

भारतीय नैऋ न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 485933

I declare that the document is admitted to be a true copy. The signature sheets and the stamp sheets attached with the document are the part of this document.

*[Signature]*  
03-11-2011

DEED OF CONVEYANCE

THIS INDENTURE is made this 2nd day of November,

Two Thousand and Eleven (2011) BETWEEN (1) SRI SUGATA

BASU (2) SRI SUSRUTA BASU (3) SRI SUJIT BASU, (4) SRI

SUMIT BASU, all are sons of Late fulsi Charan Basu, residing

at 87, B. B. Chatterjee Road, Kolkata - 700042, P.S. - Kasba,

*Legend*  
*Jan*

*[Signatures]*



पश्चिम बंगाल WEST BENGAL

E 485934

2

(5) SMT. BANDANA BASU, wife of late Subrata Basu (6) SRI AMITAVA BASU, son of late Subrata Basu, (7) SMT. JAIDIPA DASGUPTA, wife of Mr. Santbrata Dasgupta daughter of late Subrata Basu, (8) SMT. RINA BASU alias REENA BASU, wife of late Sumantra Basu and (9) SMT. SUTAPA BASU, daughter of

*[Handwritten signatures and marks]*



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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3

late Sumantra Basu, (10) SMT. CHITRA GHOSH alias RUNA GHOSH, wife of Sri Mihir Lal Ghosh of 386 Jodhpur Park, Kolkata - 700068, (11) SMT. MITRA BISWAS, wife of Sri Provat Biswas, of P-100, Jogendra Garden, Kolkata 700078, (12) SMT. SATI BASU, wife of Late Kamakhya Charan Basu,

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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4

(13) SRI SUSHEN BASU son of Late Kamakhya Charan Basu  
and (14) SRI SUCHITTA BASU, son of Late Kamakhya Charan  
Basu, Sl. No.12 to 14 are residing at 93/1, Serpentine Lane,  
700014 hereinafter called and referred to as the 'VENDORS'

*[Handwritten signature]*

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भारतीय नैऋत्यायिक INDIA NON JUDICIAL



एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिम बंगाल WEST BENGAL

E 485937

5

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heir, executors, administrators and legal representatives and/or assigns) of the FIRST PART.

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

Endorsement For Deed Number : I - 08502 of 2011  
(Serial No. 09012 of 2011)

On 02/11/2011

Payment of Fees:

On 02/11/2011

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

Presented for registration at 21.00 hrs on :02/11/2011, at the Private residence by Sri Ravi Shankar Agarwal ,Claimant.

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

Execution is admitted on 02/11/2011 by

1. Sri Sugata Basu, son of Lt Tulsi Charan Basu , 87, B. B. Chatterjee Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste Hindu, By Profession : Others
2. Sri Susruta Basu, son of Lt Tulsi Charan Basu , 87, B. B. Chatterjee Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste Hindu, By Profession : Others
3. Sri Sujit Basu, son of Lt Tulsi Charan Basu , 87, B. B. Chatterjee Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste Hindu, By Profession : Others
4. Sri Sumit Basu, son of Lt Tulsi Charan Basu , 87, B. B. Chatterjee Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste Hindu, By Profession : Others
5. Smt Bandana Basu, wife of Lt Subrata Basu , 386, Jodhpur Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession : Others
6. Sri Amitava Basu, son of Lt Subrata Basu , 386, Jodhpur Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession : Others
7. Smt. Jaidipa Dasgupta, wife of Mr. Santbrata Dasgupta , 386, Jodhpur Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession : Others
8. Smt. Rina Basu Alias Smt. Reena Basu, wife of Lt Sumantra Basu , 386, Jodhpur Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession : Others



*Rajendra Prasad Upadhyay*  
D.S. Registrar III  
South 24 Parganas  
( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Endorsement Page 1 of 3

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

Endorsement For Deed Number : I - 08502 of 2011  
(Serial No. 09012 of 2011)

9. Smt. Sutapa Basu, daughter of Lt Sumantra Basu , 386, Jodhpur Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession : Others
10. Smt. Chitra Ghosh Alias Smt. Runa Ghosh, wife of Sri Mihir Lal Ghosh , 386, Jodhpur Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession : Others
11. Smt. Mitra Biswas, wife of Sri Provat Biswas , P-100, Jogendra Garden, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Others
12. Smt. Sati Basu, wife of Lt Kamakhya Charan Basu , 93/1, Serpentine Lane, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700014 , By Caste Hindu, By Profession : Others
13. Sri Sushen Basu, son of Lt Kamakhya Charan Basu , 93/1, Serpentine Lane, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700014 , By Caste Hindu, By Profession : Others
14. Sri Suchitta Basu, son of Lt Kamakhya Charan Basu , 93/1, Serpentine Lane, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700014 , By Caste Hindu, By Profession : Others
15. Sri Ravi Shankar Agarwal  
Director, M/s. Vindhya Projects Pvt Ltd. Pan No.aaacv9034c, 40/5, Strand Road, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, M/s. Vindhya Properties And Management Pvt Ltd. Pan No. Aaccv7148m, 40/5, Strand Road, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, M/s. Abhishek Vyapar Pvt. Ltd. Pan No. Aacca2387d, 40/5, Strand Road, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
, By Profession : Business

Identified By Arpan Basu, son of Susruta Basu, 87, B. B. Chatterjee Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste: Hindu, By Profession: Service.

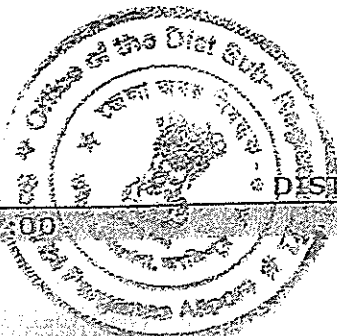
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 03/11/2011

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:



*Rajendra Prasad Upadhyay*  
District Sub-Registrar - III  
South 24 Parganas  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

03/11/2011 18:47:00

Endorsement Page 2 of 3

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

Endorsement For Deed Number : I - 08502 of 2011  
 (Serial No. 09012 of 2011)

Amount By Cash

Rs. 0/-, on 03/11/2011

Amount by Draft

Rs. 298060/- is paid , by the draft number 994880, Draft Date 31/10/2011, Bank Name State Bank of India, KALIGHAT, received on 03/11/2011

( Under Article : A(1) = 298014/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 03/11/2011 )

**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.-27092475/-

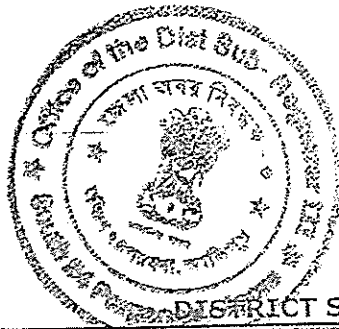
Certified that the required stamp duty of this document is Rs.- 1896493 /- and the Stamp duty paid as: Impresive Rs.- 5000/-


**Deficit stamp duty**

Deficit stamp duty

1. Rs. 891500/- is paid, by the draft number 994881, Draft Date 31/10/2011, Bank Name State Bank of India, KALIGHAT, received on 03/11/2011
2. Rs. 1000000/- is paid, by the draft number 382103, Draft Date 25/10/2011, Bank Name State Bank of India, WELLESLEY PARK, received on 03/11/2011

( Rajendra Prasad Upadhyay )  
 DISTRICT SUB-REGISTRAR-III OF SOUTH  
 24-PARGANAS



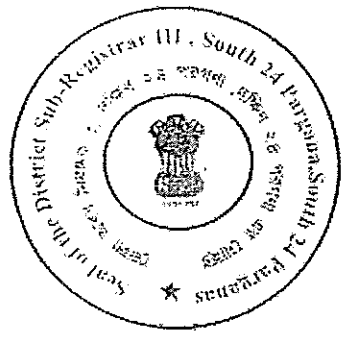
  
 District Sub-Registrar-III  
 South 24 Parganas

( Rajendra Prasad Upadhyay )  
 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 17  
Page from 7159 to 7196  
being No 08502 for the year 2011.



*[Signature]*  
(Rajendra Prasad Upadhyay) 04-November-2011  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal

~~স্বাক্ষরিত -~~  
~~সি.এ.উপাধ্যায়~~  
~~সি.এ.উপাধ্যায়~~

AND

(1) M/S.VINDHYA PROJECTS PVT. LTD., a company incorporated under the provisions of Companies Act 1956 having its registered office at 40/5, Strand Road, Kolkata 700001, P.S. Burrabazar and also having corporate office at 12B, Raja Basanta Roy Road, Kolkata 700026, P.S. Tollygunge (2) M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD., a company incorporated under the provisions of Companies Act 1956 having its registered office at 40/5, Strand Road, Kolkata 700001 (3) M/S. ABHISHEK VYAPAR PVT. LTD. a company incorporated under the provisions of Companies Act 1956 having its registered office at 40/5, Strand Road, Kolkata 700001, All the companies are represented by their Director Sri Ravi Shankar Agarwal son of Sri Rajendra Kumar Agarwal by faith Hindu, by occupation Busiess working for gain at 40/5, Strand Road, Kolkata 700001, P.S. Burrabazar, hereinafter referred to and called as 'PURCHASERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS one Jogendra Lal Basu since deceased the predecessor of the present owners possessed land measuring




*1 Bigha 3 Cottahs 6 sq. ft.*

about 3 acre 13 cottahs and 5 chittks more or less land at Jogendra — Garden and at present owners are possessed only 1 Bigha 3 Cottahs 6 sq. ft. of land at Jogendra — Garden.

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AND WHEREAS the said Jogendra Lal Basu died intestate on or about 1926 leaving behind his widow Rajlaxmi Basu since deceased and four sons namely Tulsi Charan Basu since deceased, Kanailal Basu, since deceased Kamakhya Charan Basu, since decaaed and Debi Charan Basu since deceased. As per Hindu Succession Act all four sons became absolute joint<sup>st</sup> owners of undivided proportionate share of the said piece of land lying and situated at Jogendra Garden under Police Station Kasba, District 24 Parganas (South).

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AND WHEREAS the said Kanailal Basu died on 16.3.1987 and he had no issue. For which the present owners are his legal heirs and survivor to the property and estate left by him.

AND WHEREAS the said Tulsi Charan Basu died on 7.11.1987 leaving behind his survivor his widow Deba Bala Basu, since deceased who died on 30.08.2001 and 6 sons namely Sumantra Basu, since deceased, Subrata Basu, since deceased, Sri Sugata Basu, Sri Susruta Basu, Sri Sujit Basu, Sri

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Sumit Basu and 2 daughters namely Smt. Chitra Ghosh (nee Basu) alias Runa Ghosh and Mitra Biswas (nee Basu) as his legal heirs and survivors to the property and estate left by him.

AND WHEREAS the said Kamakhya Charan Basu died on 23.2.1990 leaving behind his survivor his widow Smt. Sati Basu and 2 sons namely Sri Sushen Basu and Sri Suchitta Basu as his legal heirs and survivors to the property and estate left by him.

AND WHEREAS Debi Charan Basu died on 25<sup>th</sup> April 1995. He was unmarried. Accordingly present owners are his legal heirs and survivor as per amicable settlement amongst the sharers to the property and estate left by him it was agreed that out of all the co-sharers of the share left by Debicharan Basu, only the legal heirs and successors of Kamakhya Charan Basu since deceased shall get the entire consideration in equal shares.

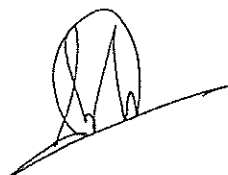
AND WHEREAS the said Sumantra Basu died on 12.11.1996 leaving behind his widow Smt. Rina Basu alias Reena Basu and one daughter namely Sutapa Basu as his legal heirs and survivors to the property and estate left by him.

AND WHEREAS the other owner Subrata Basu died intestate on 05.01.2008 leaving behind with his widow Bandana Basu, son Sri Amitava Basu and daughter Smt. Jaidipa Dasgupta nee Basu as his sole legal heirs and survivors to the property and estate left by him.

AND WHEREAS at present the vendors are absolutely seized and possessed of 23 cottahs of Landed property appertaining to Khatian No.819 comprised in Dag No. 2687 and of Mouza Kasba, J.L.No.13, R.S.No. 233, Touzi No.145 now within the limits of Kolkata Municipal Corporation P.S. Kasba, K.M.C. Ward No.107, District 24 Parganas (South) and which is more particularly described in the schedule hereunder written.

AND WHEREAS the Schedule below mentioned properties of the Vendors have been mutated in the name of four occupiers namely (1) Late Santosh Bhuiya, (2) Late Nil Ratan Barua, (3) Late Ram Pukur Singh, (4) Sri Gopal Bhattacharjee and the entire property has been separately assessed by the then Calcutta Municipal Corporation and are now known as 358, 359, 360 and 361 Jogendra Garden, Kolkata-700078.

AND WHEREAS the schedule below mentioned property of the Vendors have been occupied and possessed by 65 Tenants whose names are described hereunder (1) SUMANA GAYEN (2)




SUBALA KARAN, (3) MAHABIR ROY, (4) PULIN SARDAR, (5)  
 LALMONI SARDAR, (6) BINOD MONDAL, (7) SABITRI HALDER,  
 (8) DIBYENDU HALDER, (9) SUDHIR BANIK, (10) DAMODAR  
 BARIK, (11) DAMODAR BANIK, (12) NALIN SARDAR, (13)  
 SREECHARAN SARDAR, (14) JATAN DAS, (15) BABLU GHOSH,  
 (16) NEPAL CHANDRA BARUA, (17) SHIBU BARUA, (18) GOPAL  
 BHATTACHARYA, (19) PINTU BHATTACHARYA, (20) KAMALA  
 BHATTACHARYA, (21) TARAK SARDAR, (22) JAGADISH  
 SARDAR, (23) PARAMA SHAW, (24) UPEN PRASAD, (25)  
 BABURAM, (26) DEBEDER SARDAR, (27) SARIYA, (28) GOPAL  
 MONDAL, (29) KALPANA BAHADUR, (30) MAYA NASKAR, (31)  
 KHOKAN BAHADUR, (32) SUDARSHAN SARDAR, (33) BHULU  
 HALDER, (34) DIBAKAR SARDAR, (35) BALLAV SARDAR, (36)  
 RANI HALDER, (37) BATUL DAS, (38) ANNA GHARAMI, (39)  
 UTTARA MALI, (40) SANTOSH BHUIYA, (41) GANESH HALDER,  
 (42) NANI SARDAR, (43) SAILABALA MALI, (44) GOBINDA  
 MONDAL, (45) ACHARE HALDER, (46) MONORANJAN BAIRAGI,  
 (47) GOPAL HALDER, (48) SANTOSH SAPUI, (49) MANJU  
 SARDAR, (50) BISWANATH PANJA, (51) SUBAL SARDAR, (52)  
 GOPAL MALI, (53) ADHIR HALDER, (54) MAYOR SARDAR, (55)  
 DHIRAJ HALDER, (56) SUDARSHAN SARDAR, (57) JAGANNATH  
 HALDER, (58) TULSI SARDAR, (59) MANMATHA NATH JANA,  
 (60) SRIMANTA MANDAL, (61) DILIP SAPUI, (62) SHANKAR

MONDAL (63) ATUL HALDER, (64) MAIRAB BAIDYA (65)  
PANCHURAM SARDAR, and are described hereunder.

AND WHEREAS while seized, possessed and enjoying  
the aforesaid land by the above mentioned owners, the said  
owners entered into an Agreement for Sale with an intending  
Purchaser on the terms and conditions contained therein and the  
said agreement for sale has been duly terminated cancelled,  
revoked and delivered up by a subsequent Deed of Cancellation  
dated 12.10.2011 executed by the parties therein.

AND WHEREAS the said four occupiers named above  
have agreed to relinquish their all right, interest, authority in the  
said property upon receipt of consideration for their  
relinquishment and the said 65 tenants have also agreed to  
vacate their present occupied portion provided they would be  
rehabilitated and/or accumulated in any portion of the schedule  
below mentioned property.

AND WHEREAS while seized, possessed and enjoying  
the aforesaid land by the above mentioned owners due to some  
urgent need of money were interested to sell 23 cottahs more or  
less together with all easement rights thereto along with the  
liability of four abovenamed occupiers and 65 tenants of the said



property and/or on "As is where is" basis at or for a total consideration of Rs.30,00,000/- (Rupees Thirty Lac) only and the purchasers herein accepted the proposal of the vendors to purchase all that piece and parcel of 23 cottahs more or less of Bastu land along with 4620 sq. ft. tile shed room on "As is where is" basis lying and situated at Mouza - Kasba, J. L. No.13, comprising in R.S.Dag No. 2687 under R.S. Khatian No.819, R.S. No.233 Touzi No. 145, P.S. Kasba Sub Registry Office Sealdah, District 24 Parganas being Municipal premises No. 358, 359, 360 and 361 Jogendra Garden , Kolkata-700078 within the limits of K.M.C. Ward No.107 (hereinafter referred to as the "said property") at or for a total consideration of Rs.30,00,000/- (Rupees Thirty Lac) only which is the highest market value and free from all sorts of encumbrances, liens, lispences, attachments whatsoever.

*[Handwritten signatures and initials on the right margin]*

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs.30,00,000/- (Rupees Thirty Lac) only of lawful money of the Union of India in hand well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the vendors do hereby admit and acknowledge) and of and from the same and every part thereof the Vendors do hereby acquit, release and forever discharge, free

*[Handwritten signature at the bottom center]*



from all encumbrances **ALL THAT** piece and parcel of Bastu land measuring more or less 23 (twenty three) cottahs more or less along with 4620 sq. ft. tile shed rooms lying and situated at Mouza - Kasba, J.L.No.13, R.S.Touzi No.145, R.S.Dag No. 2687, R.S.Khatian No.819, R.. No.233, P.S. Kasba, sub registry office Sealdah, District 24 Parganas (S) being Municipal premises No. 358, 359, 360 and 361 Jogendra Garden , Kolkata-700078 within the limits of KMC Ward No.107 on "As is where is" basis to the Purchasers its successors in office, executors administrators, legal representatives and assign and also the 'said property' by the vendors as beneficial owners do hereby by these presents indefeasibly grant, sale, convey and transfer, assign and assure unto and to the use and benefit of the purchasers its successors in office, executors, administrators, legal representatives and assigns free from all encumbrances **ALL THAT** piece and parcel of Bastu land measuring more or less 23 (twenty three) cottahs more or less along with 4620 sq. ft. tile shed rooms on "As is where is" basis lying and situated at Mouza - Kasba, J.L.No.13, R.S.Touzi No.145, R.S.Dag No. 2687, R.S.Khatian No.819, P.S. Kasba, sub registry office Sealdah, District 24 Parganas (S) being Municipal premises No. 358, 359, 360 and 361 Jogendra Garden, Kolkata-700078 within the limits of KMC Ward No.107 more fully and particularly delineated in the map of plan annexed hereto and thereto shown

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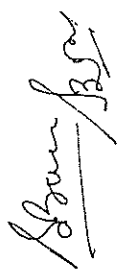
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with boundary lines in **RED** verge which is more fully and particularly mentioned and described in the Schedule hereunder written with absolute right in respect of the common passages, areas, facilities, amenities and benefits provided in the 'said property' free from all encumbrances and also with the right of use of common areas for more beneficial use of the 'said property' without causing any disturbances and interference to the other occupiers of other portions of the common passage **OR** **HOWSOEVER** the said property or any part thereof now is or at any time or times heretofore were or was situated butted and bounded called known numbered described and distinguished **TOGETHER WITH** the ancient or other rights, lights, liberties, privileges easements and appurtenances whatsoever the "said property" belonging or in any way appertaining or usually held occupied or enjoyed therewith or reputed to belong or be appurtenant ALL estate, right, title, interest, inheritance, claim and demand whatsoever both at law and in equity of the Vendors into or upon or in respect of the 'said property' hereby sold, granted, transferred conveyed assigned and assured or expressed or intended so to be and every part thereof in law and equity **TO ENTER UPON AND TO HAVE HOLD OWN POSSESS AND ENJOY** the 'said property' unto and to the use of the Purchasers, its successors-in-office, executors, administrators, legal representatives and assigns absolutely and forever with

*J. J.*  
*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*

easement and quasi easement rights **AND THE VENDORS** do hereby covenant with the Purchasers its heirs, executors, administrators, legal representatives and assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully and absolutely seized and possessed of the 'said property' free from all encumbrances, attachments or defects in title whatsoever and that the vendors have full power and absolute authority to sell the 'said property' and the right of user of common areas parts equipments, privileges and facilities hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and to the use of the Purchasers, its successors in office, executors, administrators legal representatives and Purchasers shall and will at all times hereafter peaceably and quietly hold possess and enjoy the 'said property' as full owner and the properties appurtenant thereto and receive the rents issues and profits thereof and have right to transfer, sell, lease, gift, will or mortgage etc. without any interruption claim and demand whatsoever from the Vendors or any person or persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the "said property" or any part thereof from under or in trust for the Vendors and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the 'said property' or any part

*M.*  
  
  




thereof as from under or in trust for the vendors shall and will from time to time and at all times hereafter at the request and costs of the purchasers its successors in office, executors, administrators, legal representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the 'said property' and every part thereof and the properties appurtenant thereto unto and to the use of the Purchasers, its successors in office, executors, administrators, legal representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendors and their heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers its successors in office, executors, administrators, legal representatives and assigns against loss damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereunder contained **AND THAT** the vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers produce or cause to be produced to the purchaser or to his Advocate or Agent or at any time of hearing commission examination or otherwise as occasion shall require the deeds and documents as

*[Handwritten initials]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

will be available with the vendors for the purpose of showing the Purchaser's title to the 'said property' and the user of common areas and privileges and facilities hereby sold, granted, transferred, assigned, conveyed or expressed or intended so to be and every part thereof and also at the like request and costs deliver or cause to be delivered to the Purchasers such attested or other copies or extracts from the said documents of title as may be required and in the meantime unless prevented by fire or other unavoidable accident or acts of God, keep the said deeds and documents safe, unobliterated and uncanceled.

**THE VENDORS HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:**

1. That the 'said property' shall be quietly enter into and upon and held and enjoyed and the rents and receipts by the Purchasers without any interruption or disturbance by the Vendors or their legal heir or heirs or any person claiming through or under their and without any lawful disturbance and interruption by any other person whomsoever.
2. That the Vendors will at the cost of the Purchasers will execute and do every such assurance or thing necessary

*[Handwritten signatures and initials on the right margin]*

*[Handwritten signature at the bottom center]*

for further more perfectly assuring the 'said property' to the Purchasers, its successors in office or assigns as may reasonably be required.

- 3. That the total interstate hereby transferred subsists and the Vendors has the absolute power to sell the same or any kind of transfer of the 'said property'.
- 4. That the Vendors further declare that they have not transferred the 'said property' mentioned in the schedule hereunder written either by way of gift, mortgage, or any kind of transfer previously to anybody or did not sell the same for paying off loan or they have no other co-sharers except us or we have not created any tenancy temporarily and permanently or the same has not been attached or sanctioned for paying off any debt or the same has not been requisitioned or acquired by the Government or we have not changed the 'said property' or they have not entered into any agreement with any body for selling the same to them. The 'said property' is lying with quite clear title, free from all encumbrances.

*Jr.*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

Further it is found that there is any charge on the said property or they have no proper and lawful title thereon and for

*[Handwritten signature]*

the reason the Purchasers suffer any loss the vendor along with their successors will be bound to compensate the loss of the Purchasers.

The Vendors further declare that if in future any error or omission is detected in this sale deed for which if any kind of Deed or rectification Deed or any complimentary Deed is required to be executed and registered by the Vendors, the vendor along with their successors will be bound to execute and register the same in the proper place at petitioners' expenses without demanding any further consideration money to that effect.

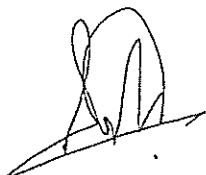
**PROVIDED ALWAYS** and it is hereby agreed that wherever such an interruption would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions the Vendors and the Purchasers hereinbefore used include their heirs, legal representatives, successors and assigns.

It is covenant with the purchasers that the vendors are no way responsible in any manner whatsoever with regards to the transfer of the schedule below mentioned property save and except any defect in title of the vendors and the transfer of the scheduled property is exclusively on "As is where is" basis.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring more or less 23 (twenty three) cottahs 0 (zero) chittacks 0 (zero) sq. ft. along with 4620 sq. ft. tile shed kuchha room lying and situate at Mouza Kasba, P.S. Kasba, Parganas - Kolkata, J.L.No.13, R.S. No.233, Touzi No.145 under R.S. Khatian No. 819, comprised in R.S.Dag No. 2687, within the limits of the Kolkata Municipal Corporation, Ward No.107, Kolkata - 700078 in the District South 24 Parganas being Municipal premises No.358, 359, 360 and 361 Jogendra Garden, Kolkata-700078 including all rights of ingress and egress and all easement rights together with all right, title interest, of the Vendors of the said property hereby sold and transferred by the Vendors to the Purchaser of this Deed along with the possession and occupation of the existing tenancies at the said property as shown hereinabove in the body of this deed which is butted and bounded by:

- ON THE NORTH : 719 Jogendra Garden.
- ON THE SOUTH : 24 feet Road (Jogendra Garden)
- ON THE EAST : 727, 730, P-100, Jogendra Garden.
- ON THE WEST : 24 ft. wide Road.





IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**  
By the **VENDORS** at Kolkata in the Presence of:

WITNESSES

1.

Chandra Basu.  
87, B.B. Chatterjee Rd.  
Parkvilla - 700042.

1. Angshu Basu
2. Prasen Basu
3. Sujit Basu
4. Susmit Basu
5. Bandana Basu
6. Amitava Basu
7. Jaidipa Dasgupta
8. Rina Basu alias Reena Basu
9. Sulagna Basu  
Chitra Ghosh alias  
Reena Ghosh
10. Mitra Biswas
11. Sabi Basu
12. Sudam
13. Sudam
14. Sushil Basu

Prabir Dey  
10C Mukherjee Park Lane  
Kolkata - 26.

SIGNATURE OF THE VENDORS

**SIGNED SEALED AND DELIVERED**  
By the **PURCHASERS** at Kolkata in the Presence of:

WITNESSES:-

1.

Prabir Dey  
10C Mukherjee Park Lane  
Kolkata - 26

Jan Jagannath  
Director  
PAN-AAACV9034L

Jan Jagannath  
PAN-AAACV7148M

Jan Jagannath  
Director  
PAN-AAACA2387D

SIGNATURE OF THE PURCHASERS

2.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 30,00,000/- (Rupees Thirty Lac) only from the within named purchasers being the full consideration money in terms of their deed as per memorandum as follows :-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
18.10.11	249764 in favour of Sugata Basu,	Bank of Maharashtra	Rs. 1,25,000/-
18.10.11	249766 in favour of Susruta Basu,	-do-	Rs. 1,25,000/-
18.10.11.	249763 in favor of Sujit Basu,	-do-	Rs. 1,25,000/-
18.10.11.	249762 in favour of Sumit Basu	-do-	Rs. 1,25,000/-
18.10.11.	249761 in favour of Bandana Basu	-do-	Rs. 41,666/-
18.10.11	249767 in favour of Amitava Basu	-do-	Rs. 41,667/-
18.10.11	249783 in favour of Jaidipa Dasgupta	-do-	Rs. 41,667/-
18.10.11	249771 in favour of Reena Basu	-do-	Rs. 62,500/-
18.10.11	249770 in favour of Sutapa Basu	-do-	Rs. 62,500/-
18.10.11.	249765 in favor of Runa Ghosh,	-do-	Rs. 1,25,000/-
18.10.11.	249772 in favor of Mitra Biswas,	-do-	Rs. 1,25,000/-
18.10.11.	249768 in favor of Sati Basu,	-do-	Rs. 6,66,666/-



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
 Signature *[Handwritten Signature]*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
 Signature *[Handwritten Signature]*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
 Signature *[Handwritten Signature]*

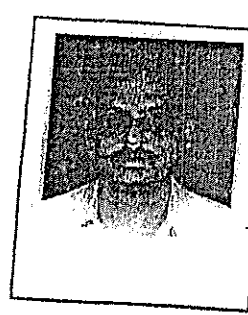
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right hand					

Name .....  
 Signature *[Handwritten Signature]*



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left hand					
right hand					

Name .....  
Signature Bandana Basu



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
Signature Amitava Basu



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

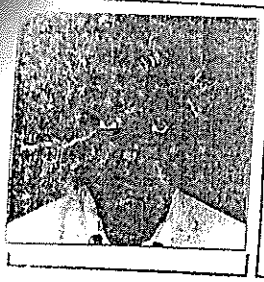
Name .....  
Signature Jaideepa Dasgupta



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
Signature Reena Basu

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SUSHEN BASU  
Signature Sushen Basu

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SUCHITTA BASU  
Signature Suchittabasu

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name Jani Rajan  
Signature Jani Rajan

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name Jani Rajan  
Signature Jani Rajan

Signature JANI SHANKAR (S. ANWAR)

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PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature *Sanjay*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....