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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

[Signature]
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

14 MAR 2011

Deed of Conveyance

THIS DEED OF CONVEYANCE is made on the ...11th..... day of ...March..... Two Thousand and Eleven BETWEEN

HRISHIKESH PAUL, S/o Late-Shyam Chandra Paul, residing at 7/2B, Marhatta Dich Lane, Kolkata 700003; by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean his/her/their respective heirs, successors, legal representatives and assigns) of the ONE PART;

v.e. Case No - 1220/11

क्रमिक नं. 2632 तारीख 25/2/11

फ्रेता Abhishek Saraf

ग्राम 241 Venus Apartment cufke - Parade, Mumbai

मूल्य 20000 टाका 00 पयसा

डेणार श्री

आमडासा ए, डि, एस, आर, अफिस

उत्तर 28 परगणा

क्रयेर तारीख

मोट मूल्य

ट्रेजारी अफिस - बारासात

डेणार - श्री गोविन्द प्रसाद मित्र

23 FEB 2011

200 000

Hshirach Paul

V.C.
2230

Hshirach Paul



Koushik Kundu
S/o Madan Mohan Kundu
109, Sirali Para Road
Joy nagar, 24 Parganas (S)
Oce - Buse buss

Aditi District Sub-Registrar
Bichannagar, North 28 Parganas, West Bengal

1 MAR 2011

AND

ABHISHEK SARAF, S/o Sri Shiy Naresh Saraf, residing at 241 Venus Apartment, Cuffe-parade, Mumbai - 400005, by faith - Hindu, by nationality - Indian, by occupation - Business, hereinafter for the sake of brevity called the PURCHASER (which expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include his administrators legal representatives and assigns and/or successors) OF THE OTHER PART.

WHEREAS the one Shyam Chandra Paul, S/o Late Tailokya Nath Paul, residing at 7/2 No. Marhatta Dich Lane, Kolkata - 700003, purchased a plot of land area ~~45.50 decimals out of 91~~ decimals comprised in C.S. Dag No. ~~604~~ whose R.S. & L.R. Dag Nos. ~~701~~ and L.R. Dag No. ~~701/860~~ under Jamidar Khatian No. 78, Adhin Khatian No. 126, situated at Mouza - Bhatenda, J. L. No. 28, R.S. No. 50, Touzi No. 2998, Hal Touzi No. 10, P.S - Rajarhat, undr Rajahrat Bishnupur I No. Gram Panchayet, Pargana Kolkata, A.D.S.R. Office Bidhan Nagar (Salt Lake City), District North 24 Parganas by virtue of a deed of sale recorded in Book No. I, Volume No. 113, Pages No. 129 to 131, Beng No. 8117 dated on 25/10/1960, registered at A.D.S.R. office Cossipore Dum Dum from Krishnapada Ray S/o Late Sarat Chandra Ray residing at Bhatenda, P.S. - Rajarhat, Dist.- North 24 Parganas.

AND WHEREAS the said Shyam Chandra Paul died leaving behind his only one son Hrishikesh Paul the present vendor hereinabove as legal heir and successor of his estate.

Hrishikesh Paul



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AND WHEREAS the present vendor has recorded the said 2 two plots, land area 38 decimals more or less share of land 0.5416 out of 72 decimals in R.S. & L.R. Dag No. 701 and land area 07 decimals more or less share of land 0.3750 out of 19 decimals in R.S. Dag No. 701 & L.R. Dag No. 701/860, total land area 45 decimals in his name at L. R. Settlement Jarif under L. R. Khatian No. 1909 situated at the said Mouza - Bhatenda.

AND WHEREAS as per above statements the Vendor hereinabove has become absolute owner of his said recorded land area more or less 45 decimals and he has/have enjoyed the same with good rights full and absolute power of ownership by paying all taxes and rents and he has/have every rights to transfer the same to any body in any way whatsoever.

AND WHEREAS the Vendor being the need of money has/have intended and agreed to sell and the purchaser has agreed to purchase free from all encumbrances the said land measuring an area 11.25 Decimals more fully and particularly described in the Schedule hereunder written at the consideration of Rs. 21,00,000/- (Rupees Twenty one lacs) only.

NOW THIS INDENTURE WITNESSETH:

- a. That in pursuance of the said Agreement and in consideration of Rs. 21,00,000/- (Rupees Twenty one lacs) only will be paid by the Purchaser to the Vendor as per Memo of Consideration hereinbelow immediately before the execu-



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tion of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge including the amount) paid by the Purchaser to the Vendor.

- b. That the same land and every part thereof hereby acquit, release and forever discharge and transfer to the said Purchaser measuring the said property, morefully particularly described in the Schedule hereunder written, the Vendor do/doth hereby sell, grant, convey, transfer and assign unto the Purchaser which free from all encumbrances, attachments, charges, liens, lispendents ALL THAT piece or parcel of *Rayati Dakhali Swattya* and the right of common passage and all rights, easements and appurtenances as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser is absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows : -

1. That notwithstanding any act, deed matter or things whatsoever done by the Vendor or their predecessor in title or any of them or executed or knowingly suffered to the contrary the Vendor has absolute right to sell the aforesaid vacant land in the said manner.



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2. That notwithstanding any such act, deed or things whatsoever aforesaid the Vendor now has good, right, and full lawful authority indefeasible title to grant, convey, transfer and assign their land hereby granted, transferred and assigned or expressed or intended so to be with the appurtenance unto and to use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
3. That the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held, occupy, possess and enjoy the said land hereby granted, transferred and assigned and take rents and profits thereof for their absolute use and benefit without any lawful hindrance interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendor or any person or persons whatsoever.
4. That free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor was sufficiently saved kept harmless and other estate, right, title, claim, mortgages, charges, liens, lispensens, attachments and encumbrances whatsoever.
5. FURTHER MORE, that the Vendor and all persons having and lawfully claiming any estate right, title or interest unto or upon the said land and every part thereof from under or in trust for the Vendor and/ or their predecessors in title or any of them shall and will from time to time and at all times hereafter at



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the requests and costs of the Purchaser and execute or cause to be done or executed all such acts, assurances and things whatsoever for better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned and every part thereof unto the use of the said Purchaser in the manner aforesaid as may be responsibly required.

6. That the said land and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department of or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate Officer under the provisions of the execution of any certificate at Public Demand Recovery Act and no steps has been taken in execution of any certificate at the instance of Income Tax and/or Wealth Tax and/or Estate Duty Authorities.
7. In case the Purchaser will deprive from the possession of the land or there is any defect in title, the Vendor shall refund the amount of consideration in full along with all other costs of incidental charges or the Vendor shall compensate the Purchaser in any way admissible under the law.
8. That the vendor is the absolute owner of the land described in the Schedule below and he is not the benamder of any one.

AND the Vendor with execution of this Deed deliver the peaceful *khas* possession of the land to the Purchaser.



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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of *Rayata Dakhali Swattya Bishista* land area 09.50 Decimals more or less out of 38 Decimals more or less share of land 0.5416 out of 72 Decimals in R.S. & L.R. Dag No. 701 whose C.S. Dag No. 604 and land area 01.75 Decimals more or less out of 07 Decimals more or less share of land 0.03750 out of 19 Decimals in R.S. Dag No. 701 & L.R. Dag No. 701/860 whose C.S. Dag No. 604, total land area 11.25 Decimals more or less under L. R. Khatian Nos. 1909 in the name of the present vendor, situated at Mouza Bhatenda, J.L. No. 28, R.S. No. 50; Touzi No. 2998, Hal Touzi No. 10, P.S. Rajarhat, Parganas - Kolkata, under Rajarhat Bishnupur 1 No. Gram Panchayet A.D.S.R. office Bidhannagar, Salt Lake City, District of North 24 Parganas.

- : Table of the Conveyed land : -

L.R. Kh. No.	R.S. Dag No.	L.R. Dag No.	Nature of land	Total area in dec	Sold Area in dec	Share of land	Sold by
1909	701	701	<i>Bagan</i>	72	09.50	0.1354	The vendor
1909	701	701/860	<i>Bastu</i>	19	01.75	0.0937	The vendor

Total conveyed land area 11.25 (Eleven point two five) decimals land with 120 sqft *pucca* structure thereon.

The conveyed land is demarcated and delineated by red border line in the map or plan annexed herewith.

The proportionate annual settled rent as per W.B. Land Holding Revenue Act is payable to the Collector of North 24 Parganas.

Bishinob Paul



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Boundary of total land

ON THE NORTH BY : 30' ft wide P.W.D. 91 Bus Road
 ON THE SOUTH BY : Mouza - Jagadishpur, J.L. No. 27
 ON THE EAST BY : R.S. Dag No. 702.
 ON THE WEST BY : R.S. Dag No. 701 (P)

OR HOWEVER OTHERWISE the same is known numbered called marked described, distinguished or delineated.

IN FAITH AND TESTIMONY WHEREOF both Vendor and Purchaser have set and subscribed their respective hands hereunder on the day month and year first above written.

SIGNED AND DELIVERED

in presence of

1. Shekhar Paul
 D. 12/2
 7/2B Marchatta lane
 Kol - 03

2. Koushik Kundu Koushik Kundu
 109, Simali Para
 Road, Joy nagar,
 24 Parganas (S)
 SIGNATURE OF THE VENDOR

Koushik Kundu
 SIGNATURE OF THE PURCHASER



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RECEIVED of and from the within named Purchaser the within mentioned consideration money of Rs. 21,00,000/- (Rupees Twenty one) only being full and final price or consideration for these presents as per Memo of Consideration below: -

MEMO OF CONSIDERATION

Paid by Cheque vide No 487853 Rs. 21,00,000/-
dated 31.1.2011, drawn at Standard Chatered Bank

Total Rs. 21,00,000

Rupees Twenty one lacs only

WITNESSES:-

1. Shefali Paul

7/2 B Morhatta Ditch lane
koh - 03

Shefali Paul

2. Koushik Kundu
109, Sirali Para Road
Jodmagar 24 Pgs(s)

SIGNATURE OF THE VENDOR

SK Ansar Ali

SK Ansar Ali
of Galashia

Licence No. DW-XVI-36

Bidhan Nagar, Calcutta - 91.

Typed by:

T. Ghosh.

Tapas Ghosh

Rajarhat, 24 pgs (North).



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Bidhan Nagar (Salt Lake City)

11 MAR 2011



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

Endorsement For Deed Number : J. - 03156 of 2011
(Serial No. 03304 of 2011)

On

Payment of Fees:

On 11/03/2011

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

Presented for registration at 16.45 hrs on 11/03/2011, at the Private residence by Hrishikesh Paul, Executant.

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

Execution is admitted on 11/03/2011 by

1. Hrishikesh Paul, son of Late Shyam Chandra Paul, 7/2 B, Marhatta Dich Lane, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003, By Caste Hindu, By Profession : Business
 2. Abhishek Saraf, son of Shiv Naresh Saraf, 241, Venus Appt., Cuffe- Parade, Mumbai, India, P.O. :- Pin :-400005, By Caste Hindu, By Profession : Business
- Identified By Koushik Kundu, son of Madan Mohan Kundu, 109, Sirali Para Road, Joynagar, , , District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/03/2011

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

Payment of Fees:

Amount By Cash

Rs. 23103/-, on 14/03/2011

(Under Article : A(1) = 23089/- , E = 14/- on 14/03/2011)

Certificate of Market Value (W.B. Registration Rules of 2000)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2100000

Certified that the required stamp duty of this document is Rs.- 105020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

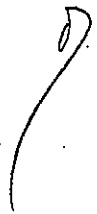
Deficit stamp duty

Add: District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

14 MAR 2011

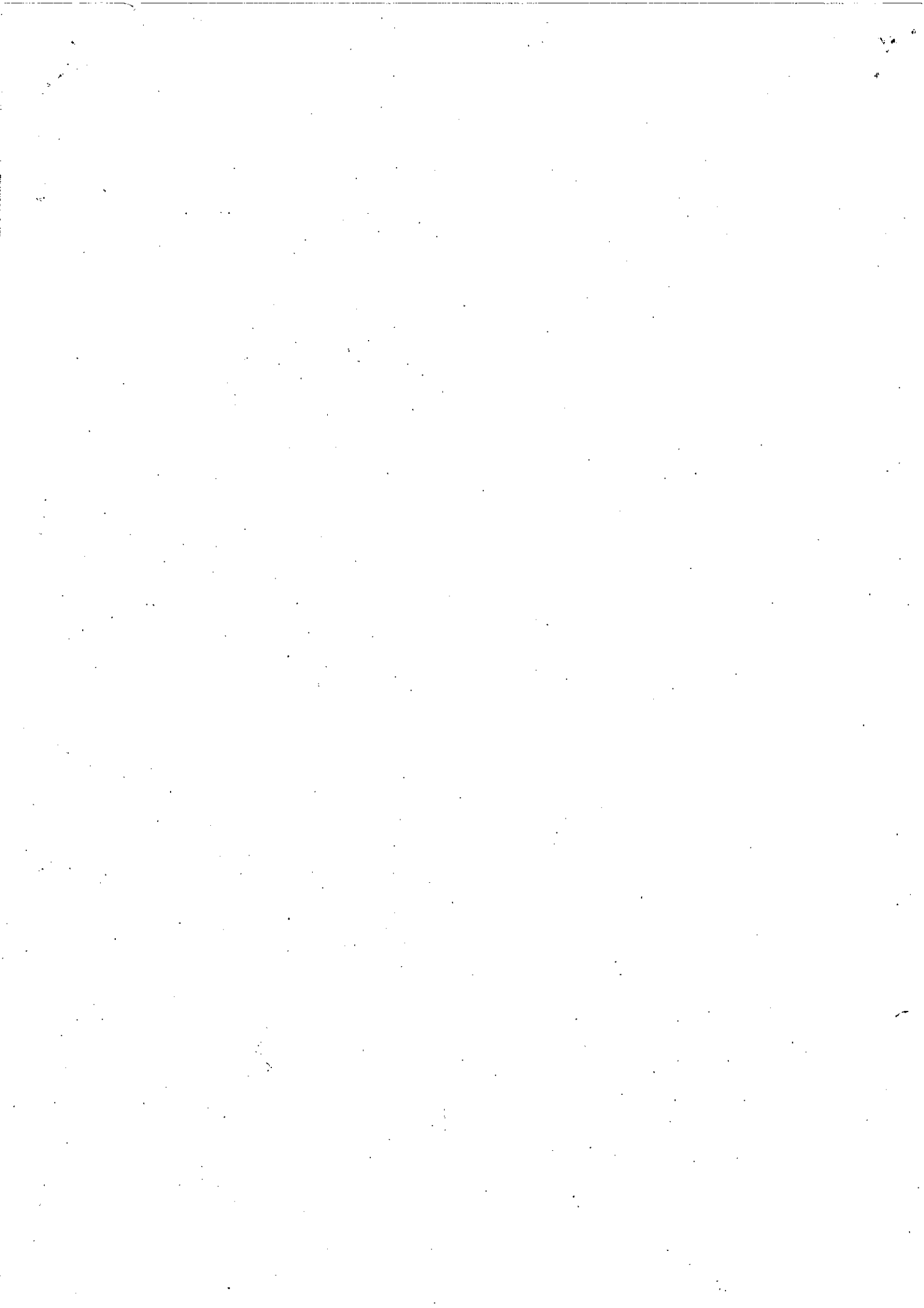
ADDITIONAL DISTRICT SUB-REGISTRAR

10A



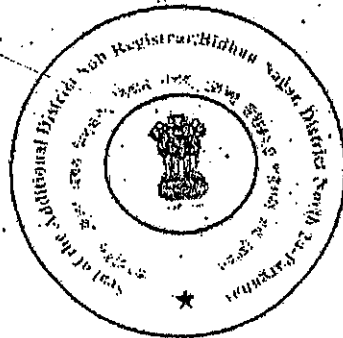
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I.
CD Volume number 6
Page from 1518 to 1532.
being No 03156 for the year 2011.



Stu
(Debasish Dhar) 14-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal.