

08592

264

26315



अभिचयवज्ज पश्चिम बंगाल

T130

6315/08

247756

269

5000/-
 B.D 49000/-
 B.D 22420
 76420/-

Deficit Stamp duty
 has been realised
 as per Bankers Chi
 Bank Draft No....
 Date.....

Kushalya Township (P) Ltd.
 Total - 8 Nos.

Act 1988
 ne Indian
 bsequently
 A. No...
 24-Parganas
 08 SEP 2008

Sale 23

Bar

25/7/08
DEED OF CONVEYANCE

1527990

THIS INDENTURE is made on this 23rd day of July in the year Two thousand Eight of the Christian Era.

BETWEEN

Sri Ajay Mondal son of Late Khishori Mondal, by faith Hindu,
 by occupation Cultivation, residing at Village Kada, P. O.
 Akandakeshari, P. S. Rajarhat. Dist. 24 Parganas North.

A-16797
 E-7
 H-28
 M(2)-4

contd. 2

16836
 101

A-16797
 E-7
 H-28
 M(2)-4
 16836

1826
 23/7/08
 250.00
 20.00
 270.00

নম্বর 4956
 সন ও তারিখ 23/7/08
 প্রেরতার নাম
 মাকিল
 স্ট্যাম্প মূল্য 10000/-
 ভেণ্ডার শ্রী
বারাসাত কোর্ট
 উত্তর 28 পরগণা
 টি, ডি, নং 16/7/08
 ক্রয়ের তাং 10000/-
 স্ট্যাম্প মূল্য
 স্ট্রেকারী অফিস বারাসাত
 ভেণ্ডার শ্রী তাপস কুমার সাহা

Moushalya Township Pvt Ltd
 69 Ginish Road, Mohan
 401-6



Registered in Registration No. A-217/08
 on the 23rd day of July 2008
 at the Private Office of the Registrar
 Office at Barasat by Ajoy Mondal
 of the Executive / Clerk.

Ajoy Mondal
 at Kishori Mondal
 Kado
 Rajarhat P.O. Akanda Kesari
 District - North 24-Parganas
 by Caste - Hindu, Muslim/Christian
 Cultivation

অজয় মন্ডল
 4035

North 24-Parganas
 (W.B.)

23 JUL 2008

অজয় মন্ডল

Bhim Mondal
 Naren Mondal
 Kado
 Rajarhat P.O.
 District - North 24-Parganas
 by Caste - Hindu, Muslim/Christian
 Business

North 24-Parganas
 (W.B.)

23 JUL 2008

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 স. - ১৩১০২

:: 2 ::

hereinafter called the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heir, 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 one of its Directors, Smt. Srishty Mehra wife of Shri Prashant Mehra, by faith – Hindu, by occupation – Business, residing at 10/1, Park Lane, Kolkata – 7000 16, hereinafter called the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, successor-in- office, executors, administrators, legal representatives, nominees and assignees) of the "OTHER PART".

WHEREAS Sri Ajay Mondal son of Late – Khishori Mondal, is the absolute owner and while he is in use, occupation and enjoyment of various landed property admeasuring **0.1148** Acre Sali land comprised in **L.R. Dag No. 2149** under **L.R. Khatian No. 4**, i.e. total an area of admeasuring **0.1148** Acre land equivalent to **06** (Six) **Cottahs** – **15** (Fifteen) **Chitaks** – **05** (Five) **S.q. ft.** land be the same a little more or less and thus he became the absolute owner of the landed property as aforesaid 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) and by paying Government rents and taxes and has been seized

Contd.....3



Signature of S. P. S. (S)
North 24-Parganas

(S. P. S.)

23 JUL 2008

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and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others and has every right to sell and transfer the same to anybody in anyway free from all sorts of encumbrances, liens, charges and attachments whatsoever.

AND WHEREAS the vendor herein **Sri Ajay Mondal** son of Late – Khishori Mondal, has recorded his name in the record of Chandpur Gram Panchayet office and paying the rents and taxes accordingly.

AND WHEREAS the vendor herein **Sri Ajay Mondal** son of Late – Khishori Mondal, 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 landed property as aforesaid an area admeasuring **0.1148 Acre** land equivalent to **06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.q. ft.** land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereinunder written, for the price of Rs.15,27,990.00 (Rupees Fifteen Lakhs Twenty-seven Thousand Nine Hundred Ninety) only.

AND WHEREAS the vendor herein **Sri Ajay Mondal** son of Late – Khishori Mondal, considering the same as the highest market price has received a sum of Rs.15,27,990.00 (Rupees Fifteen Lakhs Twenty-seven Thousand Nine Hundred Ninety) only, being the full amount of the total price of the land, described the schedule herein below, from the within-named purchaser.

Contd.....4



Registrar a/s I (A)
North 24-Parganas
1980-81-82

23 JUL 2008

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NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs.15,27,990.00 (Rupees Fifteen Lakhs Twenty-seven Thousand Nine Hundred Ninety) 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 vendor do 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 land admeasuring **0.1148 Acre** land equivalent to **06** (Six) **Cottahs** – **15** (Fifteen) **Chitaks** – **05** (Five) **S.q. ft.** land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereto together with all benefits and advantages of ancient and other lights, liberties, easernents, 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

Contd.....5



Registrar a/s T (S)
North 24-Parganas
West Bengal

23 JUL 2008

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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 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 etc. whatsoever created or suffered by the vendor from to these presents AND the vendor, do 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

Contd.....6



Signature a/s I (S)
North 24-Pargana
C.D. & P. -

23 JUL 2008

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

Contd.....7



[Handwritten signature]

Registrar A/S I (A)
Block 24-Pargana
G.P. & P.O.

23 JUL 2008

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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 HEREBY CONVENANT WITH THE PURCHASER:

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

Contd.....8




Magistrate a/o I (M)
North 24-Parganas
1 B. S. B. - 23

23 JUL 2008

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And the vendor delivers 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 Sri Ajay Mondal son of Late – Khishori Mondal, as recorded in R.O.R.

L.R. Dag. No.	L. R. Khatian No.	Share
2149	4	0.0139

out of total **8.26** Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less **0.1148 Acre** land is possessed by the vendor herein

Total area of admeasuring **0.1148 Acre** land

Total sale area of admeasuring 0.1148 Acre land equivalent to 06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.g. ft. land be the same a little more or less and appertaining thereof in and out of the above mentioned Dags, which are now sold together possessed by the vendor 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.....9



[Handwritten Signature]
District Collector
North 24-Parganas
West Bengal

23 JUL 2008

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. श्रीसहाय
श्रीसहाय-श्रीसहाय
No. 1234
श्रीसहाय-श्रीसहाय

श्रीसहाय

2. श्रीसहाय
श्रीसहाय-श्रीसहाय
श्रीसहाय-श्रीसहाय
श्रीसहाय-श्रीसहाय
श्रीसहाय-श्रीसहाय

SIGNATURE OF THE VENDOR

Contd.....10














Signature of
North 24-Parganas
C.R.R.

23 JUL 2008

SIGNATURE 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.N.BOX. - THUMB TO SMALL PRINTS

 <i>Srishly Mehra</i>	L.H.					
	R.H.					

KAUSHALYA TOWNSHIP PVT LTD.


ATTESTED

Srishly Mehra
Director

 <i>अनुराज, अ</i>	L.H.					
	R.H.					

ATTESTED

अनुराज, अ

 PHOTO	L.H.					
	R.H.					

ATTESTED



[Handwritten signature]

স্বাক্ষরিত ০৮/৭/০৮
North 24-Parganas
D.C.E.

23 JUL 2008

::10 ::

MEMO OF CONSIDERATION

Received the sum of Rs.15,27,990.00 (Rupees Fifteen Lakhs Twenty-seven Thousand Nine Hundred Ninety) only, being the full amount of consideration money for the sale value of an area admeasuring **0.1148 Acre** land equivalent to **06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.q. ft.** land be the same a little more or less and appertaining thereof 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 Rs.15,27,990.00 (Rupees Fifteen Lakhs Twenty-seven Thousand Nine Hundred Ninety) only.

SIGNED, SEALED & DELIVERED

In the presence of Witnessess :-

1. *Handwritten signature*
7/2/87
20/11/87

2. *Handwritten signature*
Handwritten signature

Handwritten signature

Drafted by :-

Swapan Kumar Dey
(Swapan Kumar Dey)
Advocate 2-192/87.

Barasat District Judges Court.

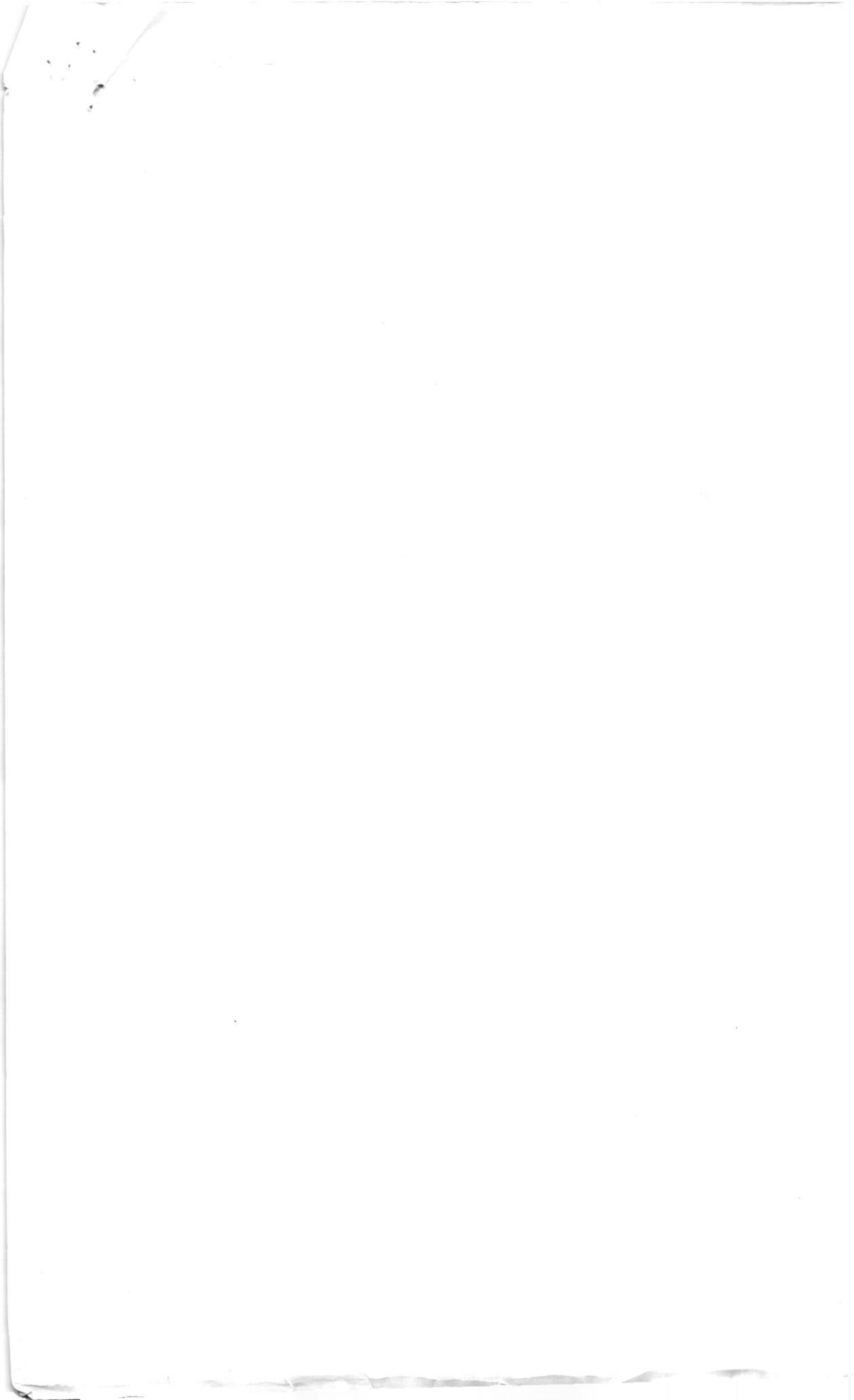
Typed by:

SIGNATURE OF THE VENDORS



স্বাক্ষরিত ১/১১/০৮
১৯/১১/০৮
১৯/১১/০৮

23 JUL 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 6529 to 6541
being No 06315 for the year 2008.



(X) 24-November-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal