14015

12787/2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.50 Rs.5000

पाँच हजार FIVE THOUSAND RUPEES

M-5
12787/14

19.11.14
5.45

पश्चिमबङ्गा पश्चिम बंगा

B 413839

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

20 NOV 2014

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 19th day of November, Two Thousand Fourteen (2014)

BETWEEN

To be cont .....

2277 14-11-14 5000/-

ক্রেতার নাম

নাম Magnum Infracon P. LTD

ট্রান্সফার ডেভলার্স 171/1A. R. B. Avenue Kol 19

বিক্রয় কার্য (সল্টলেক সিটি ডি. এল. আর. ও

স্ট্যাম্প ক্রয় তাং

নং মোট কত টাকা মূল্য 07 NOV 2014

ডেভলার্স মিতা লক্ষ 900000

২৫২ কুর্ণী নগর

3130

২৫২ কুর্ণী নগর

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

19 NOV 2014

Subhoroskar
S/o Harekrishnaroskar
V-Kodo
P.S-Rajarhat
Kol-135
Occ. Student

SRI HAREKRISHNA NASKAR , **(PAN - APTPN8925M),** son of Beni Madhab Naskar, residing at Vill - Kada, P.O. Akandakeshari, P.S. - Rajarhat, Kolkata - 700135, Dist. North 24 Parganas, by faith- Hindu, by Occupation- Cultivator, by Nationality - Indian, hereinafter called the ***"VENDOR"*** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the *ONE PART.*

AND

***"MAGNUM INFRACON PRIVATE LIMITED"*, (PAN-AAFCM4442C)** a company incorporated under the provision of the Companies Act, 1956 and having its registered office at 160 Jamunalal Bajaj Street, Kolkata - 700007, represented by its Director, MR. DEBRAJ SETH, son of Late Narain Das Seth, by faith - Hindu, by occupation - Business, residing at HB-170, 2nd Floor, Salt Lake, Kolkata - 700106, hereinafter called the *"PURCHASER"* (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director - in - office, heirs, executors, administrators, representatives and assigns) of the *OTHER PART;*

WHEREAS One Lakshmi Moni Dassi and Sushila Bala Dassi were absolute R.S. recorded owners and seized and possessed of and/ or otherwise well and sufficiently entitled to 91 Decimal out of total 8.26 Acre of land Comprised in R.S. Dag No 2149, under C.S. Khatian No. 147 and R.S.

To be cont .....

Khatian No. 128 , lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, under P.S. Rajarhat, Dist. North 24 Parganas.

AND WHEREAS While having been seized and possessed of the aforesaid plots of land the said Lakshmi Moni Dassi and Sushila Bala Dassi sold, transferred and conveyed their right title and interest to Smt. Lakshmi Bala Biswas, wife of Khetramohan Biswas of Vill - Ganragori, P.S. - Rajarhat, Dist. North 24 Parganas, by a registered Deed of Sale (Bengali Saf Kobala), being No. 2510, dated 27/03/1961, registered at Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 50, Pages 15 to 18, in the year 1961. against valuable consideration mentioned therein.

AND WHEREAS While having been seized and possessed of the aforesaid plots of land, the said Smt. Lakshmi Bala Biswas sold, transferred and conveyed her right title and interest to Sri Mrityunjoy Biswas, Sri Gangapada Biswas, Sri Sudhanya Biswas and Sri Gobindo Chandra Biswas, all sons of Late Dhirendra Nath Biswas of Ganragori, P.S. - Rajarhat, Dist. North 24 Parganas ALL THAT piece or parcel of Sali land measuring an area 45.50 Decimal (1/2 share of 91 Decimal, comprised in C.S. Dag No. 2111 corrsponding R.S. Dag No. 2149 out of Total Area of 8.26 Acre, under R.S. Khatian No. 128 and an area measuring 05.50 Decimal (1/2 share of 11 Decimal) out of total 16 Decimal, comprised in C.S. Dag No.

To be cont .....

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

1 9 NOV 2014

2093/2231, corresponding R.S. Dag No. 2130, i.e. total 51 Decimal, under C.S. Khatian No. 147, R.S. Khatian No.128, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, under P.S. Rajarhat, Dist. 24 Parganas, by a registered Deed of Conveyance No. 1453, dated 18/02/1976, registered at the office of Sub-Registrar Cossipore, Dum Dum, North 24 Parganas, copied in Book No. 1, Volume No. - 34, Pages - 92 to 94.

AND WHEREAS while being seized and possessed of the aforesaid two plots of Sali land measuring an area 51 Decimal more or less, by virtue of purchase the said Sri Mrityunjoy Biswas, Sri Gangapada Biswas, Sri Sudhanya Biswas and Sri Gobindo Chandra Biswas, got their names mutated in the record of B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 784, 1044, 247 & 276, measuring an area 51 Decimal more or less, (as share 0.0624) out of total 8 Acre 26 Decimal, comprised in C.S. Dag No.2111 Corresponding R.S. Dag No. 2149, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, under P.S. Rajarhat, Dist: North 24 Parganas and absolutely free from all encumbrances whatsoever.

AND WHEREAS while being seized and possessed of the said Sali land measuring an area 51 Decimal comprised in R.S. Dag No. 2149, under L.R. Khatian No. 784, 1044, 247 & 276, at Mouza - Hudarait, J.L. No. 54, the said Sri Mrityunjoy Biswas, Sri Gangapada Biswas, Sri Sudhanya

To be cont .....

Biswas and Sri Gobindo Chandra Biswas, sold, transferred and conveyed by a registered Deed of Conveyance, being 4003, dated 07/10/1998, registered at the office of District Sub-Registrar, Barasat, North 24 Parganas to Sri Harekrishna Naskar (the Vendor herein) , Sri Ram Krishna Naskar and Sri Astapada Naskar, all are sons of Beni Madhab Naskar, all are residing at Vill - Kada, P.O. Akandakashari, P.S. - Rajarhat, Kolkata - 700135, Dist. North 24 Parganas,

AND WHEREAS The said Sri Harekrishna Naskar (the Vendor herein) and Sri Ram Krishna Naskar, Sri Astapada Naskar, are the absolute owners by virtue of the Deed of Conveyance No. 4003, dated - 07/10/1998, of ALL THAT piece or parcel of Sali land measuring an area 51 Decimal more or less, (as share 0.0624) out of total 8 Acre 26 Decimal, comprised in C.S. Dag No.2111, corresponding R.S./L.R. Dag No. 2149, under C.S. Khatian No. 147, R.S. Khatian No.128, L.R. Khatian No. 1637, 1638 and 1639 respectively, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, under P.S. Rajarhat, Dist: 24 Parganas. And there after they mutated their names in the records of right of B.L.& L.R.O. Rajarhat under L.R. Khatian No. 1637 (in the name of Harekrishna Naskar), 1638 (in the name of Ram Krishna Naskar) and 1639 (in the name of Astapada Naskar) and are enjoying the right, title and interest absolutely free from all encumbrances whatsoever.

To be cont .....

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

AND WHEREAS Since then the said Harekrishna Naskar the Vendor herein seized and possessed of the aforesaid ALL THAT piece or parcel of Sali land measuring an area of 17 Decimal more or less, (as share 0.0208) out of total 8 Acre 26 Decimal, comprised in R.S./L.R. Dag No. 2149, under present L.R. Khatian No. 1637 (in the name of Harekrishna Naskar), lying and situated at 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 Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein may think fit and proper.

AND WHEREAS the said Sri Harekrishna Naskar (the Vendor herein) have agreed to sell and the purchaser herein ***"MAGNUM INFRACON PRIVATE LIMITED"***, have agreed to purchase ALL THAT piece or parcel of Sali land measuring an area of 17 Decimal more or less, (as

To be cont .....

share 0.0208) out of total 8 Acre 26 Decimal, comprised in R.S./L.R. Dag No. 2149, under present L.R. Khatian No. 1637, lying and situated at 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 Rajarhat, New Town, in the District of North 24 Parganas morefully described in the schedule hereinafter written for the total consideration of **Rs. 36,00,000/- (Rupees Thirty-six Lac) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 36,00,000/- (Rupees Thirty-six Lac) only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali land measuring an area of 17 Decimal more or less, (as share 0.0208) out of total 8 Acre 26

To be cont .....

Decimal, comprised in R.S. Dag No. 2149, under present L.R. Khatian No. 1637, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, A.D.S.R. office at Rajarhat, New Town, in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the SAID PLOT OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now

To be cont .....

Additional District
Rajarhat, New Town,

19 NOV 2014

are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor/s or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH 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 Vendor 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 what-

To be cont .....

soever from the Vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.

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

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 Vendor that the said land which has been described in the schedule hereinafter written is the self acquired property of the Vendor 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 Vendor and if any portion of such taxes levies impositions etc. be found

To be cont .....

to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.

9. It is hereby declared by the Vendor 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.

10. That the Vendor 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.

11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not free from all encumbrances or if it is found that the total quantum or any quantm of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by in R.S. / L.R. Dag No. 2128, L.R. Khatian No. 682 of Mouza - Hudarait, J.L. No. 54 to the Purchaser and if any mistake is detected hereafter in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the purchaser.

To be cont .....

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

10 NOV 2014

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

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

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Sali land measuring an area of 17 Decimal more or less, (as share 0.0208) out of total 8 Acre 26 Decimal, comprised in R.S./L.R. Dag No. 2149, under present L.R. Khatian No. 1637 (in the name of Harekrishna Naskar), and 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
17 Decimal	0.0208	8.26 Acre	2149	1637	Sali
17 (Seventeen) Decimal More or Less.					

The aforesaid land 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.

To be cont .....

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring 17 (Seventeen) Decimal equivalent to 10 (Ten) Cottah 04 (Four) Chittak, 25 (Twenty-five) Sq. ft. be the same a little more or less unto and in favour of the purchaser herein and the said land is butted and bounded as under and which is clearly marked by RED ink in Plot No. A the site plan attached hereto and which will make an integral part of this deed :

ON THE NORTH BY : R.S. Dag No. 2137.

ON THE SOUTH BY : Part of R.S. Dag No. 2149,

ON THE EAST BY : Part of R.S. Dag No. 2149, Plot No. B

ON THE WEST BY : R.S. Dag No. 2128 & Mouza - Patharghata.

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.

To be cont .....

IN WITNESS WHEREOF the Vendor having been fully understood and satisfied about the content of this deed from the bengali translation / verson as read and by witness No 1 have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata in Presence of:

1. Subhe Voskar
Vill - Kada
P.S - Rajarhat

2. Dibesh Naskar
At Kada, Rajarhat

Deed prepared by:

SIGNATURE OF THE VENDOR

TYPED BY:

(UPANANDA BISWAS)
Asha Computer,Kol - 135.

To be cont .....

Additional District Registrar
Rajarhat, New Town, North 24 Pgs

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of ***Rs. 36,00,000/- (Rupees Thirty-six Lac) only*** being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

Name	Dated	RTGS/D.D No.	Drawn on	Amount (Rs)
Harekrishna Naskar	07/06/14	PUNBH14158242724	PNB, Park Circus Br.	8,00,000/-
Do	19.11.2014	PUNBH14323564123	DO	28,00,000/-

Total ***Rs. 36,00,000/- (Rupees Thirty-six Lac) only.***

WITNESSES :-

1. Subhendu Kar
Kada - Rajarhat

2. Dipesh Nag Kar
of Kada, Rajarhat.

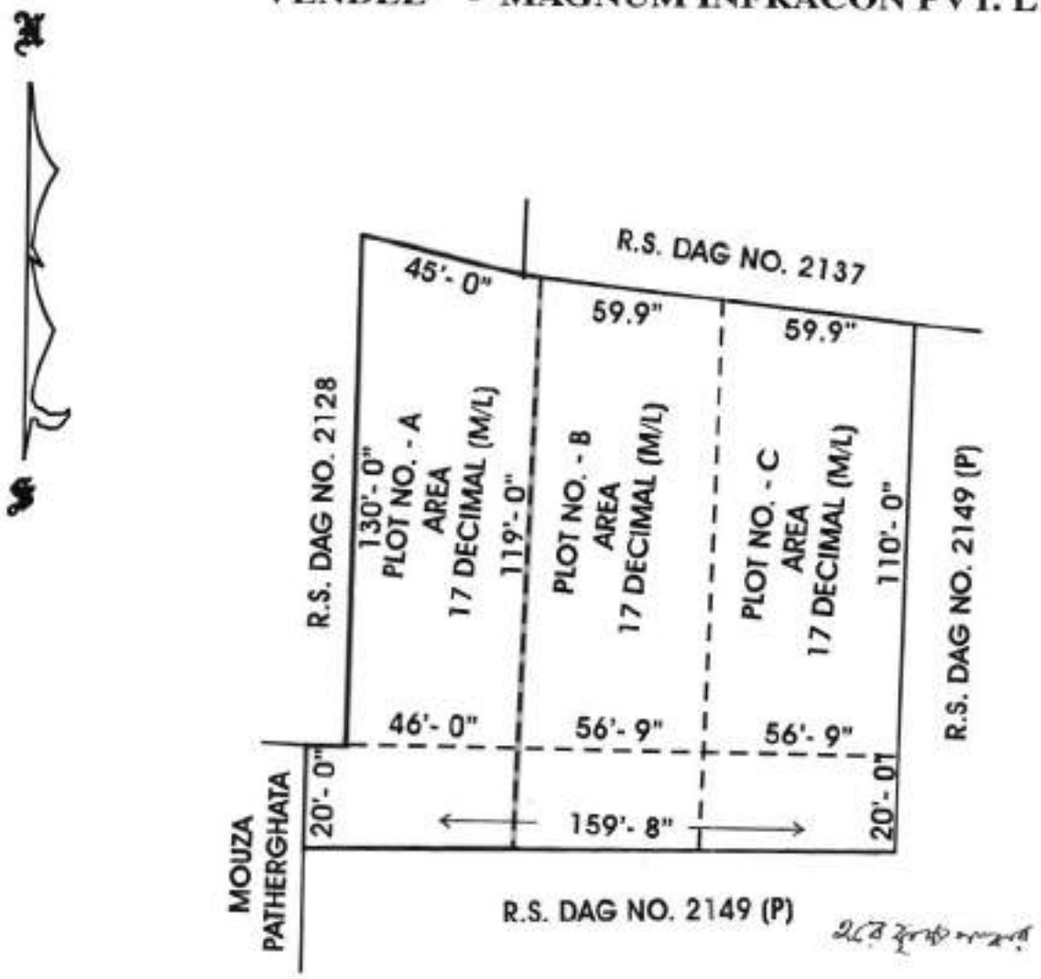
SIGNATURE OF THE VENDOR

SITE PLAN PART OF R.S. DAG NO. 2149, L.R. KHATIAN NOS. 1637, 1638 & 1639, AT MOUZA - HUDARAIT, J.L. NO.- 54, R.S.NO.224, TOUZI NO. 10, LOCAL LIMITS OF CHANDPUR GRAM PANCHAYET, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS.

SCALE: = N.T.S.

VENDOR - SRI HARE KRISHNA NASKAR

VENDEE - MAGNUM INFRACON PVT. LTD.



Signature of the Vendor

P & Colour	REFERENCE	AREA			
		DC.	K	CH	SFT
P - A	R.S. DAG NO. - 2149 (P)	17.00	10	04	25
P - B	R.S. DAG NO. - 2149 (P)	17.00	10	04	25
P - C	R.S. DAG NO. - 2149 (P)	17.00	10	04	25

Copy from skatch of:
M. Biswas
Surveyer
Rajarhat

1 9 NOV 2014

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

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

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

Dev Raj Seth

LH					
RH.					

Dev Raj Seth

ATTESTED :- Magnum Infracon Pvt. Ltd.
Dev Raj Seth
Director

LH					
RH.					

ATTESTED :-

PHOTO

LH					
RH.					

ATTESTED :-

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

19 NOV 2014

Government Of West Bengal

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

Endorsement For Deed Number : I - 12787 of 2014

(Serial No. 14015 of 2014 and Query No. 1523L000024487 of 2014)

On 19/11/2014

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

Presented for registration at 17.45 hrs on :19/11/2014, at the Private residence by Harekrishna Naskar ,Executant.

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

Execution is admitted on 19/11/2014 by

1. Harekrishna Naskar, son of Beni Madhab Naskar , Kada, Kolkata, Thana:-Rajarhat, P.O. :-Akandakeshari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Cultivation

Identified By Subho Naskar, son of Harekrishna Naskar, Kada, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Student.

(Debasish Dhar)
Additional District Sub-Registrar

On 20/11/2014

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. 39603/- is paid , by the draft number 667296, Draft Date 19/11/2014, Bank Name State Bank of India, Terminus Building New Town, received on 20/11/2014

(Under Article : A(1) = 39589/- ,E = 14/- on 20/11/2014)

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.-36,00,000/-

Certified that the required stamp duty of this document is Rs.- 216020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 667281, Draft Date 19/11/2014, Bank : State Bank of India, Terminus Building New Town, received on 20/11/2014

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

20 NOV 2014

(Debasish Dhar)
Additional District Sub-Registrar

Government Of West Bengal

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

Endorsement For Deed Number : I - 12787 of 2014

(Serial No. 14015 of 2014 and Query No. 1523L000024487 of 2014)

2. Rs. 49000/- is paid , by the draft number 667282, Draft Date 19/11/2014, Bank : State Bank of India, Terminus Building New Town, received on 20/11/2014

3. Rs. 49000/- is paid , by the draft number 667283, Draft Date 19/11/2014, Bank : State Bank of India, Terminus Building New Town, received on 20/11/2014

4. Rs. 49000/- is paid , by the draft number 667284, Draft Date 19/11/2014, Bank : State Bank of India, Terminus Building New Town, received on 20/11/2014

5. Rs. 15020/- is paid , by the draft number 667295, Draft Date 19/11/2014, Bank : State Bank of India, Terminus Building New Town, received on 20/11/2014

(Debasish Dhar)
Additional District Sub-Registrar

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

2 0 NOV 2014

(Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 2266 to 2286
being No 12787 for the year 2014.

(Debasish Dhar) 20-November-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal