




पश्चिम बंगाल WEST BENGAL

K 618089

18-11-12
D. H. S. 25/12
20/11/12

It is stated that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document.


20 NOV 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 20th day of November, 2012 at Kolkata

BETWEEN

16.XI.2012 5002

Sl. No. 931 Dt. Rupees
M/s. Sri/Smt. Shatter Infrastructure Pvt Ltd.
Address.....
P. S..... 6, Bishop Kefray Rd,
Vendor.....

Santosh Mr. Dey
ALIPUR POLICE COURT
Kolkata

Kol-20.



20 NOV 2012

Ashoke Mr. Mondal
et al - Ajit Mondal
Vill - Bhasea 14 NO
P.O. & P.S. - Bishnupur
Dist. - 24 P.S.
Pin - 743 503

(1) **SMT. MANGALA RONG** widow of late Muktaram Rong, by occupation – Household widow and (2) **SRI PHOOL KUMAR RONG** son of late Muktaram Rong, by occupation – Cultivation, both by faith Hindu, residing at Vill. Bhasa, P.O. & P.S. Bishnupur, Dist. 24 Parganas (south) hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, representatives, successors, nominees and assigns) of the **FIRST PART**.

A N D

BHATTER INFRASTRUCTURE PVT. LTD., a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office at 14/1, Paul Mansion, 6, 1st floor, Bishop Lefroy Road, P.S. Bhawanipore, Kolkata – 700 020 represented by its Director **Mrs. Megna Bhattar** wife of Mr. Anubav Bhattar hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS at all material times the vendor no.1 herein, Smt. Mangala Rong was and is the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to all that the piece or parcel of agricultural land having rayati dakhali sattya measuring about 4 Decimal (2 decimal pertaining to R.S. Dag No.276 corresponding to L.R. Dag no.281 and 2 decimal pertaining to R.S. Dag No.277 corresponding to L.R. Dag No.282) under L.R. Khatian No.891, J.L. No. 20, R.S. No. 92, under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south).

AND WHEREAS at all material times the vendor no.2 herein, Sri Phool Kumar Rong was and is the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to all that the piece or parcel of agricultural land having rayati dakhali sattya measuring about 5 Decimal (2 decimal pertaining to R.S. Dag No.276 corresponding to L.R. Dag no.281 and 3 decimal pertaining to R.S. Dag No.277 corresponding to L.R. Dag No.282) under L.R. Khatian No.787, J.L. No. 20, R.S. No. 92, under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south).

AND WHEREAS the said agricultural land is free from all encumbrances, charges, liens, lispendences, mortgage and / or any other nature whatsoever and have no acquisition or requisition or any other legal proceedings both civil and criminal under the jurisdiction of the Learned Court or elsewhere and no person or persons other

than the vendors have any right of ownership, occupancy, easement or otherwise on the said land or any part thereof.

AND WHEREAS the vendors herein came in contact with the purchaser Company herein and expressed their desire to sell out the said entire land admeasuring 9 Decimal (4 decimal pertaining to R.S. Dag No.276 corresponding to L.R. Dag no.281 and 5 decimal pertaining to R.S. Dag No.277 corresponding to L.R. Dag No.282) under L.R. Khatian No.891, 787, J.L. No. 20, R.S. No. 92, under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) morefully and particularly described in the SCHEDULE written hereunder and hereinafter referred to as 'The said property' and subsequently the purchaser Company has also agreed and expressed its readiness to purchase the said property at a valuable consideration.

AND WHEREAS the purchaser Company has agreed to purchase and the vendors have agreed to sell the said property as described in the schedule written hereunder at the agreed consideration of Rs.4,09,091/- (Rupees four lacs nine thousand ninety one) only as specifically mentioned in the Memo of Consideration written hereunder.

NOW THIS INDENTURE WITNESSETH as under :

That in pursuance of the said agreement and in consideration of the said sum of Rs.4,09,091/- (Rupees four lacs nine thousand ninety one) only to be true and lawful money of the Union of India in hand to the Vendors herein paid by the Purchaser Company at or before the execution of these presents, the receipt whereof the Vendors do hereby by the receipt hereunder written admitted, acknowledged of the same and hereby acquit, release and forever discharge the Purchaser Company as well as ALL THAT piece and parcel of agricultural land measuring about 9 Decimal (4 decimal pertaining to R.S. Dag No.276 corresponding to L.R. Dag no.281 and 5 decimal pertaining to R.S. Dag No.277 corresponding to L.R. Dag No.282) under L.R. Khatian No.891, 787, J.L. No. 20, R.S. No. 92, under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) more fully and particularly described in the schedule written hereunder and hereafter called and referred to as the "said land" the Vendors do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser Company free from all encumbrances all that the schedule land drains, water, water courses, water supply, electricity and sewer line and other pipe lines etc. and other rights, liberties, easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever of Vendor's in the said property free from all encumbrances to hold the same absolutely and forever, comprising under Mouza – Bhasa, Police Station

Bishnupur, now recorded in R.S. Dag No.276 & 277 under L.R. Khatian No.891 & 787, in the District of 24 Parganas (South) more fully and particularly mentioned and described in the schedule written hereunder and hereinafter referred to as the said property or HOWSOEVER OTHERWISE the said property now is or are at any time heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished together with all and singular erections, fixtures and fittings, sewers, drains, paths, passages, lights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as part and parcel of number thereof or appurtenant thereto with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents, issues, profits of and from the said property in entirety hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Vendors or in and upon the said property to be used by the Purchaser Company for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended so to be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the said property or any part thereof concerning the said property at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the Vendors **TO HAVE AND TO HOLD** the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the purchaser Company absolutely and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever and the Vendors do hereby covenant with the purchaser Company that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Vendors made, done, executed, occasioned or suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person(s) lawfully or equitably claiming or to claim from under or in trust for the owners the right and privileges and that free and clear and

freely and clearly and absolutely acquitted, exonerated or discharged or otherwise by the Vendors well and sufficiently saved and kept harmless and indemnified of from and against all and manner of former or other estates encumbrances, claims, demands, charges, liens, lispensis, debts and attachments, whatsoever and made done executed occasioned or suffered by the Vendors or any person or to claim from under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted, executed, discharged, or otherwise by the Vendors well and sufficiently saved and kept harmless and indemnified or otherwise estates, right, title, lease, mortgage, charges, trusts, wakf, debuttar, attachments, executions, lispensis, claim, demand and encumbrances, whatsoever made done occasioned or suffered by the Vendors or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Vendors further that the Vendors and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said property hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser Company do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser Company in the manner aforesaid shall or may be reasonably required AND that the Purchaser Company hereby covenants that the purchaser company will and shall maintain the said property and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Vendors or in trust for the Vendors into and upon the adjoining area of land belonging to the Vendors other than the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser Company for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as aforesaid the Vendors have now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and that the purchaser Company shall and may from time to time and at all times hereafter peaceably and quietly hold, use, possess and enjoy the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and to receive the rents, issuance and profits thereof without any

lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or of the said property and that the purchaser company upon mutation in respect thereof will pay the rates and taxes relating to the said property.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows :

- a) There are no suits and/or proceedings and/or litigations pending in respect of the land or any part thereof;
- b) The right, title and interest of the Seller in the land is free from all encumbrances and/or alienation whatsoever save the occupancy of the Occupant and the Seller have a good and marketable title thereto;
- c) The land or any part thereof is at present not affected by any requisition or any acquisition of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Seller;
- d) The vendors further declares and represents that there is no bargadar in respect of the said land or any portion thereof and save and except the vendors none else have any right, title and interest therein;
- e) Neither the land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other Public Demand;
- f) There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Seller from selling and/or transferring the land in entirety to the Purchaser and/or the nominee/s of the Purchaser free from all encumbrances whatsoever;
- g) There are no charges or encumbrances relating to or on the land or any part thereof;
- h) The vendors are fully and sufficiently entitled to complete sale of the land to the Purchaser;
- i) Upon completion of purchase the Purchaser and/or its Transferee/s as the case may be shall acquire a clear and marketable title to the land and each and every part thereof;
- j) The representations and guarantee of the Seller mentioned hereinabove are true and correct;
- k) AND THAT the Sellers have not at any time done or executed any deed, document or writing whereby the Subject Property and the Rights and Properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title;

- l) AND THAT the Subject land and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigations, lis pendens, covenants, uses, debuttar, trusts made or suffered by the Seller or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the Seller;
- m) AND THAT the Outgoings aforesaid including the rates, taxes, related interest and penalty, if any, in respect of the land upto the date of execution of these presents shall be borne and paid by the Seller.
- n) The Sellers hereby confirm that the Seller has never created any mortgage, liens or any other charge or encumbrance over the Subject Property;
- o) The Sellers do hereby accord his consent to the Purchaser for mutation, separation and/or apportionment, amalgamation, etc. of the Subject Property in the Panchayat records, Land Reforms office, and all the records of the government and/or semi-government and/or other statutory body and/or authority;
- p) The Sellers hereby confirm that the Subject land is not vested under any act or statute and further confirms that the Subject land or any part or portion thereof has not been declared as non-transferable land by any Government or any body or authority;
- q) AND that on or before execution of these presents, the Sellers have delivered physical possession of the land in question;

SCHEDULE ABOVE REFERRED TO

(the said property)

ALL THAT the piece and parcel of agricultural land having rayati dakhali sattya measuring about **9 Decimal** (4 decimal pertaining to **R.S. Dag No.276** corresponding to L.R. Dag no.281 and 5 decimal pertaining to **R.S. Dag No.277** corresponding to L.R. Dag No.282) under L.R. Khatian No.891, 787, J.L. No. 20, R.S. No. 92, under **Mouza Bhasa**, Police Station Bishnupur, Dist. 24 Parganans (south) under the jurisdiction of District Sub Registrar – IV at Alipore and Sub Registrar office at Bishnupur within the ambit of Paschim Bishnupur Gram Panchayat together with rights and liberties easements, appendages, appurtenances and estate right, title and interest, property claim whatsoever of the vendors and the same is butted and bounded as follows:

Dag No. 276

On the North : Land of Dag No.272
On the South : Land of Dag No.240
On the East : Land of Dag No.277
On the West : Land of Dag No.275

Dag no.277

On the North : Land of Dag No.283,272
On the South : Land of Dag No.239,240
On the East : Land of Dag No.278
On the West : Land of Dag No.276


IN WITNESS WHEREOF the vendors hereunto set, sealed and subscribed his hands and seals in this Deed of Conveyance on this day, month and year above first written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :


WITNESSES:

1. Ashoke Kr. Mandal
vill- Bhada 14 NO
PO+PS- Bishrupur
Dist - 24 Pgs (S)
2. Pini - 743503
Joydeb Mukherjee
86 c Topsia Road
Kolkata - 46


L.T.1 of Mangala Rang
By the Pen Ashoke Kr Mandal
২০০২৫১৭.০১
VENDORS

Read over & explained by
me in Bengali
Joydeb Mukherjee

Drafted by me


Advocate

MEMO OF CONSIDERATION


RECEIVED from the withinnamed purchaser by the withinnamed vendors the within mentioned sum of Rs.4,09,091/- (Rupees four lacs nine thousand ninety one) only being the full consideration money paid on account of sale under these presents in the manner following :-

By cash : Rs.4,09,091/-

(Rupees four lacs nine thousand ninety one) only



WITNESSES:

1. Ashoke Kr. Mandal
2. Joydeb Mukherjee






L.T.1 of Mangala Rang
By the Pen Ashoke Kr Mandal
২০০২৫১৭.০১
VENDORS

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 09040 / 2012, Deed No. (Book - I , 09038/2012)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Phool Kumar Rong Bhasa, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,	 20/11/2012	 LTI 20/11/2012	<i>Phool Kumar Rong</i> 20-11-20-12

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

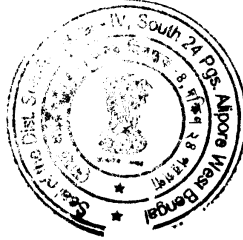
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mangala Rong Address -Bhasa, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,	Self	 20/11/2012	 LTI 20/11/2012	<i>L.T.I of Mangala Rong By the Pen- Ashoke Kr Mondal</i>
2	Phool Kumar Rong Address -Bhasa, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,	Self	 20/11/2012	 LTI 20/11/2012	<i>Phool Kumar Rong</i>

Name of Identifier of above Person(s)

Ashoke Kumar Mondal
Bhasa 14 No, Thana:-Bishnupur, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Ashoke Kr Mondal
20/11/12



Ashoke
(Ashoke Kumar Biswas)

DISTRICT SUB-REGISTRAR-IV

Office of the D.S.R. - IV SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09038 of 2012
(Serial No. 09040 of 2012)

On

Payment of Fees:

On 20/11/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 20/11/2012

Amount by Draft

Rs. 17353/- is paid , by the draft number 297333, Draft Date 16/11/2012, Bank Name State Bank of India, Alipore, received on 20/11/2012

(Under Article : A(1) = 17314/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 20/11/2012)

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.-15,75,000/-

Certified that the required stamp duty of this document is Rs.- 78760 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 78260/- is paid, by the draft number 297334, Draft Date 16/11/2012, Bank Name State Bank of India, Alipore, received on 20/11/2012

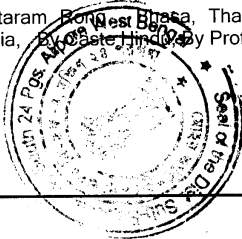
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.20 hrs on :20/11/2012, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Phool Kumar Rong , one of the Executants.

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

Execution is admitted on 20/11/2012 by

1. Mangala Rong, wife of Lt. Mukhtaram Rong, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India. By State, India Profession : House wife



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

20/11/2012 14:08:00



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09038 of 2012

(Serial No. 09040 of 2012)

2. Phool Kumar Rong, son of Lt. Muktaram Rong , Bhasa, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

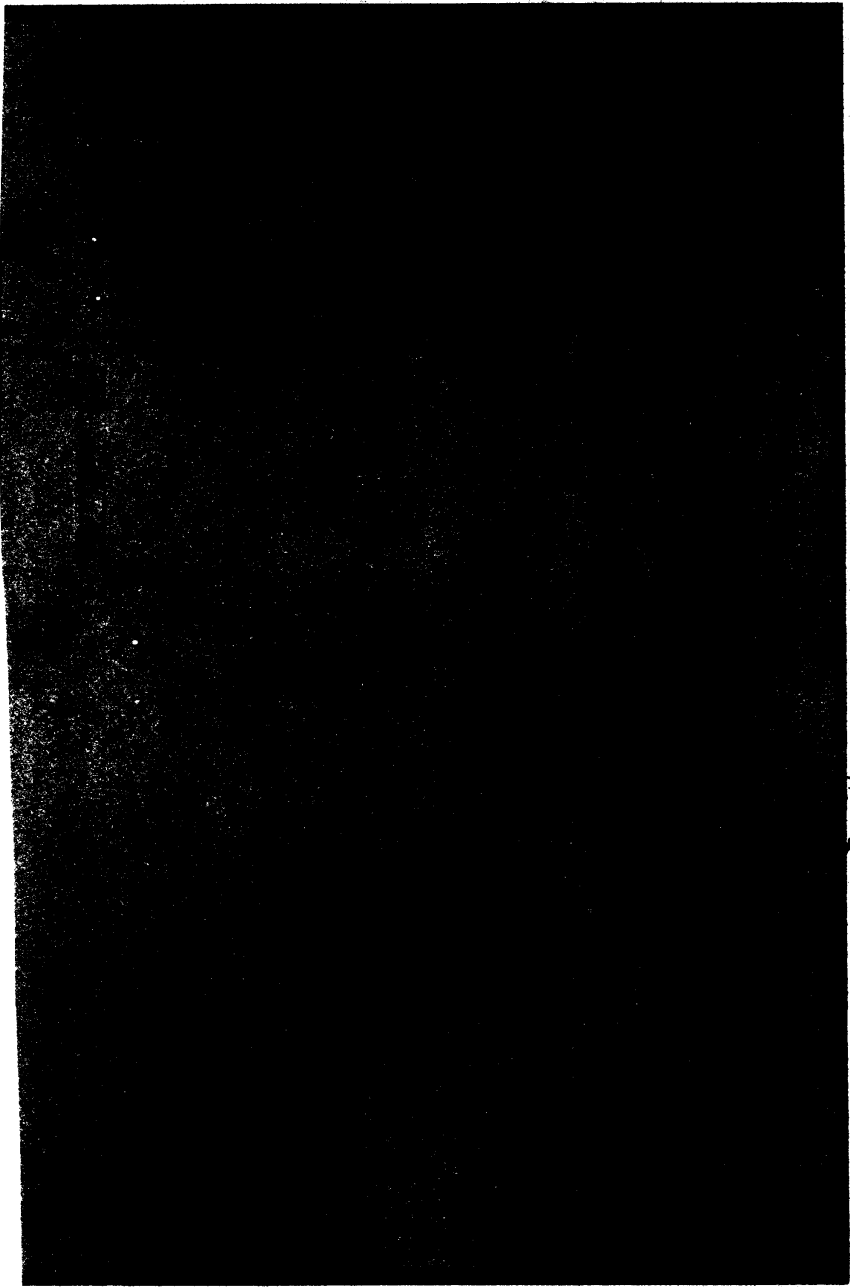
Identified By Ashoke Kumar Mondal, son of Ajit Kr Mondal, Bhasa 14 No, Thana:-Bishnupur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: -----

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

20/11/2012 14:08:00



Reng
(Korresponden)









Thumb 1st Finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature

*L.T.I of Mangala Rong
By the for Ashoke K. Mondal*

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name *22/01/2017*

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

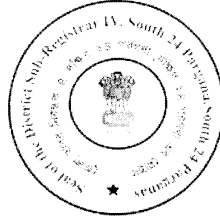
Name *Bhatter Infrastructure Pvt. Ltd.*

Signature *Meghna Bhatter*

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 334 to 348
being No 09038 for the year 2012.



Ashoke Kumar Biswas

(Ashoke Kumar Biswas) 20-November-2012
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal