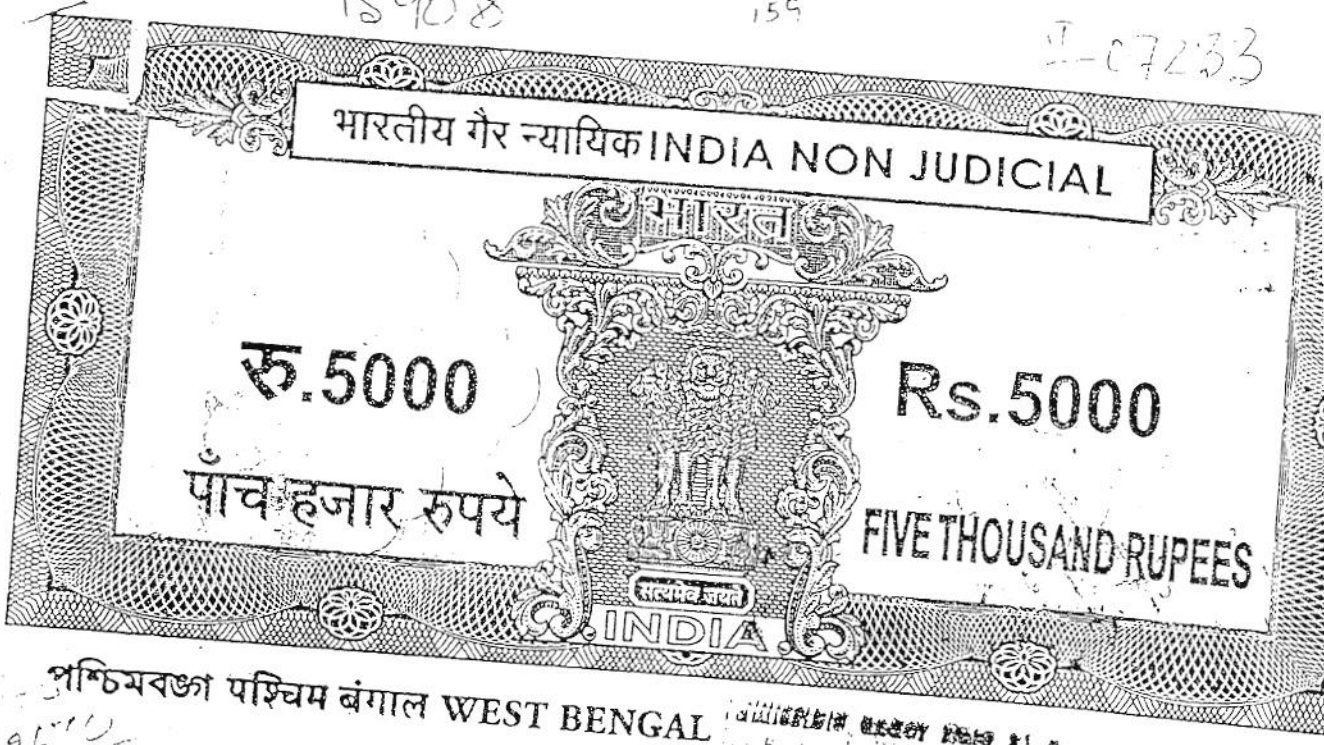


15908 (5) (3) 10/1 159

I-07233



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

296701

Amount drawn out of Rs. 296701
Date drawn on 17.12.07
As per Banker's Order No. 694701
Bank Draft No. 3335
Date 17/12/07

054641
under the Indian
Subsequently
North 24-Parganas

Sale
455330

DEED OF CONVEYANCE
North 24 Parganas

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

3335
7
28
5037

BETWEEN

1) SRI MADRA PADA BISWAS and (2) SRI PROPHAT BISWAS and SRI PROVASHI CHANDRA BISWAS
both son of late Sakhari Chandra Biswas, by faith Hindu, by occupation cultivation, both residing at Village Garagari, P.O. Patharchota, P.T. Rajarhat, Dist. North 24 Parganas, (hereinafter called the VENDORS) (which terms or expressions shall unless excluded by any provision to the contrary be deemed to mean and include their legal heirs, executors, administrators, legal representatives nominees and assignees, OF THE FIRST PART.)

250
2510
Hot

31/12/07

12.12.07
 Kanchalya Township Rtd.
 69, W...
 ₹ 5000 (Rupees Five Thousand Only)
 Sant Case

10000
 500



Dec 2007
 Office at Barasat by Hazra Padar Bhowal

Handwritten signature in Bengali script.

REGISTRY OF MORTGAGES
 NORTH 24 PARGANAS
 DISTRICT

12 DEC 2007

1) Hazra Padar Bhowal
 2) Brahat Bhowal also
 30 A Gannach Bhowal
 Vill Gannach
 P.S. Rajarhat - Patharhat
 District - North 24 Parganas
 by Case Hindu Law



7780

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Sukhram Naskar
 s/o Late Sri Sridhar Naskar
 Korday Rajarhat, 24 P.G.S(N)
 occupation - Business

Dukhram Naskar
 s/o Late Sri Sridhar Naskar
 Korday Rajarhat
 P.S. Rajarhat - Patharhat
 District - North 24 Parganas
 by Case Hindu Law

REGISTRY OF MORTGAGES
 NORTH 24 PARGANAS
 DISTRICT

12 DEC 2007

2

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 - 700006 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 - 700016 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 Debendra Nath Biswas son of Late - Monmohan Biswas purchased a part and parcel of land measuring about 06 (Six) Cottah 15 (Fifteen) Chittak, Land under C.S. Dag No. 2111, (Hal Dag No. 2149) under C.S. Khatian no. 278 of mouza - Huderait J.L.NO. 54, within P.S. Rajarhat, Dist. North 24 Pgs. By virtue of deed of sale being No. 2525 dated 25.03.1960 duly registered at S.R.O. Cossipore Dum Dum, from one Chuni Bala Biswas wife of Sekhar Biswas.

AND WHEREAS the said Sri Debendra Nath Biswas son of Late - Monmohan Biswas while in possession of the aforesaid land having title, right, interest, again sold and transferred the said land to Sri Hazra Pada Biswas and Sri Pravash Chandra Biswas sons of late Sekhar Chandra Biswas by way of a deed of sale being no. 3064 dated 28.05.1971 duly registered at S.R.O. Cossipore Dum Dum and since such purchase they are in peaceful possession of the said land by way of paying taxes and rep. to the local panchayat and Govt. Authority and the vendors accordingly have got their absolute right, title and interest free from all encumbrances with right sale transfer.



GOVERNMENT OF WEST BENGAL
North 24 Parganas

12 DEC 2007

Thus the vendors while in use, occupation and enjoyment of landed property including admeasuring total land 06 (Six) Cottah 15 (Fifteen) Chittak, Land under C.S. Dag No. 2111, (Hal Dag No. 2149) property of Rayati Dakhal rights, lying and situated in C.S. Khatian no. 278 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 purchase in 1971 and paid 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 has agreed to sell and the purchaser herein, 06 (Six) Cottah 15 (Fifteen) Chittak, Land under C.S. Dag No. 2111, (Hal Dag No. 2149), C.S. Khatian no. 278, 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. 4,85,330 00 (Rupees Four Lakhs Eighty-five Thousand three hundred thirty) only.

AND WHEREAS the vendors herein considering the same as the highest market price has received a sum of Rs. 4,85,330 00 (Rupees Four Lakhs Eighty-five Thousand three hundred thirty) only, being the full amount of the total sale value of 06 (Six) Cottah 15 (Fifteen) Chittak, Land under C.S. Dag No. 2111, (Hal Dag No. 2149), C.S. Khatian no. 278, morefully and particularly described the schedule hereinbelow, from the within-named purchaser.



Registrar a/c I
North 24 Parganas

12 DEC 2007

NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs 4,85,330.00 (Rupees Four Lakhs Eighty-five Thousand three hundred thirty) 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 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 Raiyat Dakhil rights and misusage, hereditament and tenements of the land an area 06 (Six) Cottak 15 (Fifteen) Chittak Land under C.S. Dag No. 2111, (Hal Dag No. 2149) , C.S. Khatian no 278 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, paltas, monuments, writings and evidences of title which may relate to the said



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[Signature]
North 24-Parganas
12 DEC 2007

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 HOLD OWN POSSESS 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



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Registrar u/s I (B)
North 24 Parganas
12 DEC 2007

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 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 hereinafter contained



Signature of I (A)
North 24-Parganas

12 DEC 2007

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 or 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 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.



স্বাক্ষরিত অ/স/ই (২)
North 24-Parganas
০২০২
12 DEC 2007

THE SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land of Rayati Dakhali rights lying and situated at Mouza - Hudarait JL 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 06 (Six) Cottah 15 (Fifteen) Chittak. Land under C.S. Dag No. 2111. (Hal Dag No. 2149), C S Khatian no. 278 landed property within the local limit of Rajarhat Police Station, Additional District Sub-Registration office Bidhanagar (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. Sukhi Panjva Skar
of - Koda

2014 11 15

S. K. Mondal
of Koda

2014 11 15
2014 11 15

SIGNATURE OF THE VENDOR














[Handwritten signature]












Registrar a/s I (B)
North 24-Parganas
P. O. No. 100

12 DEC 2007












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

| | | | | | | |
|--|------|---|---|---|---|---|
|  Srishty Mahra | L.H. |  |  |  |  |  |
| | R.H. |  |  |  |  |  |

ATTESTED Srishty Mahra

| | | | | | | |
|--|------|---|---|---|---|---|
|  Anshu Singh | L.H. |  |  |  |  |  |
| | R.H. |  |  |  |  |  |

ATTESTED Anshu Singh

| | | | | | | |
|--|------|---|---|---|---|---|
|  Anshu Singh | L.H. |  |  |  |  |  |
| | R.H. |  |  |  |  |  |



Ministry of Health of the Republic of Serbia
Berth 24-Pergano
U. B. B. - B. B.

12 DEC 2007

MEMO OF CONSIDERATION

Received the sum of Rs 4,85,330.00 (Rupees Four Lakhs Eighty-five Thousand three hundred thirty), being the full amount of consideration money for the sale value of an area of admeasuring 06 (Six) Cottah 15 (Fifteen) Chittak Sali land be the same a little more or less landed property 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 RBI notes of Rs. 4,85,330.00 (Rupees Four Lakhs Eighty-five Thousand three hundred thirty) only.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. Sukhi Ram Dasgupta
of - Kadda

2. Seelip Mandal
of Kadda

Subscribed and sealed by

Swapan Kumar Dey
Advocate

SIGNATURE OF THE VENDOR

Drafted by :-
Swapan Kumar Dey
Swapan Kumar Dey
Advocate
Barasat Court 6/192/89/89
dt. 17.04.89

Typed by :-



—স্বাক্ষরিত দ্বারা—
North 24-Parganas
C.R.R.-D+


12 DEC 2007



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3126 to 3137
being No 07233 for the year 2008.




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