भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

025172

Exempted under rule 21 and sub-rule 5 (1) of the W. B. L. R. Act 1955 duty Stamped Exempt. from does not require Stamp duty under the Indian Stamp Act 1989, Schedule I.A. No.....

Fees Paid... .....

Rs.....in C.P.S

DEED OF CONVEYANCE

THIS INDENTURE is made on this 24th day of August, in the year Two Thousand Seven of the Christian Era. BETWEEN (1) SRI AMAR BISWAS and (2) SRI JAGANNATH BISWAS, both sons of Late Sitapada Biswas, by faith- Hindu, by Occupation- Cultivation, residing at- Village- Kada, P.O. Akanda Keshori, P.S. Rajarhat, Dist. North 24 Pgs. hereinafter called the VENDORS (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives, nominees and assignees) of the ONE PART.

contd....p/2.

নং 3172 তাং 24/8/07 মূল্য 5000/-

ক্রেতার নাম

সাং Kaushalya Town ship Pvt. Ltd. 69. Girish Park. Kol 6

ষ্টাম্প ভেন্ডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও.

মোট স্ট্যাম্প ক্রয় তাং

চালান নং কত টাকা খরিদ

মিতা দত্ত

17 AUG 2007 Presented for Registration at A.M/P.M on the day of 2006 of the Bidhannagar (Salt Lake City) Addl. District Sub-Registrar Officer

444000

Claimants

Additional District Sub-Registrar Bidhannagar (Salt Lake City)

24 AUG 2007

- অমর কিশোর

2502

- অমর কিশোর

S/O/W/O/D/O...

of

P.S.

Dist. 24 Parganas North, by Caste Hindu / Muslim by Profession Service Business / H/wife / Cultivator

2503

- মৃগন্মাথ বিশ্বাস

S/O/W/O/D/O...

of

P.S.

Dist. 24 Parganas North, by Caste Hindu / Muslim by Profession Service Business / H/wife / Cultivator

Additional District Sub-Registrar Bidhannagar (Salt Lake City)

24 AUG 2007

রাজু দত্ত

পিতা: সন্তোষ দত্ত

স্থান কলিকাতা

জেলা: কলিকাতা

সাকিন: রাজা রাজ

পেশা: ব্যবসা

AND

"KAUSHALYA TOWNSHIP PVT. LIMITED", a company incorporated under the provision of the Companies Act, 1956 and having its registered office at 69, 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** the vendor no.1 herein **Sri Amar Biswas** son of Late Sitapada Biswas is the recorded owner and while use, occupation and enjoyment of various landed property including admeasuring 0.02 Acre Sali land comprised in **L.R. Dag No. 2149** under **L.R. Khatian No. 34** AND the vendor no.2 herein **Sri Jaganath Biswas** son of Late Sitapada Biswas is the recorded owner and while use, occupation and enjoyment of various landed property including admeasuring 0.02 Acre Sali land comprised in **L.R. Dag No. 2149** under **L.R. Khatian No. 343** 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 hereditary rights as the legal heirs and successor of Late Sitapada Biswas and duly recorded their names in the office of B.L. & L.R.O. at the time of settlement record by paying Government rents and taxes and have been

Contd.....3

24 AUG 2007

seized and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others.

**AND WHEREAS** accordingly the vendors herein **(1) Sri Amar Biswas and (2) Sri Jagannath Biswas,** both sons of Late Sitapada Biswas thus became the owners of total 0.04 Acre land equivalent to 02 (Two) Cottahs 06 (Six) Chittaks 32 (Thirty two) Sq. ft. land be the same a little more or less and appertaining thereof lying and situated in Mouza – Hudarait, J.L. NO. 54, Touzi No. 10 under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) and have been seized and possessed and / or otherwise well sufficiently entitled the same peacefully without interruption of others and have every rights to sell and transfer the same to anybody in anyway free from all sorts of encumbrances, liens, charges and attachments whatsoever.

**AND WHEREAS** the vendors herein **(1) Sri Amar Biswas and (2) Sri Jagannath Biswas,** both sons of Late Sitapada Biswas have recorded their names in the record of Chandpur Gram Panchayet office and have been paying the rents and taxes accordingly.

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**AND WHEREAS** the vendors herein **(1) Sri Amar Biswas and (2) Sri Jagannath Biswas,** both sons of Late Sitapada Biswas 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 an area of admeasuring 0.04 Acre land equivalent to 02 (Two) Cottahs 06 (Six) Chittaks 32 (Thirty two) Sq. ft. land be the same a little more or less morefully and particularly described in the schedule hereinunder written for the price of Rs. 84,700.00 (Rupees Eighty four Thousand seven Hundred) only.

**AND WHEREAS** the vendors herein **(1) Sri Amar Biswas and (2) Sri Jagannath Biswas,** both sons of Late Sitapada Biswas considering the same as the highest market price have received a sum of Rs. 84,700.00 (Rupees Eighty four Thousand seven Hundred) only, being the full amount of the total price 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. 84,700.00 (Rupees Eighty four Thousand seven Hundred) 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

**Contd.....5**

24 AUG 2007

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 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 reghts and misusage, hereditament and tenements of the land admeasuring 0.04 Acre land equivalent to 02 (Two) Cottahs 06 (Six) Chittaks 32 (Thirty two) Sq. ft. land 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

Contd.....6

24 AUG 2007

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 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 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,

**Contd.....7**

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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 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,

Contd.....8

24 AUG 2007

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 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 vendors or such notice has been published.

(3) That the vendors 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 vendors or nor the benamder of anyone. It is also declare that there is no Bargader in the land described in the schedule hereinbelow.

Contd.....9

24 AUG 2007

And the vendors 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. Khatian Nos., Share and Areas as follows : -

**Share & Area of vendor no.1 herein Sri Amar Biswas son of Late Sitapada Biswas as recorded in Record of Rights.**

| L.R. Dag. No. | L. R. Khatian No. | Share |
|---|---|---|
| 2149 | 34 | 0.0025 |

out of total **8.26** Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less **0.02 Acre** land is possessed by the vendor no.1 herein.

Contd.....10

24 AUG 2007

**Share & Area of vendor no. 2 herein Sri Jagannath Biswas son of Late Sitapada Biswas as recorded in Record of Rights.**

| L.R. Dag. No. | L. R. Khatian No. | Share |
|---|---|---|
| 2149 | 343 | 0.0025 |

out of total **8.26** Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less **0.02 Acre** land is possessed by the vendor no. 2 herein.

Total an area of admeasuring **0.04 Acre** land have jointly possessed by the vendors herein.

**Total sale area of admeasuring more or less 0.04 Acre land equivalent to 02 (Two) Cottahs 06 (Six) Chittaks 32 (Thirty two) Sq. ft.** land in and out of the above mentioned Dags, which is now sold out inherited / possessed by the vendors herein having right to use all Easement rights attached to the said plot 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.....11

24 AUG 2007

**IN WITNESSES WHEREOF** the vendors have hereunto set and subscribes their respective hands and seal on the day, month and year first written above.

**SIGNED, SEALED & DELIVERED**

In the presence of Witnesses :-

1.

2.

**SIGNATURE OF THE VENDORS**

Contd.....12

24 AUG 2007

## MEMO OF CONSIDERATION

Received the sum of Rs. 84,700.00 (Rupees Eighty four Thousand seven Hundred) only, being the full amount of consideration money for the sale value of an area admeasuring more or less 0.04 Acre land equivalent to 02 (Two) Cottahs 06 (Six) Chittaks 32 (Thirty two) Sq. ft. land 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. 84,700.00 (Rupees Eighty four Thousand seven Hundred) only.

**SIGNED, SEALED & DELIVERED**

In the presence of Witnessess :-

1.

2.

**SIGNATURE OF THE VENDORS**

**Drafted by :-**

Amit Kumar Bose.
Advocate.

**Typed :-**

24 AUG 2007

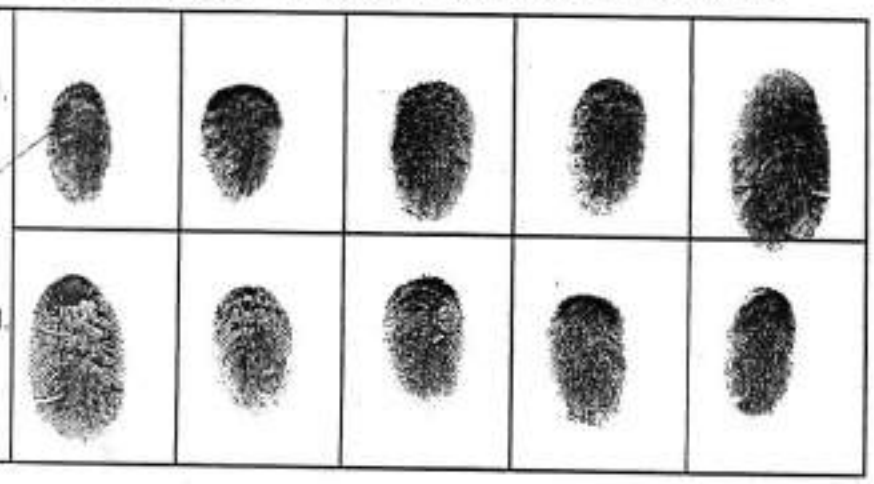
NE
ST
SELLER/
LAIMENT
PHOTO

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

Srishty Mehra

L.H.

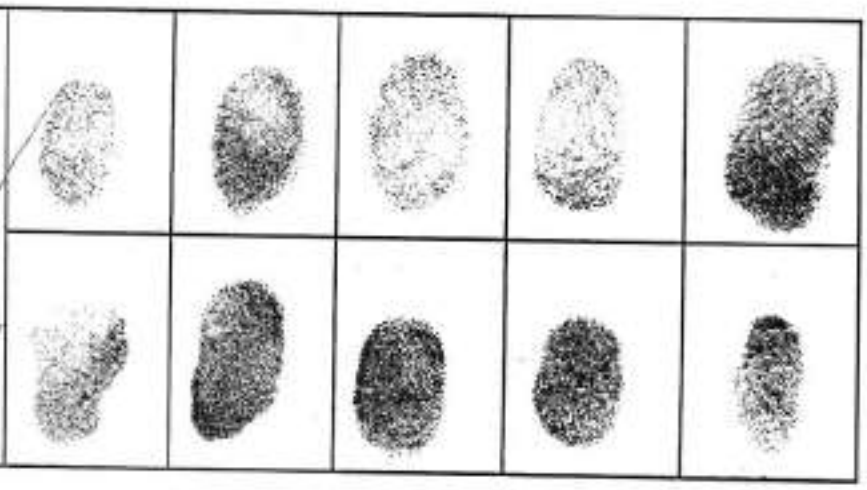
R.H.



ATTESTED Srishty Mehra

L.H.

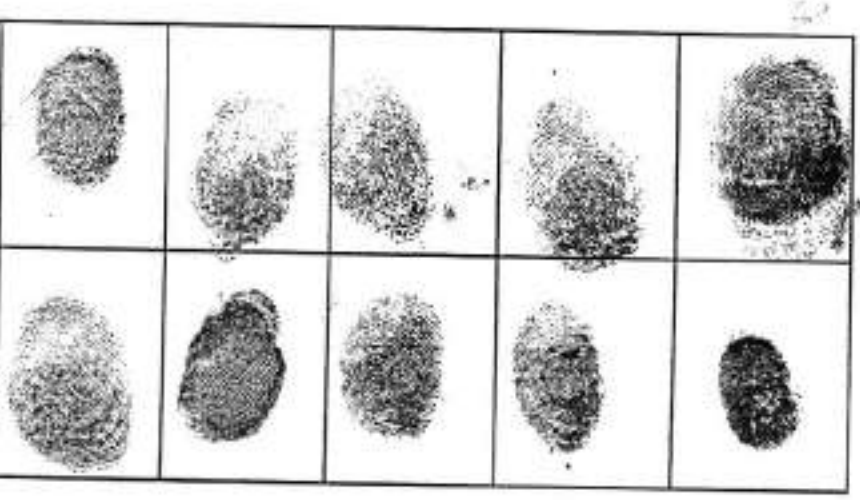
R.H.



ATTESTED

L.H.

R.H.



ATTESTED

24 AUG 2007

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-11186 of :2008
(Serial No. 07470, 2007)

---

**On 24/08/2007**

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 18.00 hrs on :24/08/2007,at the Private residence by Amar Biswas,one of the Executants.

**Admission of Execution(Under Section 58)**

Execution is admitted on 24/08/2007 by
1. Jagannath Biswas, son of Lt. Sita Pada Biswas ,Kada N-24-pgs ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation

Identified By Raju Dutta, son of Sanjib Dutta Kalika Pur N-24-pgs Thana: Rajarhat, by caste Hindu,By Profession :Business.

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

**On 27/08/2007**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 924/- on:27/08/2007

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 242400/-

Certified that the required stamp duty of this document is Rs 12120 /- and the Stamp duty paid as: Impresive Rs- 5000

**Admission of Execution(Under Section 58)**

Execution is admitted on 27/08/2007 by
1. Amar Biswas, son of Lt. Sita Pada Biswas ,Kada N-24-pgs ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation

Identified By Raju Dutta, son of Sanjib Dutta Kalika Pur N-24-pgs Thana: Rajarhat, by caste Hindu,By Profession :Business.

[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal

---

Addl. District Sub-Registrar
Bhubaneswar, (Sadar Range Office)

8 SEP 2008

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

**On 01/09/2008**

**Certificate of Admissibility(Rule 43)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

**Deficit stamp duty**

Deficit stamp duty Rs 7130/- is paid, by the draft number 208574, Draft Date 25/08/2008 Bank Name STATE BANK OF INDIA, Colony More Barasat, received on :01/09/2008.

**Deficit Fees paid**

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 1738/- on: 01/09/2008.

Name of the Registering officer :**Abhijit Kumar Das**
**Designation :ADDITIONAL DISTRICT SUB-REGISTRAR**

[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 8 SEP 2008

*Certificate of Registration under section 60 and Rule 69.*

Registered in Book - I
CD Volume number 10
Page from 18942 to 18958
being No 11186 for the year 2008.

(Abhijit Kumar Das) 02-September-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal