

পশ্চিমবঞ্জা पश्चिम बंगाल WEST BENGAL

449 DOD 033400



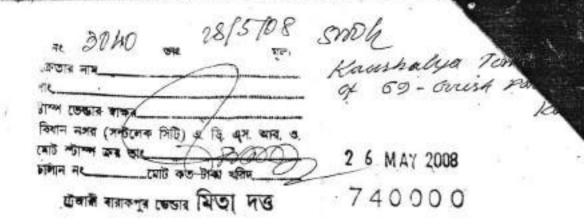
DEED OF CONVEYANCE

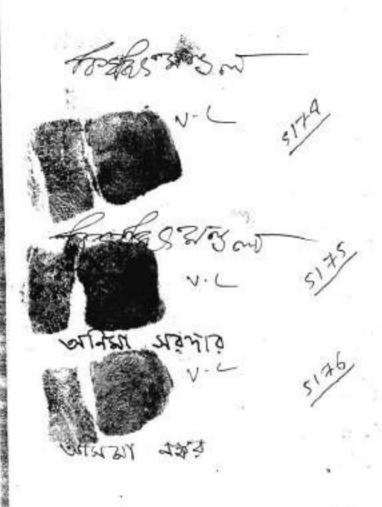
THIS INDENTURE is made on this 28th day of May, in the year Two Thousand and Eight of the Christian Era.

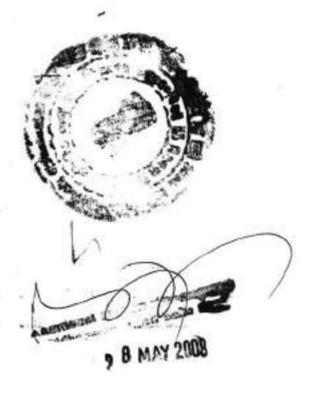
BETWEEN

MONDAL, wife of Late Jiban Krishna Mondal, (2) SRI BISWAJIT MONDAL, son of Late Jiban Krishna Mondal,

contd...p/2.







(3) Smt. Anima Mondal (Sarder) wife of Sri Kartick Sardar residing at villageSonatikaripara, Andul, Goriea, P.S. – K.L.C. Dist: South 24 Parganas and (4)
Smt. Ashima Mondal (Naskar) wife of Sri Napen Naskar, residing at village+
P.O.- Dharamtalapachuria, P.S. – K.L.C. Dist: South 24 Parganas, by faith Hindu, by occupation – No.1,3,& 4 Household Work and No. 2 Cultivation, No. 1
& 2 residing at village – Kada, P.S. – Rajarhat, Dist. – 24 Parganas(N),
hereinafter called the "VENDORS" (which terms or expressions shall unless,
excluded by of repugnant to the context be deemed to mean and include their
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 – 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 the one Sri Jiban Krishna Mondal and his three brothers Sri Satish Mondal, Sri Hashya pada Mondal and Sri Jiten Mondal@ Jiten Krishna Mondal all sons of Late Sarat Chandra Mondal by virtue of a deed of sale being no. 2408, dated 14.06.1985 duly registered at D.R. Barasat jointly purchased from one Sri Ram Pada Biswas son of late Khirode Chandra Biswas. 0.32acre Sali land comprised in C.S. Dag No. 2111, L.R. Dag No. 2149 under C. S. Khatian No. 128, R.S. Khatian No. 147 and another part and parcel of

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2 8 MAY 2008

land measuring 0.01 acre under C.S. Dag No. 2130, L.R. Dag No. 2168, under C. S. Khatian No. 147, R.S. Khatian No. 128 and 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 of office at Bidhannagar, 24 Parganas (N).

AND WHEREAS the said Sri Jiban Krishna Mondal @ Jiban Mondal being owner of land admeasuring 0.0825 acre of undivided share died intestate leaving behind him his wife (a) Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal only son (b) Sri Biswasjit Mondal and six married daughters namely (c) Anima Mondal (Sarder), wife of Kartick Sarder, and (d) Smt. Ashima Mondal (Naskar) wife of Sri Napen Naskar, the vendors nos. 1 to 4 herein and (e) Smt Susuma Mondal (Naskar)wife of Sri Subrata Naskar, (f) Smt. Srima Mondal (Sarder) wife of Balu Sardar, (g) Smt Rupa Mondal (Roy) wife of Bhola Roy, and (h) Smt Kalpana Mondal (Biswas) wife of Santi Ram Biswas, as his only legal heirs and successors in respect of the said property admeasuring 0.0825 acre land being one - eighth share each having 0.0103 acre land inherited by each the of the heirs.

AND WHEREAS accordingly the vendors herein (1) Smt. Sati Rani Mondal wife of Late Jiban Krishna Mondal, (2) Sri. Biswajit Mondal son of Late Jiban Krishna Mondal, (3) Smt. Anima Mondal (Sarder) wife of Sri Kartick Sardar residing at village- Sonatikaripara, Andul, and (4) Smt. Ashima Mondal (Naskar) wife of Sri Napen Naskar are the joint owner of land measuring about 0.04125 acre land having each of the vendors is the owner of 0.0103 acre land and the vendors are jointly willing to sell their said land of 0.04125 acre.



AND WHEREAS one Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal wife Sri Jiban Krishna Mondal @ Jiban Mondal and Sri Satish Chandra Mondal and his two brothers Jiten Krishna Mondal, and Hashya pada Mondal all sons of Late Sarat Chandra Mondal and Smt Sati Rani Mondal wife of Jiban Krishna Modal by virtue of another deed of sale being no. 1511, for the year 1986 duly registered at D.R. Barasat jointly purchased from one Sri Amrita Lal Biswas son of late Tarapada Biswas, another 0.33 acre Sali land comprised in C.S. Dag No. 2111, L.R. Dag No. 2149 under C. S. Khatian No. 128, R.S. Khatian No. 147 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 of office at Bidhannagar, 24 Parganas (N).

AND WHEREAS accordingly the vendor No. 1 Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal wife of Jiban Krishna Mondal by way of such purchase has become owner of undivided share of land measuring about 0.0825 acre land out of 0.33acre as aforesaid under L.R. Dag No. 2149 as aforesaid 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 of office at Bidhannagar, 24 Parganas (N) and the vendor No. 1 instends to transfer her said land of 0.0825 acre.

AND WHEREAS thus the vendors (1) Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal wife of Late Jiban Krishna Mondal, (2) Sri. Biswajit Mondal son of Late Jiban Krishna Mondal, (3) Smt. Anima Mondal (Sarder) wife of Sri Kartick Sardar and (4) Smt. Ashima Mondal (Naskar) has become owner and while in use, occupation and

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enjoyment of landed property including admeasuring total land of total measuring (0.04125 + 0.0825) = 0.12375 acre equivalent to 07 (Seven) Cottahs 07 (Seven) Chittak 35 (Thirty-five) Sq. ft. property 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 purchase and duly recorded his name in the office of the B.L. & L.R.O. at the time of Settlement record by paying 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 vendor Sri Satish Chandra Mondal son of Sri Sarat Chancra Mondal, 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 the said admeasuring 0.12375 acre equivalent to 07 (Seven) Cottahs 07 (Seven) Chittak 35 (Thirty-five) Sq. ft. undivided land and appertaining thereof be the same a little more or less undivided property morefully and particularly described in the schedule hereinunder written, for the price of Rs. 4,49,200.00 (Rupees Four Lakhs Forty-nine Thousand Two Hundred) only.

AND WHEREAS the vendors nos. (1) Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal wife of Late Jiban Krishna Mondal, (2) Sri. Biswajit Mondal son of Late Jiban Krishna Mondal, (3) Smt. Anima Mondal (Sarder) wife of Sri Kartick Sardar and (4) Smt. Ashima Mondal (Naskar) considering the same as the highest market price have received a sum of Rs. 4.49,200.00 (Rupees Four Lakhs Forty-nine Thousand Two Hundred) only, being the full amount of the total sale value of the land, described the schedule hereinbelow, from the within-named purchaser.

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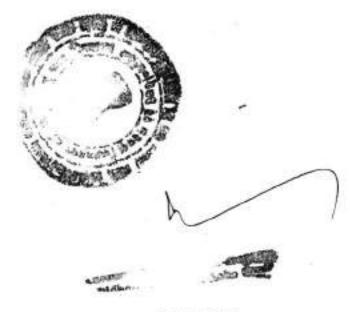




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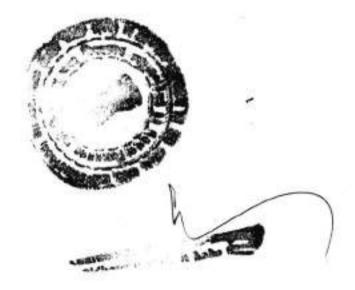
NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 4,49,200.00 (Rupees Four Lakhs Forty-nine Thousand Two Hundred) only, of true and lawful money of Union of India purchase money is full paid in cash by the purchaser to the vendors on or before the execution of these presents the receipt whereof the said vendors do and each of them doth hereby admit and acknowledge and 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 admeasuring 0.12375 acre equivalent to 07 (Seven) Cottahs 07 (Seven) Chittak 35 (Thirty-five) Sq. ft. undivided land and appertaining thereof 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

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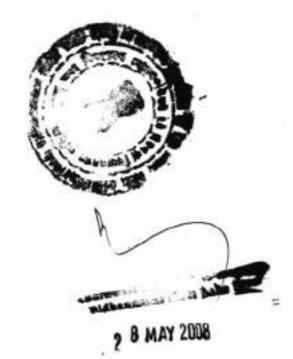
9 8 MAY 2000

"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 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, disturbances, claim or demand whatsoever from or by the vendors



2 8 MAY 2008

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 propertyor 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, 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 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 vendors have 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.

And the vendors deliver this day the khas possession of the scheduled land unto the purchaser.





9 8 MAY 2008

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 area of the following : -

Share & Area of (1) Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal wife of Late Jiban Krishna Mondal, (2) Sri. Biswajit Mondal son of Late Jiban Krishna Mondal, (3) Smt. Anima Mondal (Sarder) wife of Sri Kartick Sardar and (4) Smt. Ashima Mondal (Naskar) being heirs of late Jiban Krishna Mondal.

C.S. Dag. No. L.R. Dag. No.

C.S. & R. S. Khatian No.

Share

2111

2149

128

0.2500

Out of total 0.32 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.08 Acre land and out of which the Four vendors herein being the legal heirs and successors of Jiban Krishna Mondal (since deceased) wife of Late Sarat Chandra Mondal became the joint owners with 1/211 ' share i.e. 0.04 Acre each of them.

C.S. Dag. No. L.R. Dag. No. C.S & R. S. Khatian No.

Share

2130

2168

128 & 147

0.2500

Out of total 0.01 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.0025 Acre land and out of which the Four vendors ' herein being the legal heirs and successors of Jiban Krishna Mondal (since deceased) wife of Late Sarat Chandra Mondal became the joint owners with 1/2th share i.e. 0.00125 Acre each of them

Total area of admeasuring 0.04125 Acre land





9 8 MAY 2008

Share & Area of (1) Smt. Sati Rani Mondal @ Sachi Rani Mondal @ Sita Rani Mondal wife of Late Jiban Krishna Mondal,

C.S. Dag. No. L.R. Dag. No.

C.S & R. S. Khatian No.

Share

2111

2149

128 & 147

0.2500

Out of total 0.33 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.0825 Acre land possessed by the vendor No. 1, herein.

Total area of admeasuring 0.0825 Acre land

Total sale area of admeasuring 0.12375 acre equivalent to 07 (Seven).

Cottahs 07 (Seven) Chittak 35 (Thirty-five) Sq. ft. be the same a little more or less joint property comprised in and out of the above mentioned Dags, which are now sold together possessed by the vendor herein 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.

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7 8 MAY

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

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

the presence of vitnesses

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SIGNATURE OF THE VENDORS

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2 8 MAY 2008

MEMO OF CONSIDERATION

Received the sum of Rs. 4.49,200.00 (Rupees Four Lakhs Forty-nine Thousand Two Hundred) only, being the full amount of consideration money for the sale value of admeasuring 0.12375 acre equivalent to 07 (Seven) Cottahs 07 (Seven) Chittak 35 (Thirty-five) Sq. ft. undivided land and appertaining thereof be the same a little more or less undivided property from the withinnamed PURCHASER as mentioned in the above schedule of this deed of conveyance, by these presence as per memo below: -

MEMO

Paid by cashof R.B.I. Notes of Rs. 4,49,200.00 (Rupees Four Lakhs Fortynine Thousand Two Hundred) only

SIGNED, SEALED & DELIVERED

In the presence of Witnessess :-

1. Cukhi mam Naskan Por ASS 2000 ON STAIN STAIN

2 scilit Kr. Mondal of Kala

SIGNATURE OF THE VENDORS

Drafted by:-

Swapan Rumar Day

Barasat District Judge's Court.

Typed by:-

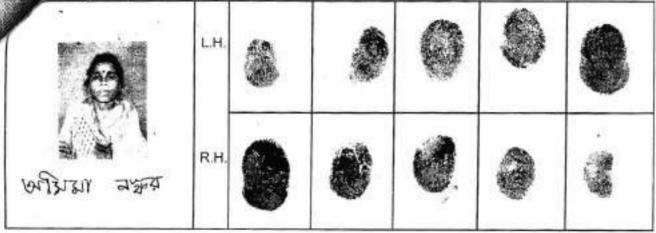




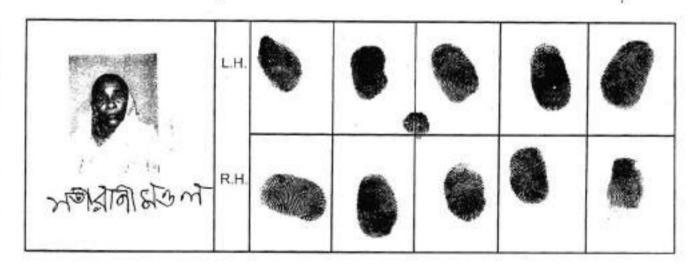
9 8 MAY 2008



UNDER RULE 44A OF THE I.R. ACT 19.08 N.B. - LH BOX-SMALL TO THUMB PRINTS R.N.BOX. - THUMB TO SMALL PRINTS



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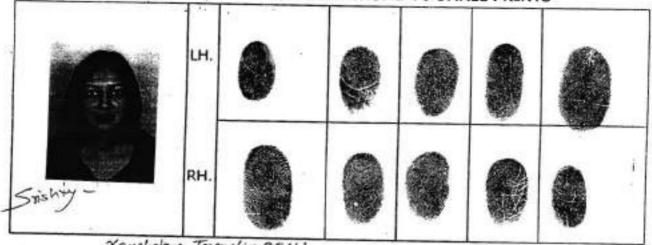


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NATURE OF THE PRESENTANT/ EXECUTANT/SELLER/ BUYER/CAIMENT WITH PHOTO

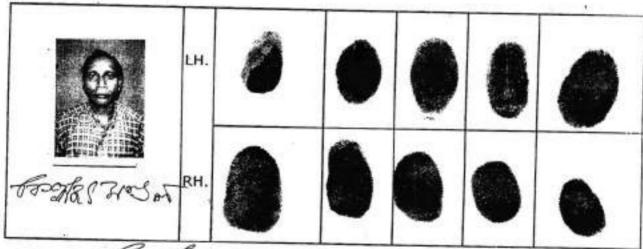
UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



Kaushaloya Township Fut Hd

ATTESTED :- Stickly Mehra Director



ATTESTED: - 85 FAR 2105 ON

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Government Of West Bengal Office of the A. D. S. R. BIDHAN NAGAR BIDHAN NAGAR

Endorsement For deed Number :1-07025 of :2008 (Serial No. 05764, 2008)

On 28/05/2008

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

Presented for registration at 13.58 hrs. on :28/05/2008, at the Private residence by Biswajit Mondal, one of the Executants.

Admission of Execution(Under Section 53)

Execution is admitted on 28/05/2008 by

 Biswajit Mondal, son of Lt Jiban Krishna Mondal, Kada Dist 24 Pgs (n), Thana Rajarhat, By caste Hindu, by Profession .--

Sati Rani Mondal alias Sachi Rani Mondal, wife of Lt Jiban Krishna Mondal ,Kada Dist 24 Pgs (n) ,Thana Rajarhat, By caste Hindu by Profession : House wife

3 Anima Mondal (sardar), wife of Kartik Sardar Sonatikaripara 24 Pgs (s) Thana K L C, By caste Hindu by

Profession --4. Ashima Mondal (naskar), wife of Napen Naskar Dharmatala Pachuria 24 Pgs (s) Thana K L C, By caste Hindu by Profession :--- -

identified By D Naskar, son of -- -- Thana: -, by caste Hindu, By Profession .---,

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

On 30/05/2008

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/-

Payment of Fees:

on:30/05/2008 Fee Paid in rupees under article : A(1) = 4939/-

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this properly which is the subject matter of the deed has been assessed at Rs- 449200/-

Carofrod that the required stamp duty of this document is Rs 22460 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

[Nurul Amin Khan]

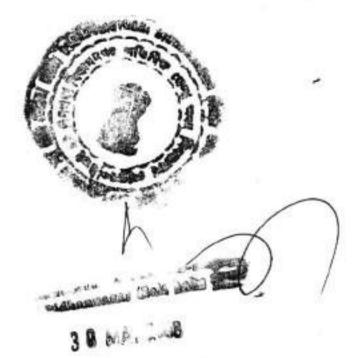
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN

NAGAR

Govt. of West Bengal

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Government Of west bengal Office of the A. D. S. R. BIDHAN NAGAR BIDHAN NAGAR

Endorsement For deed Number :1-07025 of :2008 (Serial No. 05764, 2008)

Deficit stamp duty. Rs 17470/- is paid, by the draft number 586860, Draft Date 30/05/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on .30/05/2008.

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

[Nurul Amin Kharl] ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN

NAGAR

Govt. of West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 7 Page from 3494 to 3513 being No 07025 for the year 2008.



(Nurul Amin Khan) 02-June-2008 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A. D. S. R. BIDHAN NAGAR West Bengal