

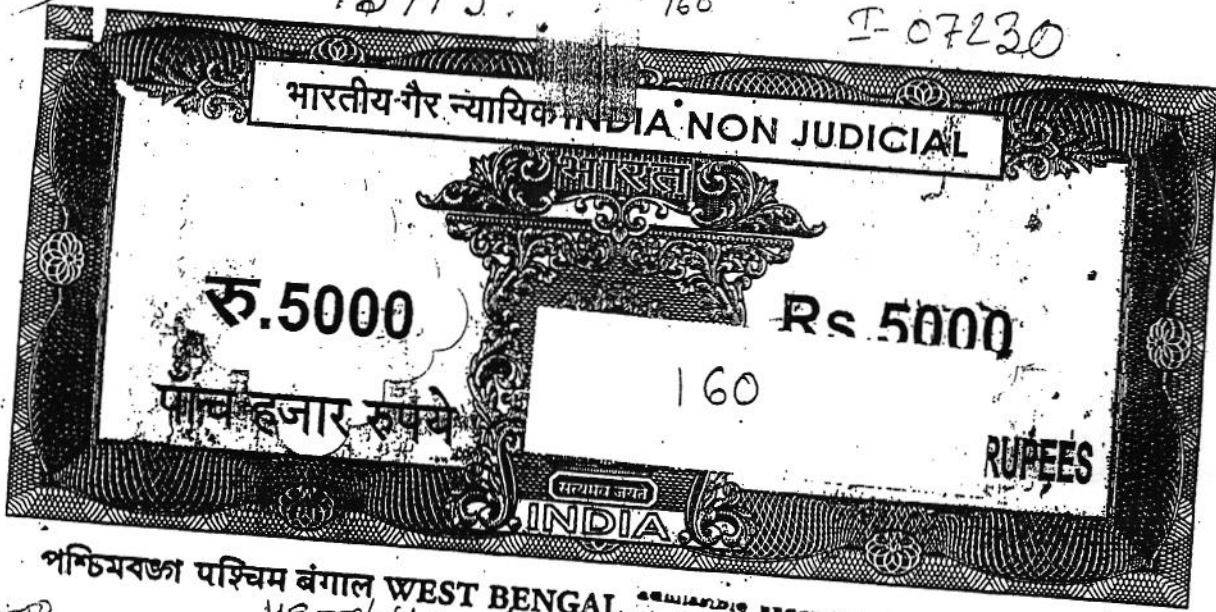
15913

160

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T-07230



पश्चिम बंगाल WEST BENGAL

Stamp duty of Rs. 49000/-49000/-11310/-
 Stamp duty under Rule 21 & sub-rule 5 of the West Bengal Stamp Act, 1959
 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 1000

054640

TER Para 0.11

5000
 49000
 11310
 18000

Has been realized as per Banker's Cheque
 Bank Draft No. 694699 694705
 Date 12/12/07

25245
 25281
 DEED OF CONVEYANCE
 North 24-Parganas
 12 DEC 2007
 03 NOV 2008

T-33

Sale
 23
 229600

THIS INDENTURE is made on this 12TH day of December, 2007
 in the year Two Thousand Seven of the Christian Era.

B E T W E E N

SRI KANAI LAL BISWAS, son of Late Akshay Kumar Biswas, by
 faitj Hindu, by occupation cultivation, 2) Minor SRI SURAJ
 BISWAS, 3) Minor SRI DEBRAJ BISWAS, both sons of Sri Kanai
 Lal Biswas number 2) & (3) by faith.

25245
 25281/8

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V.C.No = 318/
 Dt = 12.12.07
 2007 = 250
 2008 = 250

2542
 12.12.07
 Kausalya Township P.H. Rd.
 69, Anandpur, H-06.
 Rs 5000 (Rupees Five Thousand Only)
 Sant Singh

DEC 2007
 on the 12th day of Dec
 Office at Barasat by Kausalya
 of the Executant / Claimant



North 24-Parganas
 12 DEC 2007

6.55
 Kausalya Bhowal
 at Garagan P.O. Patharghata
 District - North 24-Parganas
 P.S. Rajarhat
 Hindu/Muslim/Christian

Self of as guardian of
 his minor son
 Bhowal, Debraj Bhowal

Handwritten notes in Bengali script, including names like 'Kausalya Bhowal' and 'Debraj Bhowal'.

7765
 Kausalya Bhowal

Chaitanya Krishna Choudhury Bhowal
 Garagan
 P.O. Patharghata
 P.S. Rajarhat
 Dist. 24 Parganas (H)

Chaitanya Bhowal
 at Garagan P.O. Patharghata
 District - North 24-Parganas
 P.S. Rajarhat
 Hindu/Muslim/Christian

North 24-Parganas
 12 DEC 2007

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Hindu. By occupation - student, all residing at village - Garagari, P.O. Patharghata P. S. Rajarhat, Dist. - North 24 Parganas, himself Nos. (2) & (3) being minors represented by their father and natural guardian the aforesaid Sri KANAI LAL BISWAS hereinafter called the "VENDORS" (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 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 one Sri Akshay Kumar Biswas son of Late. - Jaynarayan Biswas was the R.S. Recorded owner of about 0.92 acre land in respect of R.S. Khatian No. 64, under R.S. Dag No. 2149 of mouza - Huderait J.L.NO. 54, within P.S. Rajarhat, Dist. North 24 Pgs.

AND WHEREAS the said Akshay Kumar Biswas died intestate leaving behind him the vendor No. (1) Sri Kanai Lal Biswas, (2) Sri Sudhangshu Biswas, (3) Sri Panna Lal Biswas, his three sons and five married daughters namely

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(1) Smt. Satya Bala Mondal (Biswas), (2) Smt. Renu Sarder, (3) Smt. Shudha Mondal, (4) Smt. Sabitri Mondal and (5) Smt Kalpana Pramanick as his only legal heirs and successors in respect of the aforesaid property and thereby each of them became the owner of $\frac{1}{8}$ the share being 0.115 acre land.

AND WHEREAS the aforesaid Sri Panna Lal Biswas son of late Akshya Kumar Biswas and Smt. Satya Bala Mondal wife of Sri Anil Mondal there after sold and transferred their aforesaid share of land being 0.115 acre land each total measuring 0.23 acre of land of R.S./ L.R. Dag No. 2149, L.R. Khatian No. 64 by virtue of deed of sale being No. 7680, dated 21.02.2005 duly registered at office of DSR II, Barasat North 24 parganas, to Sri Suraj Biswas and Sri Debraj Biswas, the vendor nos. (2) & (3) herein both minor.

AND WHEREAS accordingly the vendor no. (1) become the owner of 0.115 acre land by way of inheritance and the vendor no. (2) & (3) became the owner of 0.23 acre land by way of purchase and thus they jointly became owner of 0.345acre land land in respect of L. R. Khatian No. 64, under L. R. Dag No. 2149 of mouza – Huderait J.L.NO. 54, within P.S. Rajarhat, Dist. North 24 Pgs.

Thus. the vendors while in use, occupation and enjoyment of landed property including admeasuring total land of 0.345 Acre land equivalent to 20 (Twenty) Cottah 13 (thirteen) Chittak 43 (Forty-three) Sq. ft. property of Rayati Dakhali rights, lying and situated, in Mouza – Huderait, 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 purchase in 1993 and paid Government rents and taxes morefully and particularly described

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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 has agreed to sell and the purchaser herein, has agreed to purchase the undivided plot of land an area of admeasuring 0.345 Acre land equivalent to 20 (Twenty) Cottah 13 (thirteen) Chittak 43 (Forty-three) Sq. ft. Sali land be the same a little more or less appertaining thereof morefully and particularly described in the schedule hereinunder written for the price of Rs. 22,96,000.00 (Rupees Twenty-two Lakhs Ninty-six Thousand) only.

AND WHEREAS the vendors herein considering the same as the highest market price has received a sum of Rs. 22,96,000.00 (Rupees Twenty-two Lakhs Ninty-six Thousand) only being the full amount of the total sale value of admeasuring 0.345 Acre land equivalent to 20 (Twenty) Cottah 13 (thirteen) Chittak 43 (Forty-three) Sq. ft. Sali land comprised in L.R. Dag No. 2149 under L.R. Khatian No. 64, morefully and particularly described the schedule hereinbelow, from the within-named purchaser.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 22,96,000.00 (Rupees Twenty-two Lakhs Ninty-six 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 vendor on or before the execution of these

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presents the receipt whereof the said vendor do hereby admit and acknowledge and from the same and every part thereof the vendor do hereby, release and discharge the purchaser, her heirs, executors, administrators, representatives and assignees AND the vendors each of them 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 rights and misusage, hereditament and tenements of the land an area of admeasuring 0.345 Acre land equivalent to 20 (Twenty) Cottah 13 (thirteen) Chittak 43 (Forty-three) Sq. ft. Sali land comprised in L.R. Dag No. 2149 under L.R. Khatian No. 64, 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 vendor 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 vendor, 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

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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 their 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, each of them doth hereby for them self their 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 vendor 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 acquitted, executed and released or otherwise by and at the cost and expenses

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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 his 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 vendor and any breach of the covenants hereinunder contained.

THE VENDOR DO HERE BY CONVENANT WITH THE PURCHASER:

- (1) That notwithstanding any act deed, matter or thing whatsoever done by the vendor or his predecessor in title of anyone of them done executed or

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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 vendor has 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 vendor 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 vendor delivers this day the khas possession of the scheduled land unto the purchaser.

THE SCHEDULE OF THE PROPERTY

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 -

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Parganas within the local limit of Chandpur Gram Panchayet and admeasuring 0.345 Acre Sali land out of 0.92 acre Sali land, equivalent to 20 (Twenty) Cottah 13 (thirteen) Chittak 43 (Forty-three) Sq. ft. Sali land comprised in L.R. Dag No. 2149 under L.R. Khatian No. 64, landed property within the local limit of Rajarhat Police Station, Additional Distrect Sub-Registration office Bidhannagar (Salt Lake City) and under in the District of North 24 Parganas having right to use the common passage and drain and all Easement right attached to the said plot of land of which annual proportionate rent/ revenue payable as per State Government Rules and Regulation through the Collector of North 24 parganas.

IN WITNESSES WHEREOF the vendor has hereunto set and subscribed his respective hands and seal on the day, month and year first written above.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses:-

1. Achitya Biswas
garegari

2. Md. Bagbul Hossain
willtpo ghumi












Handwritten signatures and notes in Bengali script, including names like 'Mukherjee' and 'Biswas'.

SIGNATURE OF THE VENDOR












THE
AGENT/
BUYER/SELLER/
DONOR/CAJMENT
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 :- *Srishty Mehra*

| | | | | | | |
|--|-----|---|---|---|--|---|
|  <i>रामेश्वर महाराज</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *रामेश्वर महाराज*

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-

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MEMO OF CONSIDERATION

Received the sum of Rs. 22,96,000.00 (Rupees Twenty-two Lakhs Ninty-six Thousand) only, being the full amount of consideration money for the sale value of an area of admeasuring 20 (Twenty) Cottah 13 (thirteen) Chittak 43 (Forty-three) Sq. ft. Sali land property from the within-named PURCHASER as mentioned in the above schedule of this deed of conveyance, by these presence as per memo below:

Handwritten note: 22/09/89 memo passed

MEMO

Paid by Cash

Rs. 22,96,000.00 (Rupees Twenty-two Lakhs Ninty-six Thousand) only.

SIGNED, SEALED & DELIVERED

In the presence of Witness :-

1. *Aditya Biswas*
ganga gan

2. *Md. Baghur Hossain*
vill + p.o. Sijhuni

Handwritten notes in Bengali:
১. নারায়ণ কুমার সিংহ
২. নারায়ণ - (স্বাক্ষর) সিংহ
৩. নারায়ণ সিংহ
স্বাক্ষরিত - আশুতosh মিত্র
স্বাক্ষর :-

Handwritten signatures:
স্বাক্ষরিত সিংহ
স্বাক্ষরিত মিত্র

SIGNATURE OF THE VENDOR

Drafted by :-
Swapn Kumar Dey
Swapn Kumar Dey
Advocate

Barasat Court *6/192/189/89*
dt. 17.09.89.

Typed by :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3154 to 3166
being No 07230 for the year 2008.



[Handwritten signature]

(X) 05-January-2009
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal