

3051

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D-03209/10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

250979

5000/-  
 3049000 X 2  
 No. 19550  
 122550

D-4851/10

Notarized that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

Registered under Rule 21 of the  
 Act 1908 of W.B. Act 1908  
 duly stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No. 1  
 was paid.

District Sub-Registrar - II  
 North 24 Parganas  
 Barisal

Registered under  
 North 24 Parganas  
 (G.A. No. 10)

DEED OF CONVEYANCE

THIS INDENTURE is made on this 22nd Day of October,  
 in the year Two Thousand Eight of the Christian Era.

B E T W E E N

SRI BIRMPADA MONDAL, Son of Late Pashupati Mondal, residing  
 at village Keda, P.S. Rajahat, Dist. North 24 Parganas.

Contd...P/2.

Sale  
2-3

2450000

A 26939  
 F 28  
 H 4  
 MR)

26978  
 175  
 27153

NIC no - 02576  
 22.10.08  
 250.00  
 20.00  
 270.00

নম্বর \_\_\_\_\_  
 সন ও তারিখ \_\_\_\_\_  
 ক্রেতার নাম \_\_\_\_\_  
 সাক্ষিন \_\_\_\_\_  
 স্ট্যাম্প মূল্য \_\_\_\_\_  
 ভেণ্ডার শ্রী \_\_\_\_\_

**বারাসাত কোর্ট**  
 উত্তর ২৪ পরগণা

টি. ডি. নং \_\_\_\_\_  
 ক্রয়ের তারিখ \_\_\_\_\_  
 স্ট্যাম্প মূল্য \_\_\_\_\_

**ট্রেজারী অফিস বারাসাত**  
**ভেণ্ডার শ্রী তাপস কুমার সাহা**

1380  
 22/10/08  
 Kaushalya Nirmam Pit L  
 ৬৭ First part No  
 Not 6

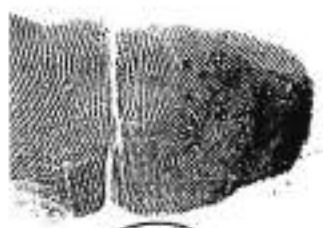


Registered in Registrar's Office at Barasat by...  
 on the... of the...  
 Office of the Registrar at Barasat

...  
 District - North 24-Parganas  
 by Caste - Hindu, Muslim/Christian

Signature  
 North 24-Parganas  
 D. S. R. - 80

22 OCT 2008



5752

Signature

**Dukhi ram Naskar**  
 s/o - Late Smt Sthi dhan Naskar  
 Kada, Rajarhat, North-24 P.g-3  
 Newtown, KOL-700135  
 Occupation - Business

...  
 District - North 24-Parganas  
 by Caste - Hindu, Muslim/Christian

Signature  
 North 24-Parganas  
 D. S. R. - 80

22 OCT 2008

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

AND

~~"Kaushalya Nirman 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 Sale being no 6152 for the year 1993 duly registered at A. D. S.R. Bidhannagan Salt Lake City, Dist: 24Parganas(N), and was entered therein in book No. 1, volume No. 131, pages from 353 to 358, executed by Sri Hiralal Biswas and Sri Pannalal Biswas both son of late Nishikanta Biswas, the vendor herein, Birampada Mondal had become the owner of admeasuring 0.1706 Acre Sali land comprised in **L.R. Dag No. 2149** under **L. R. Khatian No. 1180/1 & 568/1** along with other land as mentioned therein of Mouza - Huderait, J,L, No. - 54, Touzi No. 10 Re : Sa: No. 228 within P.S. - Rajarhat, Dist: - 24Parganas(N), and Still purchase the vendor herein has become the absolute owner of the aforesaid land having right, title and interest thereon



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**AND WHEREAS** be it noted here that the total land admeasuring 0.1706 acre under L.R. Dag No. 2149, is still recorded, in the name of Hiralal Biswas, in L.R. Khatian No. 1180/1 and in the name of Pannalal Biswas, in L.R. Khatian No. 568/1

Thus the vendor Sri Birampada Mondal is in use, occupation and enjoyment of landed property including admeasuring 0.0853 acre land comprised in L.R. Dag. No. 2149 under L.R. Khatian No. 1180/1, another admeasuring 0.0853acre land under L.R. Dag. No 2149, under L.R. Khatian No. 568/1, i.e. total land of 0.1706 Acre equivalent to 10(Ten) Cottahs 05 (Five) Chtticks 06 (Six) 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 Partition and interface 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 vendor 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 0.1706 Acre equivalent to 10(Ten) Cottahs 05 (Five) Chtticks 06. (Six) Sq.ft undivided land and appertaining thereof be the same a little more or less more fully and particularly described in the schedule herein under written, for the price Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only.



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**AND WHEREAS**, the vendor herein considering the same as the highest market price have received a sum of Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only, being the full amount of the total sale value of the land, described the schedule herein below, from the within-named purchaser.

**NOW THIS INDENTURE WITNESSETH THAT** in consideration of the said sum of Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) 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 **0.1706 Acre equivalent to 10(Ten) Cottahs 05 (Five) Chtticks 06 (Six) 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 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



Registrar  
North 24-Parganas  
G.P.O. Barasat

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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, 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 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 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,



Signature of T O  
Date 24-10-2008  
22 OCT 2008

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 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



**স্বাক্ষরিত কর্তৃক**  
**North 24 Parganas**  
**U.S.S.-24**

**22 OCT 2008**

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 DO TH 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.

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.



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North 24 Parganas  
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22 OCT 2008

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, R.S. Khatian No. 179, 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 Sri. Hiralal Biswas son of late Nishikanta Biswas as recorded in the ROR and as held and possessed by Sri Bishnupada Mondal as owner and vendor herein .**

L.R. Dag. No.	L. R. Khatian No.	Share
2149	1180/1	0.0104

out of total 8.26 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.0853 Acre land is possessed by the vendor herein

**Share & Area of Sri. Pannalal Biswas, son of late Nishikanta Biswas as recorded in the ROR and as held and possessed by Sri Bishnupada Mondal as owner and vendor herein .**

L.R. Dag. No.	L. R. Khatian No.	Share
2149	568/1	0.0104

out of total 8.26 Acre land which is recorded as sali land in nature, an area of admeasuring more or less 0.0853 Acre land is possessed by the vendor herein

Total area of admeasuring 0.1706 Acre land



Registered as F.O.

North 24-Parganas

C.S. & R.O.

22 OCT 2008



Total sale area of admeasuring 0.1706 Acre equivalent to 10(Ten) Cottahs 05 (Five) Chtticks 06 (Six) 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. *Lukhimpain Nabokan*  
of - *Kada*

2. *Silip Mondal*  
of *Kada*

*[Handwritten Signature]*

SIGNATURE OF THE VENDOR



স্বাক্ষরিত করিয়া  
Date 24/10/2008

22 OCT 2008

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MEMO OF CONSIDERATION

Received the sum of Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only, being the full amount of consideration money for the sale value of an area admeasuring 0.1706 Acre equivalent to 10(Ten) Cottahs 05 (Five) Chtticks 06 (Six) 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. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only.

SIGNED, SEALED & DELIVERED

In the presence of Witnessess :-

1. Dukhi Ram Nandan  
of - Kada

2. Silpi Mondal

Drafted by:- of Kadar

Swapan Kumar Dey  
(Swapan Kumar Dey)  
P-192/89 Advocate  
Barasat Court.

Typed by:-

[Signature]

SIGNATURE OF THE VENDOR













স্বাক্ষরিত করিয়া  
North 24 Parganas  
D.R.

22 OCT 2000












NATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
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</i>	LH.					
	RH.					

ATTESTED :- *Kaushalaya Nirmam Pvt Ltd*  
*Srishty Mehra*  
Director

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

ATTESTED :- *[Signature]*

 PHOTO	LH.					
	RH.					

ATTESTED :-

FOR THE DISTRICT TO BE FURNISHED

STATEMENT OF LANDS IN THE  
DISTRICT OF NORTH 24 PARGANAS



*[Handwritten Signature]*  
District Registrar  
North 24 Parganas  
W. B. INDIA

22 OCT 2008



Government Of West Bengal  
Office Of the D.S.R.-II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 03204 of 2010  
(Serial No. 03051 of 2010)

On 22/10/2008

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

Presented for registration at 17.58 hrs on :22/10/2008, at the Private residence by Birampada Mondal, Executant.

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

Execution is admitted on 22/10/2008 by

1. Birampada Mondal, son of Lt Pashupati Mondal, Kada, Village:Kada, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat, By Caste Hindu, By Profession : Cultivation

Identified By Dukhiram Naskar, son of Lt S Naskar, Rajarhat, Village:., Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat, By Caste: Hindu, By Profession: Business.

( Girija Shankar Pandit )  
DISTRICT SUB-REGISTRAR-II

On 19/04/2010

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. 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) = 26939/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/04/2010

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2450000/-

Certified that the required stamp duty of this document is Rs.- 122510 /- and the Stamp duty paid as: Impresive Rs.- 5000/-


Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 790324, Draft Date 10/04/2010, Bank Name State Bank of India, CF BLOCK,SALT LAKE, received on 19/04/2010
2. Rs. 19550/- is paid, by the draft number 790326, Draft Date 10/04/2010, Bank Name State Bank of India, CF BLOCK,SALT LAKE, received on 19/04/2010
3. Rs. 49000/- is paid, by the draft number 790325, Draft Date 10/04/2010, Bank Name State Bank of India, CF BLOCK,SALT LAKE, received on 19/04/2010

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



  
District Sub-Registrar-II  
North 24-Pg: Barasat.





**Government Of West Bengal**  
**Office Of the D.S.R.-II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

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**Endorsement For Deed Number : I - 03204 of 2010**  
**(Serial No. 03051 of 2010)**

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**( Dinabandhu Roy )**  
**DISTRICT SUB-REGISTRAR-II .**

**( Dinabandhu Roy )**  
**DISTRICT SUB-REGISTRAR-II**



  
District Sub-Registrar-II  
North 24-Pg. Barasat



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 2352 to 2366  
being No 03204 for the year 2010.



(Dinabandhu Roy) 26-April-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal