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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 929671

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

[Signature]

Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs.

16 FEB 2015

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the

16th day of February, Two Thousand Fifteen (2015)

BETWEEN

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To be cont

341

তারিখ ২৭/২/২০১৪ ১০০০
 নাম Magnum Infratec Private
 ঠিকানা 17/11A, Path Bahari Avenue
Kol-700019
160 J.B. Street
Kol-700002,
 ২৫ JUN 2014
 7100 00
 টাকার নাম শেট কত টাকা বকিল
 টাকার মতো মিতা দফ



Pradeep Biswas s/o Late Jahar Lal Biswas
 Villa Ganagori
 P.O - Path-sphata
 P.S - Rajarhat
 Kol-135
 Occ - Cultivation

Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Parganas

16 FEB 2015

SRI BISWANATH BISWAS, (PAN-AQPPB0027K) son of Late Sitapada Biswas, residing at Village - Kada, P.O. - Akandakashari, P.S. - Rajarhat, Kolkata - 700135, Dist.- North 24 Parganas, by faith- Hindu, by Occupation- Cultivation, by Nationality - Indian, hereinafter called the "*VENDOR*" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs; executors, administrators representatives nominees and assigns) of the *ONE PART*.

AND

"MAGNUM INFRACON PRIVATE LIMITED", (PAN-AAFCM4442C) a company incorporated under the provision of the Companies Act, 1956 and having its registered office at 160 Jamunalal Bajaj Street, First Floor, Kolkata - 700007, represented by its Director, MR. DEBRAJ SETH, son of Late Narain Das Seth, by faith - Hindu, by occupation - Business, residing at HB-170, 2nd Floor, Salt Lake, Kolkata - 700106, hereinafter called the "*PURCHASER*" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director - in - office, heirs, executors, administrators, representatives and assigns) of the *OTHER PART*;

WHEREAS One Sitapada Biswas, son of Late Manmotho Nath Biswas of Village - Kada, P.S. - Rajarhat, Dist.- North 24 Parganas was the absolute R.S. recorded owner and seized and possessed of and/ or other-

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Additional District Sub-Registrar
Rajahmundry, North 24 Parganas.
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wise well and sufficiently entitled to ALL THAT piece or parcel of land measuring an area of 09.1686 Decimal (as share 0.0111) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Sitapada Biswas died intestate leaving behind his four sons namely Sri Biswanath Biswas (the Vendor herein) and Sri Amar Biswas, Sri Jagannath Biswas, Sri Dharapada Biswas, as his legal heirs and successors to his estate and they become the owner of the aforesaid plot of land in terms of the Hindu Succession Act, 1956, where the each son has entitled land measuring 02.29 Decimal more or less as 1/4th share out of said 09.1686 Decimal more or less.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Biswanath Biswas (the Vendor herein) is the absolute owner ALL THAT piece or parcel of land measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, lying and situated

To be cont



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at Mouza - Hudarait, J.L. No. 54, by way of inheritance from his father Late Sitapada Biswas and there after he recorded his own L.R. Settlement Record of Rights, being L.R. Khatian No. 659 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Sri Biswanath Biswas (the Vendor herein) is the absolute recorded owner of ALL THAT piece or parcel of Sali land total measuring an area 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 659, lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas and enjoying the right, title and interest absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the Vendor herein seized and possessed of the aforesaid ALL THAT piece or parcel of Sali land measuring an area 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 659, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet,

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Additional District Sub Registrar
RAJSHAHI, NEW TOWN, NORTH 24 PGS.

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within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above record of rights and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and has the full right to dispose or transfer the same to any body in any way as the Vendor herein may think fit and proper.

AND WHEREAS the said Sri Biswanath Biswas (the Vendor herein) has agreed to sell and the purchaser herein "*MAGNUM INFRACON PRIVATE LIMITED*"; have agreed to purchase ALL THAT piece or parcel of Sali land total measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 659, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Rajarhat, New Town, in the District of North 24 Parganas morefully described in the schedule hereinafter written, for the total consideration of **Rs. 15,00,000/- (Rupees Fifteen Lac) only.**

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Rajahmundry, North 24 Pgs.

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NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 15,00,000/- (Rupees Fifteen Lac) only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** piece or parcel of Sali land measuring an area of 02.3128 Decimal (as share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 659, lying and situated at Mouza - HUDARAIT, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, A.D.S.R. office at Rajarhat, New Town, in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths pas-

To be cont



අධිකරණයේ සේවයේ සිටින
නිකුත් කළ දිනය: 10 ජනවාරි 2015

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sages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, ten-

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Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Parganas.

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ancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice

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has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendor that the said land which has been described in the schedule hereinafter written is the self acquired property of the Vendor/s and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate his name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.
9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of

To be cont



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the schedule mentioned land.

11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor, is found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by them and if any mistake is detected hereafter in this deed, that will be ratified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor Herein)

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Sali land total measuring an area of 02.3128 Decimal (ās share 0.0028) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 179, L.R. Khatian No. 659 (in the name of Biswanath Biswas), the said land under the following manner:-

To be cont



Accounting District Office-Register
Rajulica, New York, North 24 Feb.

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Saleable Land	Share	out of Land Area	R.S. & L.R. Dag No.	L.R. Kh. No.	Nature of land
02.3128 Dec.	0.0028	8.26 Acre	2149	659	Sali
Total 02.3128 Decimal equivalent to 1 Cottah 6 Chittack 17 Sq. ft.					

The aforesaid land lying and situated at of Mouza - HUDARAIT, J.L. No. 54, Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Bidhannagar, presently A.D.S.R. Rajarhat, New Town, in the District of North 24 Parganas, State of West Bengal.

The annual proportionate rent will be payable to the Collector of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

BOUNDARY

ON THE NORTH BY : Part of R.S. Dag No. 2149

ON THE SOUTH BY : Part of R.S. Dag No. 2149

ON THE EAST BY : Part of R.S. Dag No. 2149

ON THE WEST BY : Part of R.S. Dag No. 2149

To be cont



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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IN WITNESS WHEREOF the Vendor having been fully understood and satisfied about the content of this deed from the bengali translation / version as read out by witness No.- 1, has hereunto set and subscribed his hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. Pradip Biswas
vill- Geera gari
P.S- Rajarhat
KOL- 135
2. Sushil Kumar Biswas
P2, Bangur Avenue, Block A
Kolkata 700055.

Pradip Biswas

Deed prepared by:

Upananda Biswas
ADVOCATE
(BCHANDRA/7/12/78)

SIGNATURE OF THE VENDOR

TYPED BY:

Upananda Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont



6 FEB 2015

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 15,00,000/- (Rupees Fifteen Lac) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>RTGS/D.D No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
16/2/15	PLNBH15047521681	P.N. B	15,00,000/-

Biswa Nath Prasad

Total Rs. 15,00,000/- (Rupees Fifteen Lac) only.

WITNESSES :-

1. Pradip Biswas
vill - Beara gari
P.S - Rajarhat
KOL - 135
2. Sushil Kumar Biswas
P2, Bangal Avenue
Block A
Kolkata 700055

Biswa Nath Prasad

SIGNATURE OF THE VENDOR














Additional District Sub-Registrar
Rajamal, New Town, North 24 Parganas

16 FEB 2015












PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
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>Dew Raj Lelli</i>	LH					
	RH.					

MAGNUM INFRACON PVT. LTD.

ATTESTED :- *Dew Raj Lelli*
Director

 <i>Binwa Nath Bains</i>	LH					
	RH.					

ATTESTED :- *Binwa Nath Bains*

PHOTO	LH					
	RH.					



ATTESTED :-





Administrasi dan Registrasi
Kantor Kecamatan...

16 FEB 2015

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 01888 / 2015, Deed No. (Book - I , 01732/2015)
 Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Biswanath Biswas Kada, Kolkata, Thana:-Rajarhat, P.O. :-Akandakashari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 16/02/2015	 LTI 16/02/2015	<i>Biswanath Biswas</i> 16/02/2015

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biswanath Biswas Address -Kada, Kolkata, Thana:-Rajarhat, P.O. :-Akandakashari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 16/02/2015	 LTI 16/02/2015	<i>Biswanath Biswas</i>

Name of Identifier of above Person(s)
 Pradip Biswas
 Garagari, Kolkata, Thana:-Rajarhat, P.O.
 :-Patharghata, District:-North 24-Parganas, WEST
 BENGAL, India, Pin :-700135

Signature of Identifier with Date
Pradip Biswas
 16/02/2015


 Additional District Sub-Registrar
 (Deputy Registrar) North 24-Pgs
 Rajarhat, West Bengal
 Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT
16 FEB 2015





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 01732 of 2015
(Serial No. 01888 of 2015 and Query No. 1523L000003697 of 2015)

On 16/02/2015

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 16503/- is paid , by the draft number 511452, Draft Date 16/02/2015, Bank Name State Bank of India, Terminus Building New Town, received on 16/02/2015

(Under Article : A(1) = 16489/- , E = 14/- on 16/02/2015)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-15,00,000/-

Certified that the required stamp duty of this document is Rs.- 75020 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 511450, Draft Date 16/02/2015, Bank : State Bank of India, Terminus Building New Town, received on 16/02/2015
2. Rs. 25020/- is paid , by the draft number 511451, Draft Date 16/02/2015, Bank : State Bank of India, Terminus Building New Town, received on 16/02/2015

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13.57 hrs on :16/02/2015, at the Office of the A.D.S.R. RAJARHAT by Biswanath Biswas ,Executant.

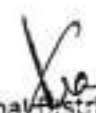
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 16/02/2015 by

1. Biswanath Biswas, son of Late Sitapada Biswas , Kada, Kolkata, Thana:-Rajarhat, P.O. :-Akandakashari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Cultivation

Identified By Pradip Biswas, son of Late Jaharlal Biswas, Garagari, Kolkata, Thana:-Rajarhat, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Cultivation.

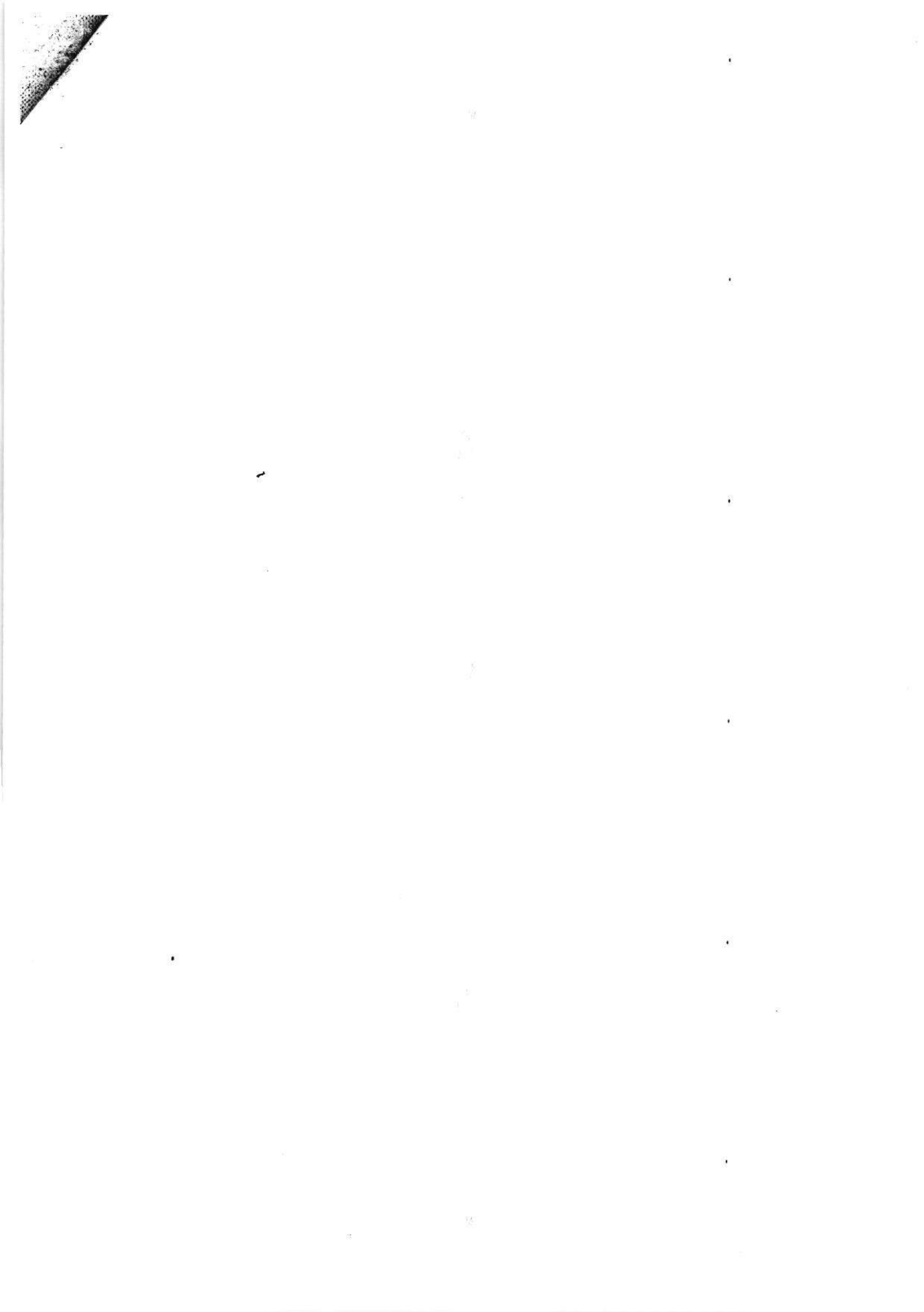
(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs
(Debasish Dhar)
Additional District Sub-Registrar

16 FEB 2015

16/02/2015 14:19:00





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 12613 to 12630
being No 01732 for the year 2015.



K

(Debasish Dhar) 16-February-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

