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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Visit case no 0042A/08

General District Sub-Registrar
Bhadrnagar (Salt Lake)

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- 7 FEB 2008

13 FEB 2008

DEED OF CONVEYANCE

THIS INDENTURE is made on this 7th day of February, in the year Two Thousand Eight of the Christian Era, BETWEEN (1) SMT. BINDU BALA MONDAL @ BINDU BASINI MONDAL, wife of Late Kanai Lal Mondal, residing at-vill. Taghari, P.S. Rajarnat, Dist. North 24 Pgs. (2) SMT. SUMITRA NASKAR, wife of Sri Pachkari Naskar, residing at- Vill. Shivpur, P.S. Habra, District of North 24 Parganas,

contd....p/2.

নং 746 তার 03/10/08 মূল্য ৪০০০
 ক্রেতার নাম Kausalya Partnership Pvt Ltd
 নাম 69, Green Park North
 ঠাঙ্গা ভেড়ার হাফর Kol - 20006
 বিধান নগর (সেন্ট্রেল সিটি) এ. ডি. এম. আর ও.
 মোট স্টাম্প জন্ম তার 28 DEC 2007
 চালান নং মোট বত টাল বহিল 568000
 ক্রেতারি বারাকপুর ভেড়ার মিতা দত্ত

বিক্রি বাতাল হাঙ্গুর
 হুগলি বিক্রি বাতালি হাঙ্গুর
 বা. শ্রী. লেডজী. কালু. নন্দর N.C.

966

বিক্রি বাতাল হাঙ্গুর
 হুগলি বিক্রি বাতালি হাঙ্গুর
 বা. শ্রী. লেডজী. কালু. নন্দর N.C.

968

সূত্রিতা নন্দর
 বা. শ্রী. লেডজী. কালু. নন্দর



শ্রী. লেডজী. কালু. নন্দর
 মিতা দত্ত, স্টাট কালু. নন্দর
 সা. বি. সি. কো. বায়. হাঙ্গুরি. কালু.
 কো. বি. সি. কো. বায়. হাঙ্গুরি. কালু.
 হাঙ্গুরি. কালু. নন্দর
 হাঙ্গুরি. কালু. নন্দর
 হাঙ্গুরি. কালু. নন্দর

Signature
 Salt Lab
 = 7 FEB 2008

by faith - Hindu, all by occupation - Housewife, hereinafter called the "VENDORS" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives, nominees and assignees) of the ONE PART.

AND

"KAUSHALYA TOWNSHIP 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 - 700 016, hereinafter called the "PURCHASER" (which terms or expressions 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 by virtue of a Deed of Partition being no.01810 for the year 2004 duly registered D.S.R.II Barasat, Dist: 24Parganas(N), entered into and executed by and between **Smt. Bindu Bala Mondal @ Smt. Bindu Basini Mondal, Smt. Ranjita Pandit and Smt. Sumitra Naskar**, all daughter of late Bistu Pada Naskar and other as **Sixth Part** and their other co-sharers, the aforesaid **Smt. Bindu Bala Mondal@ Smt. Bindu Basini Mondal** wife of Kanai Lal Mondal and **Smt. Sumitra Naskar** wife of Sri Pachkari Naskar had become the owner of 2/3rd Share jointly admeasuring more or less o **0.2287** Acre Sali land (Khatian No. 1081 Smt. Sumitra Naskar - 0.1148acre and Smt. Bindu Bala Naskar - 0.1139 acre)



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Addition District Sub-Station
Wadhwanagar (Sd/-) Labo

7 FEB 2008

comprised in L.R. Dag No. 2149, C.S. Dag No. 2111 under L.R. Khatian No. 639 and L.R. Khatian No. 1081(Smt. Sumitra Naskar), admeasuring more or less 0.098 Acre Sali land comprised in L.R. Dag No. 2132, C.S. Dag No. 2094 under L.R. Khatian No. 639 and L.R. Khatian No. 1081(Smt. Sumitra Naskar), admeasuring more or less 0.011 Acre Doba land comprised in L.R. Dag No. 2133, C.S. Dag No. 2095 under L.R. Khatian No. 639 and L.R. Khatian No.1081(Smt. Sumitra Naskar), i.e. total an area of admeasuring 0.3378 Acres land equivalent to 20 (Twenty) Cottahs 06 (Six) Chittak 44 (Forty-four) Sq. ft. of Mouza – Huderait, J,L, No. – 54, Touzi No. 10 Re : Sa: No. 228 within P.S. – Rajarhat, Dist: - 24Parganas(N) as mentioned in the "Schedule – 6" of said deed of partition. Be it mentioned here that all the parties viz, eight parties to the deed of partition being no. 1810 executed in the year 2004 also purchased lands on different dates and got their names recorded in the office of BL & LRO Rajarhat. These parties as mentioned in the Deed of partition are near relatives. As they faced inconvenience in regard to possession and cultivation due to location of the plots at different units of distance, they mutually agreed to execute a Deed of partition among themselves for their mutual convenience. The vendors herein is one of the **Sixth Part** amongst the eight parties in the Deed of partition.

AND WHEREAS the said land admeasuring 0.2287 Acre Sali land comprised in L.R. Dag No. 2149, C.S. Dag No. 2111 under L.R. Khatian No. 639 and L.R. Khatian No.1081, admeasuring more or less 0.098 Acre Sali land comprised in L.R. Dag No. 2132, C.S. Dag No. 2094 under L.R. Khatian No. 639 and L.R. Khatian No. 1081, admeasuring more or less 0.011 Acre Doba land comprised in L.R. Dag No. 2133, C.S. Dag No. 2095 under L.R. Khatian No. 639



ಅಧಿಕಾರಿ ಸಿಬ್ಬಂದಿ ಸಬ್-ಇನ್ಸ್‌ಪೆಕ್ಟರ್
ಬೆಂಗಳೂರು (ಸಿಬ್ಬಂದಿ) ಕಛೇರಿ

7 FEB 2008

and L.R. Khatian No. 1081 , i.e. total an area of admeasuring 0.3378 Acres land equivalent to **20 (Twenty) Cottahs 06 (Six) Chittak 44 (Forty-four) Sq. ft.** Mouza – Huderait, J,L, No. – 54, Touzi No. 10 Re : Sa: No. 228 , held on possessed being $2/3^{\text{rd}}$ (Two third) Shares on the by the vendors herein by virtue of the provisions and allocation made in the deed of partition mentioned herein before in the Schedule 6 of the 6 (Six) part.

Thus the vendors while use, occupation and enjoyment of landed property including admeasuring total land of **0.3378 Acres land equivalent to 20 (Twenty) Cottahs 06 (Six) Chittak 44 (Forty-four) Sq. ft** 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 and by paying Government rents and taxes 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 vendors herein being urgently in need of money for some valid purpose intended, desired and have agreed to sell and the purchaser herein, has agreed to purchase the said plot of land admeasuring **0.3378 Acres land equivalent to 20 (Twenty) Cottahs 06 (Six) Chittak 44 (Forty-four) Sq. ft** undivided land and appertaining thereof be the same a little more or less morefully and particularly described in the schedule hereinunder written, for the price Rs. 12,26,214.00 (Rupees Twelve Lakh Twenty-Six Thousand Two Hundred Fourteen) only.



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National Bureau of Aquaculture
Wageningen (Salt Lab)

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AND WHEREAS, the vendors herein considering the same as the highest market price have received a sum of Rs. 12,26,214.00 (Rupees Twelve Lakh Twenty-Six Thousand Two Hundred Fourteen) only, being the full amount of the total sale value of the land, described the schedule hereinbelow, from the within-named purchaser.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 12,26,214.00 (Rupees Twelve Lakh Twenty-Six Thousand Two Hundred Fourteen) only, of true and lawful money of Union of India being the purchase money is full paid in cash by the purchaser to the vendors on or before the execution of these presents the receipt whereof the said vendors do and each of them doth hereby admit and acknowledge and from the same and every part thereof the vendors each of them doth hereby, release and discharge the purchaser, her heirs, executors, administrators, representatives and assignees AND the vendor doth 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 land admeasuring **0.3378 Acres land equivalent to 20 (Twenty) Cottahs 06 (Six) Chittak 44 (Forty-four) Sq. ft.** undivided land and appertaining thereof be the same a little more or less 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

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Additional District Salt Inspector
Mithanagar (Salt Lab) *[Signature]*

- 7 FEB 2008

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 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, moudments, 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 vendors, 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 her 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 e.t.c. whatsoever created or suffered by the vendors from to these presents AND the vendors, doth hereby for them self her 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 vendors had at all



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Additional District Sub-Committee
Salt Lake City

FEB 2008

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 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 vendors 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 vendors 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 vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendors 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 vendors 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



Additional District Sub-Manager
Mithanapur (Salt Lab Office)

7 FEB 2008

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 vendor and all their respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the purchaser, her heirs, executors, 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 vendors and any breach of the covenants hereinunder contained.

THE VENDORS DOTH HEREBY CONVENANT WITH THE PURCHASER:

(1) That notwithstanding any act deed, matter or thing whatsoever done by the vendors or their predecessor in title of anyone of them done executed or knowingly referred to the contrary, the vendors 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 vendors or such notice has been published.

(3) That the vendors have 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.



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Additional District Sub-Registrar
Bidhannagar (Salt Lake City)

7 FEB 2008

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

And the vendors deliver 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 of the following : -

Share & Area of Smt. Bindu Bala Mondal @ Smt. Bindu Basini Mondal, wife of Kanani Lal Mondal as per deed of partition No. 01810/ 2004 schedule 6 of 6th part.

L.R. Dag. No.	C.S. Dag No.	L. R. Khatian No.
2149	2111	639

out of total 8.26 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.1143 Acre land is possessed by the vendor herein, being the 1/3rd Share of the above named partition Deed.

L.R. Dag. No.	C.S. Dag No.	L. R. Khatian No.
2132	2094	639

out of total 0.59 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.049 Acre land is possessed by the vendor herein, being the 1/3rd Share of the above named partition Deed.



ADDITIONAL DISTRICT SALT INSPECTOR
MIRZAPUR (Salt Lab Office)

7 FEB 2008

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L.R. Dag. No.	C.S. Dag No.	L. R. Khatian No.
2133	2095	639

out of total 0. 27 Acre land which is recorded as **Doba** land in nature, an area of admeasuring more or less 0.0056 Acre land is possessed by the vendor herein, being the 1/3rd Share of the above named partition Deed.

Share & Area of Smt. Sumitra Naskar, wife of Pachkari Naskar as per deed of partition No. 01810/ 2004 schedule 6 of 6th part.

L.R. Dag. No.	C.S. Dag No.	L. R. Khatian No.
2149	2111	639

out of total 8.26 Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less 0.1143 Acre land is possessed by the vendor herein, being the 1/3rd Share of the above named partition Deed.

L.R. Dag. No.	C.S. Dag No.	L. R. Khatian No.
2132	2094	639

out of total 0.59 Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less 0.049 Acre land is possessed by the vendor herein, being the 1/3rd Share of the above named partition Deed.

L.R. Dag. No.	C.S. Dag No.	L. R. Khatian No.
2133	2095	639

out of total 0. 27 Acre land which is recorded as **Doba** land in nature, an area of admeasuring more or less 0.0056 Acre land is possessed by the vendor herein, being the 1/3rd Share of the above named partition Deed.

Total area of admeasuring 0.3378 Acre land

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ADDITIONAL DISTRICT SUB-REGISTRAR
MITHANAPUR (Salt Lake Circle)

7 FEB 2008

Total sale area of admeasuring 0.3378 Acres land equivalent to 20 (Twenty) Cottahs 06 (Six) Chittak 44 (Forty-four) Sq. ft. undivided land and appertaining thereof be the same a little more or less comprised in and out of the above mentioned Dags, which are now sold together possessed by all the vendors jointly having right to use all Easement rights attached 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 vendors have 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. श्री लक्ष्मी बाबाजी बख्तर
सा. नं. १०, १००, १००, १००, १००, १००



बिन्नु बख्तर
१००० बिन्नु बख्तर
श्री लक्ष्मी बाबाजी बख्तर



2. Suresh Mondal
& P.M. 4/14 Pogharia

श्री लक्ष्मी बाबाजी बख्तर
श्री लक्ष्मी बाबाजी बख्तर

SIGNATURE OF THE VENDORS



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು (ಸಿಟಿ ಹಾಲ್ ಕಛೇರಿ)

07 FEB 2008

MEMO OF CONSIDERATION

Received the sum of Rs. 12,26,214.00 (Rupees Twelve Lakh Twenty-Six Thousand Two Hundred Fourteen) only, being the full amount of consideration money for the sale value of an area admeasuring 0.3378 Acres land equivalent to 20 (Twenty) Cottahs 06 (Six) Chittak 44 (Forty-four) Sq. ft. undivided land and appertaining thereof be the same a little more or less 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. 12,26,214.00 (Rupees Twelve Lakh Twenty-Six Thousand Two Hundred Fourteen) only.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. श्री-लक्ष्मी कान्त शर्मा

2. Sanjay K Mondal

 श्री-लक्ष्मी कान्त शर्मा
७३७५० श्री-लक्ष्मी कान्त शर्मा
श्री-लक्ष्मी कान्त शर्मा
 श्री-लक्ष्मी कान्त शर्मा
श्री-लक्ष्मी कान्त शर्मा

SIGNATURE OF THE VENDORS

Drafted by:-

Swapankumar Dey
(Swapankumar Dey)

Advocate
192/185/87 dt.
Barasat Court. 17.04.87

Typed by:-



Additional District Sub-Registrar
Bikanernagar (Salt Lake)












- 7 FEB 2008

ATURE OF THE
SENTANT/
UTANT/SELLER/
UYER/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


 <i>Sushily</i>	LH.					
	RH.					

ATTESTED :- *Sushily Menra*

 श्री लालत कुमार व. श्री लालत कुमार व. श्री लालत कुमार	LH.					
	RH.					

ATTESTED :  श्री लालत कुमार
 व. श्री लालत कुमार

 श्री लालत कुमार व. श्री लालत कुमार व. श्री लालत कुमार	LH.					
	RH.					

ATTESTE  श्री लालत कुमार
 व. श्री लालत कुमार



M
ಅಧಿಕಾರಿ, ಸರ್ಕಾರಿ ಪ್ರಾಧಿಕಾರ
ವಿಭಾಗ (Salt Lake City)

07 FEB 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-01798 of :2008
(Serial No. 01349, 2008)

On 09/02/2008

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

Presented for registration at 12.36 on 09/02/2008, at the Private residence by Bindu Baia Mondal, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 09/02/2008 by

1. Bindu Bala Mondal, wife of Kanai Lal Mondal, Tegharia, Thana Rajarhat, By caste Hindu, by Profession : House wife
 2. Sumitra Naskar, wife of Panchkari Naskar, Shivpur, Thana Habra, By caste Hindu, by Profession : ---
- Identified By L K Naskar, son of Panchkari Naskar Shivpur Thana: Shibpur. by caste Hindu, By Profession : ---

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

On 13/02/2008

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/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 14696/- on: 13/02/2008

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- 1336570/-

Certified that the required stamp duty of this document is Rs 66828 /- and the Stamp duty paid as: Impressive Rs- 500

Deficit stamp duty

Deficit stamp duty : 1.Rs 49000/- is paid by the draft no. 696056, Draft date: 07/02/2008, Bank name STATE BANK OF INDIA, Mohisgote, recieved on : 13/02/2008. 2.Rs 12840/- is paid by the draft no. 696057, Draft date: 07/02/2008, Bank name: STATE BANK OF INDIA, Mohisgote, recieved on : 13/02/2008. 3.Rs 4500/- is paid by the draft no. 696057, Draft date: 07/02/2008

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



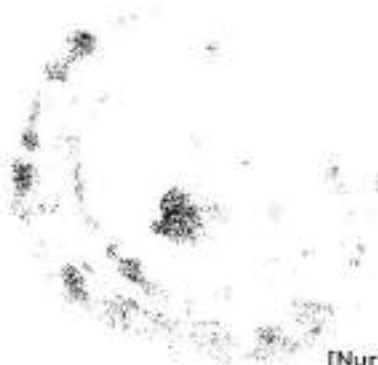
Additional District Sub-Register
Bidhanagar (Salt Lake Area)

13 FEB 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-01798 of :2008
(Serial No. 01349, 2008)

Bank name: STATE BANK OF INDIA, Mohisgote, received on : 13/02/2008.

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



A handwritten signature in black ink, appearing to be 'Nurul Amin Khan'.

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal



Additional District Sub-Reg.
Maddur (Salt Lake Circle)

13 FEB 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 12996 to 13012
being No 01798 for the year 2008.



(Nurul Amin Khan) 15-February-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal