had at all materials times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser, her heirs, executors, administrators, representatives and assignees in the manner aforesaid AND

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SECRETARY OF DEFENSE
WASHINGTON, D.C. 20301

28 MAY 2008

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THAT the purchaser her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and very part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, executed and released or otherwise by and at the cost and expenses of the vendor well and sufficiently save indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the schedule property or any part thereof from under of in trust for him the vendor or from or under any of their predecessors or ancestors in title shall and will from time to time and all times hereafter at the present and costs of the purchaser, her, heirs, administrators, representatives and assignees do and execute, or cause to be done executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the schedule property and every parts thereof unto and to the use of the purchaser, her heirs, executors, administrators, representatives and assigns according to the true intend and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the vendors and all their respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the purchaser, her heirs, executors,



ҚАЗАҚСТАН РЕСПУБЛИКАСЫ АСАУ САҒАНАУАТЫ
МИНИСТЕРСТВО ЗДРАВООХРАНЕНИЯ РЕСПУБЛИКИ КАЗАХСТАН

28 MAY 2008

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administrators and assignees against loss and damages and costs, charges and expenses if any suffered by any reason of any defect in the title of the vendor and any breach of the covenants hereinunder contained.

THE VENDOR DO HEREBY CONVENANT WITH THE PURCHASER:

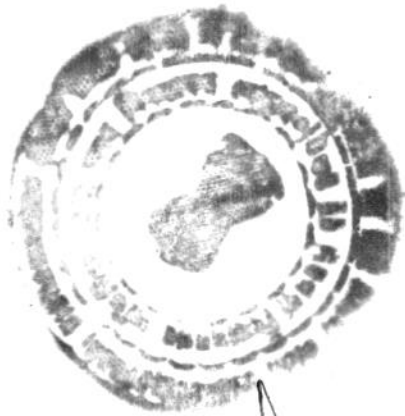
(1) That notwithstanding any act deed, matter or thing whatsoever done by the vendor or their predecessor in title of anyone of them done executed or knowingly referred to the contrary, the vendor are fully and absolutely seized and possessed of or condition use trust or other thing whatsoever to alter or make void the same.

(2) That no notice issued under the public demands recovery yet has been served upon the vendor or such notice has been published.

(3) That the vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below.

(4) That the purchaser and all person or persons claiming through under them shall have undisputed and all manner or rights through over or under the common passage.

It is hereby declared that the land described in the schedule below is not either any acquired property of the vendor or nor the benamder of anyone. It is also declare that there is no Bargader in the land described in the schedule hereinbelow.



KEBIDANAN DISTRIK KEMEN-
KESKIDAN (Fak) Jakarta

8 MAY 2008

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And the vendor delivers this day the khas possession of the scheduled land unto the purchaser.

THE SCHEDULE ABOVE REFERRED

ALL THAT piece and parcel of land of Rayati Dakhali rights lying and situated at Mouza - Hudarait , J.L. No. 54 , Touzi No. 10 Re : Sa: No. 228, within P.S. - Rajarhat, Sub - Registry Office – Bidhan Nagar, Dist. North 24 – Parganas within the local limit of Chandpur Gram Panchayet and comprising the Dag nos., Share & Areas are as follows : -

Share & Area of the vendor Sri Biswajit Mondal son of Late Jiban Mondal @ Jiban Krishna Mondal as recorded in R.O.R.

L.R. Dag. No.	L.R. Khatian No.	Share
2134	655	0.1250

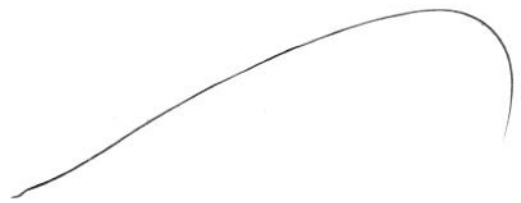
out of total **0.43** Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less 0.0537 Acre land.

L.R. Dag. No.	L.R. Khatian No.	Share
2149	655	0.0549

out of total **8. 26**Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less 0.1750 Acre land. out of 0.4534 acre Land

L.R. Dag. No.	L.R. Khatian No.	Share
2123	655	0.3964

out of total **0. 29**Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less 0.1149 Acre land.



~~CONFIDENTIAL~~

CONFIDENTIAL

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Total area of admeasuring **0.3436 Acre** land

Share & Area of the vendor Sri Biswajit Mondal son of Late Jiban Mondal @ Jiban Krishna Mondal as recorded in R.O.R. in the name of Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal wife of Late Jiban Mondal @ Jiban Krishna Mondal.

L.R. Dag. No.	L.R. Khatian No.	Share
2134	961	0.1250

out of total **0.43** Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less **0.0537 Acre** land.

L.R. Dag. No.	L.R. Khatian No.	Share
2158	961	0.5000

out of total **0.16**Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less **0.08 Acre** land.

L.R. Dag. No.	L.R. Khatian No.	Share
2123	961	0.3964

out of total **0. 29**Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less **0.1149 Acre** land.

Total area of admeasuring **0.2486 Acre** land

Grand total sale area of admeasuring 0.5922 acre equivalent to 35 (Thirty-five) Cottahs – 13(Thirteen) Chitaks – 11 (Eleven) S.g. ft. and appertaining thereof be the same a little more or less undivided landed property comprised in and out of the above mentioned Dags, which are now sold together possessed by the vendor herein having right to use all Easement rights attached

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20 MAR 2008

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to the said plots of land of which annual proportionate rent payable to the Collector, 24 parganas North, as per the State Govt. Rules and Regulations and the finger impressions of both hands of sellers and purchaser annexed hereto shall be treated as a part of this deed of conveyance.

IN WITNESSES WHEREOF the vendor has hereunto set and subscribed their respective hands and seal on the day, month and year first written above.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. Bisen chandra Nath Mondal
vill. Kada



2. silit kr. Mondal
of kada

SIGNATURE OF THE VENDORS

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UNITED STATES OF AMERICA
AFRICAN UNION

28 MAY 2008

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MEMO OF CONSIDERATION

Received the sum of Rs. 21,49,685.00 (Rupees Twenty-one Lakhs Forty-nine Thousand Six Hundred Eighty-five) only, being the full amount of consideration money for the sale value of the undivided landed property admeasuring **0.5922** acre equivalent to **35** (Thirty-five) **Cottahs** – **13**(Thirteen) **Chitaks** – **11** (Eleven) **S.q. ft.** land be the same a little more or less and appertaining thereof from the within-named PURCHASER as mentioned in the above schedule of this deed of conveyance, by these presence as per memo below:

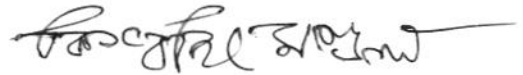
MEMO

Paid by cash of R.B.I. Notes of Rs. 21,49,685.00 (Rupees Twenty-one Lakhs Forty-nine Thousand Six Hundred Eighty-five) only.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. Bisendra Nath Mandal
vill. Kada



2. Dilip K. Mondal
of Kada

Drafted by :-

Swapan Kumar Dey,
(Swapan Kumar Dey)
Advocate 2-192/89
Barasat District Judges Court.
Typed by:

SIGNATURE OF THE VENDORS














AGRICULTURE DISTRICT OFFICE
MCHAMUSU (Salt Lake)

28 MAY 2008

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












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

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


 <i>Srishty Mehra</i>	LH.					
	RH.					

Kamshalaya Township Pvt Ltd

ATTESTED :- *Srishty Mehra*
Director

 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED :- *[Signature]*

 PHOTO	LH.					
	RH.					

ATTESTED :-

UNDER THE ACT OF THE 1947
AND TO THE EFFECT OF THE
ACT OF THE 1947



GOVERNMENT OF INDIA
MINISTRY OF DEFENSE

28 MAY 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-07015 of :2008
(Serial No. 05756, 2008)

On 28/05/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.28 hrs on :28/05/2008, at the Private residence by Biswajit Mondal, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 28/05/2008 by

1. Biswajit Mondal, son of Lt Jiban Mondal, Kada, Thana Rajarhat, By caste Hindu, by Profession : Cultivation
Identified By B N Mondal, son of Lt C Mondal, Kada Thana: Rajarhat, by caste Hindu, By Profession :---

Name of the Registering officer : **Nurul Amin Khan**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 30/05/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 23639/- on:30/05/2008

Certificate of Market Value(WB PUVI rules 1999)

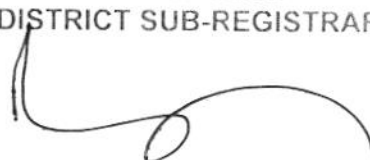
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2149685/-

Certified that the required stamp duty of this document is Rs 107484 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 586857, Draft Date 30/05/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :30/05/2008. 2.Rs 49000/- is paid, by the draft number 586856, Draft Date 30/05/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :30/05/2008. 3.Rs 4490/- is paid, by the draft number 586865, Draft Date 30/05/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :30/05/2008

Name of the Registering officer : **Nurul Amin Khan**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**


[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal



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30 MAY 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3288 to 3303
being No 07015 for the year 2008.



(Nurul Amin Khan) 02-June-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal