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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

571725

031887

1819

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Additional District Sub-Registrar (Sale Deptt)  
24 Bahadur Bagh  
16 APR 2008

16 APR 2008

22 APR 2008

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...

DEED OF CONVEYANCE

THIS INDENTURE is made on this 16 th day of April, in the year Two thousand Eight of the Christian Era.

BETWEEN

Alias KHITISH CHANDRA BISWAS.

SRI KHITISH BISWAS, /son of Late Lal Mohan Biswas.

contd....p/2.

पश्चिम बंगाल पश्चिम बंगाल

1774

16/4/08

smop

জেতার নাম \_\_\_\_\_  
 সাং \_\_\_\_\_  
 স্থাপন জেতার স্বাক্ষর \_\_\_\_\_  
 বিধান নগর (সেন্ট্রাল সিটি) এ. নং ১৩ অর্ডার  
 মোট শাসন জমি আয় \_\_\_\_\_  
 চালান নং \_\_\_\_\_ মোট কত টাকা খরচ \_\_\_\_\_

Kausalya Township Pvt. Ltd.  
 of - 69, Green Park North  
 Kol-6

07 APR 2008

প্রজারী বারাকপুর জেতার মিতা দত্ত 680000

প্রজারী বারাকপুর জেতার মিতা দত্ত



3667

প্রজারী বারাকপুর জেতার মিতা দত্ত



National District Milk Producers' Cooperative Societies Union Limited (Salt Lake)

16 APR 2008

Pradeep Biswas  
 Son of - Jahar Lal Biswas  
 Vill - Garagari  
 P.S. - Rajarhat, 24 Bgs (N)  
 oee Business

residing at village - Garagori, P.S. - Rajarhat, Dist. 24 Parganas(N), by faith - Hindu, all by occupation - Housewife, hereinafter called the "VENDOR" (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 Gijsh 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 Sri Khitish Biswas, son of late Lal Mohan Biswas and other as Third Part and their other co-sharers, the aforesaid Sri Khitish Biswas son of Lal Mohan Mondal had become the owner of admeasuring 0.1050Acre Sak land comprised in R.S. Dag no. 2111 & L.R. Dag No. 2149, under R.S. Khatian No. 179,

Contd.....3



*[Handwritten signature]*

Regional District Bulkley-Nechako  
Bulkley-Nechako (Salt Lake)

16 APR 2008

under R.S. Khatian No. 179, i.e. total an area of admeasuring 0.1050 Acres land equivalent to 06 (Six) Cottahs 05 (Five) Chittak 28 (Twenty-eight) 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 **third Part** amongst the eight parties in the Deed of partition.

**AND WHEREAS** the said land admeasuring 0.1050Acre Sali land comprised in R.S. Dag no. 2111 & L.R. Dag No. 2149, under R.S. Khatian No. 179, i.e. total an area of admeasuring 0.1050 Acres land equivalent to 06 (Six) Cottahs 05 (Five) Chittak 28 (Twenty-eight) Sq. ft. of Mouza – Huderait, J.L. No – 54, Touzi No. 10 Re : Sa: No. 228 is at present recorded in L.R. Khathian No. 179 in the name of vendor Smt Bindu Bala Mondal.

Thus the vendor while use, occupation and enjoyment of landed property including admeasuring total land of 0.1050 Acres land equivalent to 06 (Six) Cottahs 05 (Five) Chittak 28 (Twenty-eight) 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

Contd.....4



*[Handwritten signature]*

Assistant District Engineer  
Mysore (Salt Range)

16 APR 2008

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 0.1050 Acres land equivalent to 06 (Six) Cottahs 05 (Five) Chittak 28 (Twenty-eight) 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. 5,71,725.00 (Rupees Five Lakhs Seventy-one Thousand Seven Hundred twenty-five) only.

AND WHEREAS. the vendor herein considering the same as the highest market price have received a sum of Rs. 5,71,725.00 (Rupees Five Lakhs Seventy-one Thousand Seven Hundred twenty-five) 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. 5,71,725.00 (Rupees Five Lakhs Seventy-one Thousand Seven Hundred twenty-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 vendors on or before the execution of these presents the receipt whereof the said vendors do

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ಸಂಸದೀಯ ಜಿಲ್ಲಾ ಸಭೆ-ಬೆಂಗಳೂರು  
ಬೆಂಗಳೂರು (ಸಭಾ ಕಟ್ಟಡ)

16 APR 2008



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 0.1050 Acres land equivalent to 06 (Six) Cottahs 05 (Five) Chittak 28 (Twenty-eight) 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 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



Regional District Bulkley-Nechako  
Bulkley-Nechako (Salt Lake City)

16 APR 2008

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, 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

Contd.....7



National District Sub-Registrar  
Salt Lake City

16 APR 2008

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 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

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ಪಂಪನಗರ (Salt Lake Circle)

16 APR 2008

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.

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. 226, 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 :-

Contd.....9



Government District No. 100  
Maddur (Salt Lake)

16 APR 2008



Share & Area of Sri. Khitish Biswas son of late Lal Mohan Biswas,  
as per deed of partition No. 01810/2004.

L.R. Dag. No.

R. S. Khatian No.

2149

179

out of total 2.75 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.1050 Acre land is possessed by the vendor herein

Total area of admeasuring 0.1050 Acre land

Total sale area of admeasuring 0.1050 Acres land equivalent to 06' (Six) Cottahs 05 (Five) Chittak 28 (Twenty-eight) 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.

Contd.....10



h  
Additional District Sub-  
Mithannagar (Salt Lake)

16 APR 2008

:: 10 ::

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. Pradip Biswas  
of - Gowraguri

2. Sunita K. Meher  
of - Kada

Signature of Vendor

SIGNATURE OF THE VENDORS

Contd.....11














*M*  
Additional District Sub-Inspector  
Bikanernagar (Salt Lake Circle)

16 APR 2008












THE  
ANTI  
SELLER/  
CLAIMANT  
PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.N.BOX. - THUMB TO SMALL PRINTS


 <i>Srishty</i>	L.H.					
	R.H.					

*Youshalaya Township Pvt Ltd*

ATTESTED *Srishty Mehra*  
Director

 <i>Dr. S. S. S. S.</i>	L.H.					
	R.H.					

ATTESTED *Dr. S. S. S. S.*

 PHOTO	L.H.					
	R.H.					

ATTESTED



Additional District Sub-~~...~~  
Mithanagar (Seli Bahu ~~...~~)

16 APR 2008

MEMO OF CONSIDERATION

Received the sum of Rs. 5,71,725.00 (Rupees Five Lakhs, Seventy-one Thousand Seven Hundred twenty-five) only, being the full amount of consideration money for the sale value of an area admeasuring 0.1050 Acres land equivalent to 06 (Six) Cottahs 05 (Five) Chittak 28 (Twenty-eight) 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. 5,71,725.00 (Rupees Five Lakhs Seventy-one Thousand Seven Hundred twenty-five) only.

SIGNED, SEALED & DELIVERED

In the presence of Witness :-

1. Pradip Biswas  
of Beasragari

2. Dilip K. Mandal  
of Kada

Drafted by:-

Swapan Kumar Dey.

(Swapan Kumar Dey)

P-192/1989 Advocate  
Barasat Court.

Typed by:-

*[Handwritten signature]*

SIGNATURE OF THE VENDORS



Additional District Sub-Div.  
Bhawanagar (Salt Lake Stn)

16 APR 2008



Government Of West Bengal  
Office of the D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-05195 of :2008  
(Serial No. 04188, 2008)

On 16/04/2008

Presentation(Under Section 52 & Rule 22A(3) 45(1))

Presented for registration at 11.30 on 16/04/2008 at the Private residence by Khitish Chandra Biswas, Exccutant

Admission of Execution(Under Section 58)

Execution is admitted on 16/04/2008 by  
1. Khitish Chandra Biswas, son of Lt Lal Mohan Biswas, Garagan, Thana Rajarhat, By caste Hindu, by Profession  
Identified by P Biswas, son of J Lal Biswas Garagan Thana, Rajarhat, by caste Hindu, by Profession - We were.

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

On 22/04/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rules, 1967 duly stamped under schedule IV Article number 73 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) = 6281/- on 22/04/2008

Certificate of Market Value(WB PUVI rules 1999)

Certifies that the market value of this property which is the subject matter of the deed has been assessed at Rs- 571725/-  
Certifies that the required stamp duty of this document is Rs 28587 /- and the Stamp duty payable to receive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 23590/- is paid by the draft no /03324, Draft date 17/04/2008, Bank name STATE BANK OF INDIA, Newtown Rajarhat, received on: 22/04/2008

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



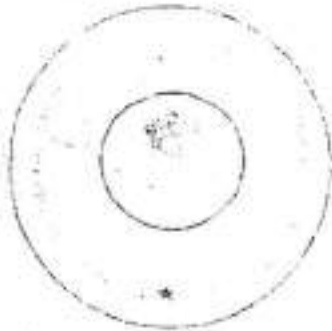
অতিরিক্ত জেলা সাব-রেজিস্ট্রার  
বিধাননগর (বিক্রয় ও হাইপোথেক)

22 APR 2008

A handwritten signature in black ink, consisting of a stylized, cursive script.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CC Volume number 5  
Page from 10463 to 10482  
being No 05195 for the year 2008.



Handwritten signature of Nurul Anin Khan.

(Nurul Anin Khan) 23-April-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal