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भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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5996/4

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

Addl District Sub-Registrar Bidhan Nager (Salt Lake City)

14 MAR 2011

Deed of Conveyance

THIS DEED OF CONVEYANCE is made on the 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;

ক্রমিক নং 2631 তারিখ 25/2/11

ক্রেতা S.A. Sanjay Gupta

গ্রাম Block-6 Flat-1A Space Tower, Vip Rd. Kol-52

মূল্য 2000 টাকা

ভেণ্ডার শ্রী *[Signature]*

আমদানি এ, ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

23 FEB 2011

ক্রয়ের তারিখ

নেট মূল্য

200 000

ট্রেজারী অফিস - দ্বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

Shishu Paul



v.e.
2230

Shishu Paul



v.e.
2233

Sanjay Gupta

v.e.



2234-

Twinkle Gupta

oushik Kundu

D. Madan Mohan Kundu

31 Sivali Pura Road

Dy Nagar, 24 Parganas (S)

ec-Business



District Sub-Registrar
(Salt Lake City)

11 MAR 2011

AND

(1) SRI SANJAY GUPTA, S/o Sri Govind Gupta, (2) TWINKLE GUPTA, W/o Sanjay Gupta, D/o Late Kumud Prasad Sahu, both residing at Block 6, Flat No. 1A, Space Town Housing Complex, V.I.P. Road, Kolkata-700052, both by faith - Hindu, by nationality - Indian, by occupation - No. 1 Business, No. 2 Housewife, hereinafter for the sake of brevity called the PURCHASERS (which expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include their 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 ~~550~~ decimals out of 91 decimals comprised in ~~Plot No. 600~~ whose R.S. & L.R. Dag Nos. 701 and L.R. Dag No. ~~702~~ under Jamidar Khatian No. 78, Adhin Khatian No. 126, situated at ~~Bhatenda~~, J. L. No. 28, R.S. No. 50, Touzi No. 2998, Hal Touzi No. 10, P.S. - ~~Rajarhat~~ under ~~Bhatenda~~ 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. 1, Volume No. 113, Pages No. 129 to 131, Being 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



11 MAR 2011
Addl. District Sub-Registrar
(North 24 P.O. No. 1211)

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 Purchasers has/have 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 Purchasers to the Vendor as per Memo of Consideration hereinbelow immediately before the execu-



2011

Additional Registrar
Karnataka

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 Purchasers to the Vendor.

- b. That the same land and every part thereof hereby acquit, release and forever discharge and transfer to the said Purchasers 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 Purchasers 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 Purchasers is absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS 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.



1 / 1
Additional District Sub-Registrar
Patna - 24 P.S. - Bihar
1 / MAR 2011

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 Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
3. That the Purchasers shall/will 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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Addl. District Sub-Registrar
North 24 P.S., Palani
11 MAR 2011

the requests and costs of the Purchasers 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 Purchasers 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 Purchasers 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 Purchasers 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 benamdar of any one.

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



Addl. District Sub-Registrar
Birmaharaj (North 24 Pgs.)
1 MAR 2011

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. 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. & 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 Panichayet 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.

Hishinshy Paul



Sub-Registrar
North 24 Parganas
MAR 2011

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. Shefali Paul
 7/2 B Marhatta Ditch Lane K.
 Kol - 03

2. Koushik Kundu Hishikesh Paul
 109, Sirali Para
 Road, Joymagar
 24, Parganas (3)
 SIGNATURE OF THE VENDOR

Amrity Gupta

Twinkle Gupta
 SIGNATURE OF THE PURCHASER



Additional Sub-Registrar
North 24 Parganas, West Bengal
11 MAR 2011

RECEIVED of and from the within named Purchasers 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. 494379. Rs. 11,00,000/-
dated 21.02.2011, drawn at CANAKA BANK,
Bow BAZAR Branch

Paid by Cheque vide No. 494380 Rs. 10,00,000/-
dated 19.02.2011, drawn at CANAKA BANK
Bow BAZAR, — Branch

Total Rs. 21,00,000/-

Rupees Twenty one lacs only

WITNESSES:-

1. Sheela Paul
7/2B Marchant Lane
kol - 03

2. Koushik Kundu
109, Sirali Para Road
Jyoma 9AR-24 Pgs (S)
Drafted by:

SK Ansari
SK Ansari
of Galashia
Licence No: DW-XVI-36
Bidhan Nagar, Calcutta - 91.

Hishikish Paul
SIGNATURE OF THE VENDOR

Typed by:
T. Ghosh
Tapas Ghosh
Rajarhat, 24 pgs (North).

Hishikish Paul

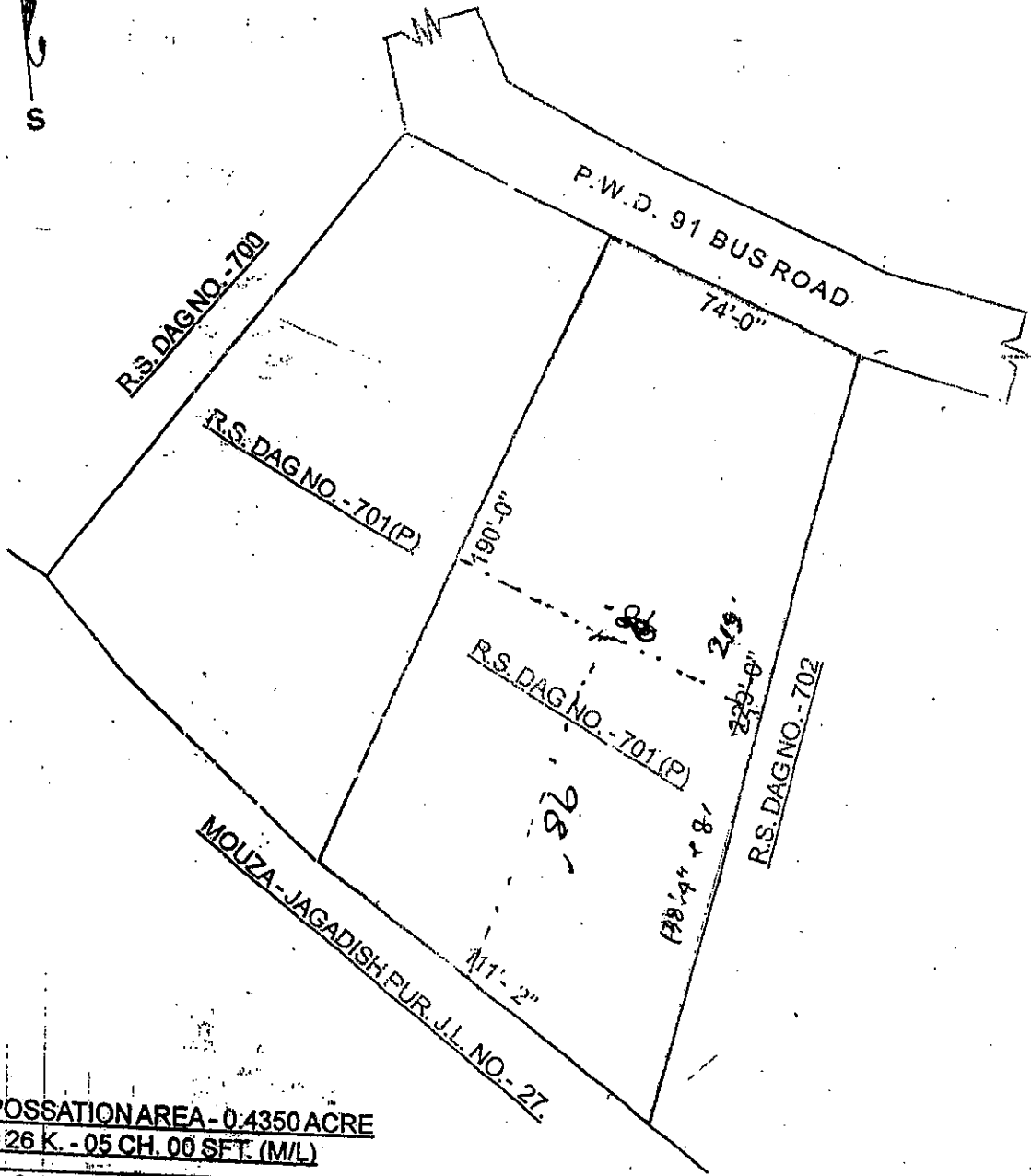


Sub-Registrar
Sikkim
1 MAR 2011

NO. -701/860, MOUZA - BHATENDA J.L NO. - 28, R.S. NO. - 50, L.R. KHATIAN NO. - 1909, P.S. - RAJARHAT, DIST. - NORTH 24, PARGANAS. UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

SCALE = 1" = 20'

VENDEE :- 1. SR. SANJAY GUPTA.
2. TWINKLE GUPTA.



POSSATION AREA - 0.4350 ACRE
= 26 K. - 05 CH. 00 SFT. (M/L)

C.S. DAG NO.-	R.S. DAG NO.-	L.R. DAG NO.-	L.R. KH. NO.-	TOTAL AREA BY RED BODER IN ACRE	1/4 SHARE SOI AREA IN ACRE
604 (P)	701 (P)	701 (P)	1909	0.3800	0.0950
604 (P)	701 (P)	701/860 (P)	1909	0.0700	0.0175
TOTAL AREA				0.4500	0.1125

MORE OR LESS

Bhishinsky Paul
VENDOR SIGNATURE.


Sanjay Gupta
Twinkle Gupta

BBSWMS

COPIED BY
H. P. SWAL
SURVEYER
RAJARHAT
S. - 2000



Additional District Sub-Registrar
North 24 Parganas, West Bengal
11 MAR 2011


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

Endorsement For Deed Number : I - 03197 of 2011
(Serial No. 03382 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 16.55 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. Sanjay Gupta, son of Govind Gupta, Block - 6, Flat No 1 A, Space Town Housing Complex, V I P Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700052, By Caste Hindu, By Profession : Business.
 3. Twinkle Gupta, wife of Sanjay Gupta, Block - 6, Flat No 1 A, Space Town Housing Complex, V I P Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700052, By Caste Hindu, By Profession : House wife
- 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

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: 254 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(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.-2100000/-

14 MAR 2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional Sub-Registrar
Palani, North Arcot District
MAR 2011



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

Endorsement For Deed Number : I - 03197 of 2011
(Serial No. 03382 of 2011)

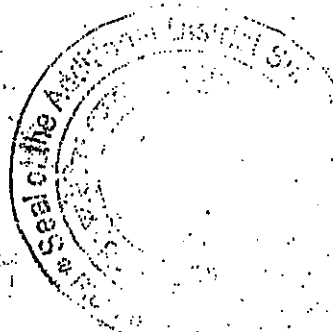
Certified that the required stamp duty of this document is Rs.- 105020 /- and the Stamp duty paid as.
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45020/- is paid 11076710/03/2011 State Bank of India, SWASTHYA BAHWAN, received on 14/03/2011
2. Rs. 15000/- is paid 11076510/03/2011 State Bank of India, SWASTHYA BAHWAN, received on 14/03/2011
3. Rs. 10000/- is paid 11075910/03/2011 State Bank of India, SWASTHYA BAHWAN, received on 14/03/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR












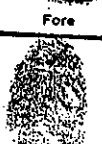











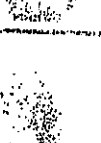











4 MAR 2011
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional District Sub-Registrar
Bangalore City
MAR 2011

SPECIMEN FOR TEN FINGER PRINTS

Sl. No. Signature of the
 Executants

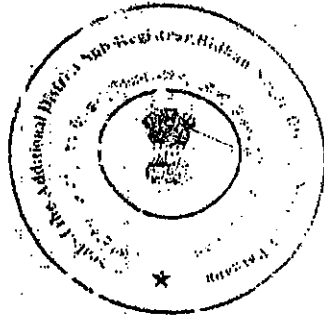
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
<i>Sanjay Gupta</i> FULL SIGNATURE					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
<i>Twinkle Gupta</i> FULL SIGNATURE					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
<i>Prakash Patel</i> FULL SIGNATURE					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
PHOTO					
FULL SIGNATURE	Thumb	Fore	Middle (Right Hand)	Ring	Little



1 / 1
11 MAR 2011
Additional Sub-Registrar
Bidhanagar, North 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 2317 to 2331
being No 03197 for the year 2011.



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

435 -

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4/501.

