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01734/1075



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

B 679117

16/2/15
1.57
Q-3696

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.

16 FEB 2015

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
16th day of February, Two Thousand Fifteen (2015)

BETWEEN

To be cont

2409 13.02.15 5000/-

ক্রমিক নং _____
তার _____
স্বাক্ষর _____
বিস্তারকার (সফটলেক সিটি) এ. ডি. এম. স্মারক _____
মোট স্টাম্প ক্রয় তা. _____
মোট কত টাকা খরচ _____

Magnison Engineering P. Ltd.
Jameunahar, 27
Barjat → Kol 7



উপস্থিত বাবাকপূর ডেপুটি মিতা দস্ত

29 JAN 2015

69.0000

১১৯৩৪



Pradip Biswas
S/O - Late Saharhal Biswas
vill- Garagari
P.O- Patharghata, P.S- Rajshahi
Kol- 135
occ- cultivation

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

16 FEB 2015

SRI SUSHIL KUMAR BISWAS, (PAN- ABRPB2615C) son of Late Manmotho Nath Biswas, residing at Village - Kada, P.O. - Akandakashari, P.S. - Rajarhat, Kolkata - 700135, Dist.- North 24 Parganas, by faith- Hindu, by Occupation- Cultivation, 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 Jamunlal Bajaj Street, First Floor, 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 Sri Sushil Kumar Biswas (the Vendor herein) is the absolute R.S. & L.R. recorded owner ALL THAT piece or parcel of Sali land

To be cont



স্বাক্ষরিত: ১৬ ফেব্রুয়ারি ২০১৫
অতিরিক্ত ডিষ্ট্রিক্ট সাব-স্টেশন

16 FEB 2015

(3)

measuring an area of 09.1686 Decimal (as share 0.0111) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 1093 (in the name of Sushil Kumar Biswas) lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas and he absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Sri Sushil Kumar Biswas (the Vendor herein) is the absolute recorded owner of ALL THAT piece or parcel of Sali land total measuring an area 09.1686 Decimal (as share 0.0111) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 1093, lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas and enjoying the right, title and interest absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the Vendor herein seized and possessed of the aforesaid ALL THAT piece or parcel of Sali land measuring an area 09.1686 Decimal (as share 0.0111) out of 8 Acre 26 Decimal more

To be cont



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

16 FEB 2015

(4)

or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 1093, 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 has 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 his name as absolute owner and possessors thereof and has 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 Sushil Kumar Biswas (the Vendor herein) has agreed to sell and the purchaser herein "*MAGNUM INFRACON PRIVATE LIMITED*", have agreed to purchase ALL THAT piece or parcel of Sali land total measuring an area of 09.1686 Decimal (as share 0.0111) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 1093, 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,

To be cont



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

6 FEB 2015

New Town, in the District of North 24 Parganas morefully described in the schedule hereinafter written, for the total consideration of **Rs. 9,31,000/- (Rupees Nine Lac Thirty-one Thousand) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 9,31,000/- (Rupees Nine Lac Thirty-one Thousand) 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 09.1686 Decimal (as share 0.0111) out of 8 Acre 26 Decimal, more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 1093, 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

To be cont



Assistant District Sub-Registrar
Rajnagar, New Town, North 24 Parg.

16 FEB 2015

(6)

fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS 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 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 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

To be cont



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

16 FEB 2015

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 is/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 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

To be cont



ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
రాజామండ్రి, ఆంధ్ర ప్రదేశ్

6 FEB 2015

(8)

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/s 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 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

To be cont



ADDITIONAL DISTRICT REGISTRAR
RAJAHMUNDRY, ANDHRA PRADESH

16 FEB 2015

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 quantum 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 them 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.

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 total measuring an area of 09.1686 Decimal (as share 0.0111) out of 8

To be cont



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

16 FEB 2015

(10)

Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 1093, (in the name of Sushil 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
09.1686 Dec.	0.0111	8.26 Acre	2149	1093	Sali
<i>Total 09.1686 Decimal equivalent to 5 Cottah 8 Chittack 46 Sq. ft.</i>					

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.

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.

BOUNDARY

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

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

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

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

To be cont



Additional District Sub-Registrar
Rajahmundry, Andhra Pradesh, NORTH 24-P.S.

6 FEB 2015

IN WITNESS WHEREOF the Vendor having been fully understood and satisfied about the content of this deed from the bengali translation / version as read out by witness No.- 1, has hereunto set and subscribed his hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. Pradip Biswas
vill- Bara gari
P.S- Rajarhat
2. Binu Nath Biswas
Bara gari

Sushel Kumar Biswas.

Deed prepared by:
K. Ananda
Advocate
Dated: 01/07/13

SIGNATURE OF THE VENDOR

TYPED BY:

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont



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

16 FEB 2015

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 9,31,000/- (Rupees Nine Lac Thirty-one Thousand) *only* being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>RTGS/D.D No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
16/2/15	PUNBH 15047523188	P.N.B	3,00,000/-
16/2/15	Cash	-	6,31,000/-
			/

Total Rs. 9,31,000/- (Rupees Nine Lac Thirty-one Thousand) *only*.

WITNESSES :-

1. Pradeep Biswas
vill-Beaargari
P.S - Rajarhat
2. Binod Nath Biswas
gasagori

Sushil Kumar Biswas

SIGNATURE OF THE VENDOR

Sushil Kumar Biswas




Additional copies of this report
available from the Superintendent
of the State of New York, Albany, N.Y.

16 FEB 2015

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

 Dew Raj Celli	LH					
	RH.					

MAGNUM INSTRUMENT P.V.E. LTD.

ATTESTED :-

Dew Raj Celli

 Sushil Kumar Biswas	LH					
	RH.					

ATTESTED :-

Sushil Kumar Biswas.

PHOTO	LH					
	RH.					



ATTESTED :-





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

16 FEB 2015

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01887 / 2015, Deed No. (Book - I , 01734/2015)

Name of the Presentant	Photo	Finger Print	Signature with date
Sushil Kumar Biswas Kada, Kolkata, Thana:-Rajarhat, P.O. :-Akandakashari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 16/02/2015	 LTI 16/02/2015	Sushil Kumar Biswas. 16/02/2015

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sushil Kumar Biswas Address -Kada, Kolkata, Thana:-Rajarhat, P.O. ✓ :-Akandakashari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 16/02/2015	 LTI 16/02/2015	Sushil Kumar Biswas

Name of Identifier of above Person(s)
 Pradip Biswas
 Garagari, Kolkata, Thana:-Rajarhat, P.O.
 :-Patherghata, District:-North 24-Parganas, WEST
 BENGAL, India, Pin :-700135

Signature of Identifier with Date
 Pradeep Biswas
 16/02/2015

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

16 FEB 2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT





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

Endorsement For Deed Number : I - 01734 of 2015
(Serial No. 01887 of 2015 and Query No. 1523L000003696 of 2015)

Dn. 16/02/2015

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. 10244/- is paid , by the draft number 511449, Draft Date 16/02/2015, Bank Name State Bank of India, Terminus Building New Town, received on 16/02/2015

(Under Article : A(1) = 10230/- , E = 14/- on 16/02/2015)

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.-9,31,000/-

Certified that the required stamp duty of this document is Rs.- 46570 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 41570/- is paid , by the draft number 511448, Draft Date 16/02/2015, Bank : State Bank of India, Terminus Building New Town, received on 16/02/2015

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

Presented for registration at 13.55 hrs on :16/02/2015, at the Office of the A.D.S.R. RAJARHAT by Sushil Kumar Biswas ,Executant.

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

Execution is admitted on 16/02/2015 by

1. Sushil Kumar Biswas, son of Late Manmotho Nath Biswas , Kada, Kolkata, Thana:-Rajarhat, P.O. :-Akandakashari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Cultivation

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

(Debasish Dhar)
Additional District Sub-Registrar

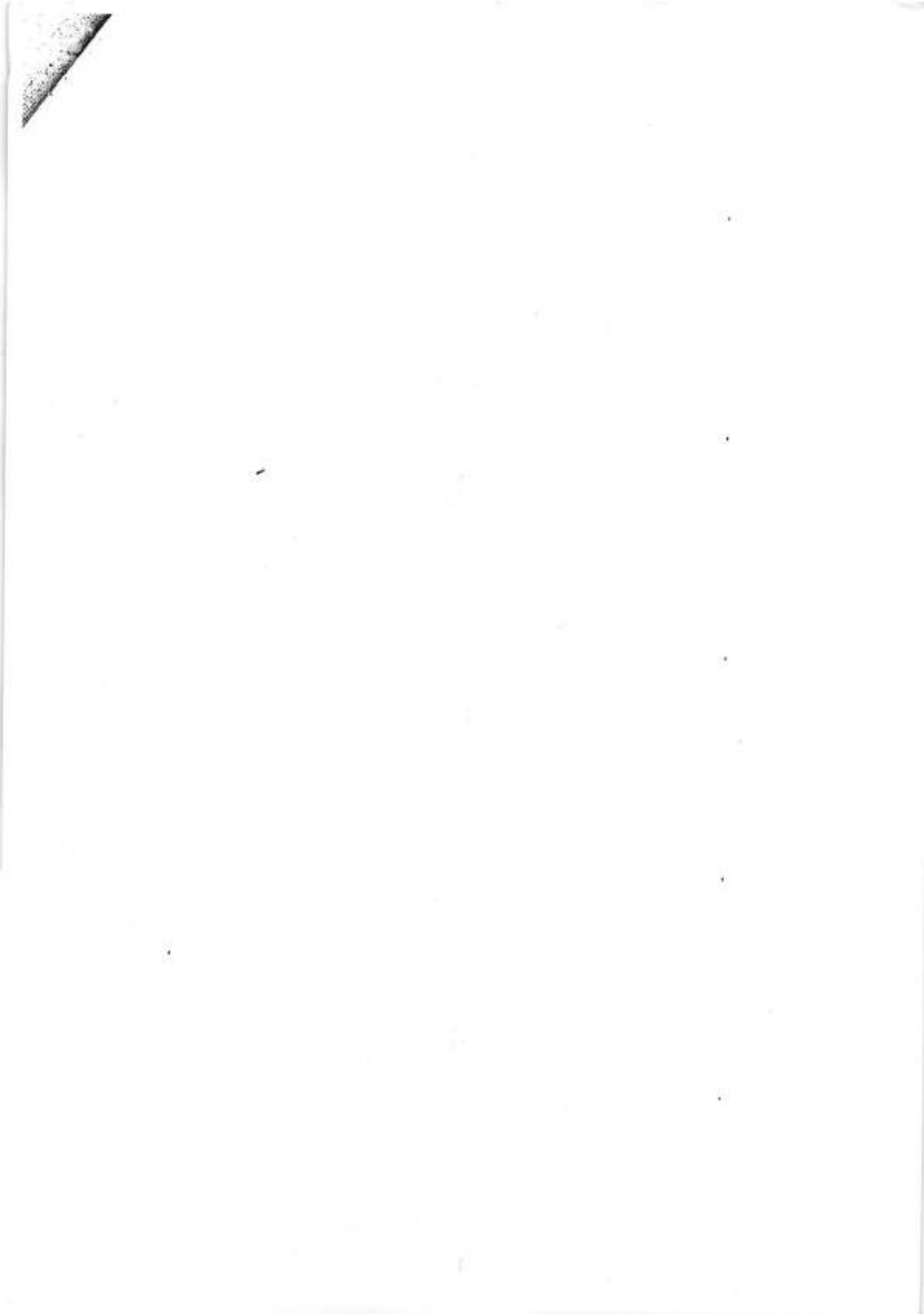
16 FEB 2015

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

Additional District Sub-Registrar

Endorsement For Deed Number : I - 01734 of 2015





Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1
CD Volume number 4
Page from 1 to 17
being No 01734 for the year 2015.



De

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