

00788

00730/2011



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 019369

Handwritten notes: 6/17/11, 31/11/2011, 12/2011

Handwritten notes: 103300, 108300, and a signature.

Sub Registrar, South 24 Parganas

DEED OF CONVEYANCE

1 JAN 2011

THIS INDENTURE made this 31st Day of January, 2011 BETWEEN 1) INDIRA SEN, wife of Sri Sajal Kumar Sen, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Service Holder, residing at Flat No. 8, Block - I, Jyoti Co-operative Housing Society Ltd., 96 Kankulia Road, Police Station - Lake, Kolkata - 700 029, 2) DILIP KUMAR SARKAR, son of Bhudeb Chandra Sarkar, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Service Holder, residing at Tilbari, Bishnupur, Police Station - Bishnupur, District - Bankura, hereinafter jointly referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors, administrators, legal representatives and assigns) of the ONE PART.

Handwritten notes: 2011/11/18, 03332, 108333, 19833

...tion under section 60 and Rule 69.

...book - I
...umber 2
...76 to 3892
...730 for the year 2011.



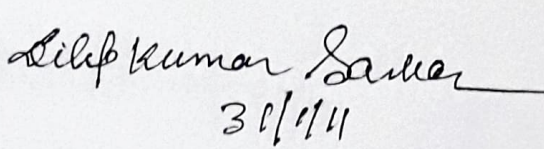
...Sub-Registrar - I
...South 24 Parganas

- 1 FEB 2011







(Utpal Kumar Chakravarty) 01-February-2011
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

**Government of West Bengal
of Finance (Revenue) , Directorate of Registration and Stamp Revenue
of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00788 / 2011**

Presentant

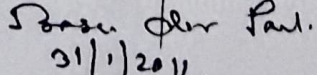
Name of the Presentant	Signature with date
Dilip Kumar Sarkar	 31/1/11

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Indira Sen Address -Jyoti Co-operative Housing Society Ltd., I, Flat No:8, 96, Kankulia Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029	Self		 LTI	Indira Sen 31.1.11
2	Dilip Kumar Sarkar Address -Tilbari, BISHNUPUR-TALDANGRA, BANKURA, Thana:-Bishnupur, District:-Bankura, WEST BENGAL, India, P.O. :-	Self		 LTI	Dilip Kumar Sarkar 31/1/11
3	Avijit Naskar Address -70, Lake East 1st to 8th Road, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Santoshpur Pin :-700075	Self		 LTI	Avijit Naskar 31/01/11

Name of Identifier of above Person(s)
Basu Dev Paul
Alipore Police Court, Alipore Road, Kolkata,
Thana:-Alipore, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :- Pin :-700027

Signature of Identifier with Date


Basu Dev Paul.
31/1/2011.

Sub-Registrar - III
Alipour South 24 Parganas

31 JAN 2011

(Utpal Kumar Chakravarty)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS

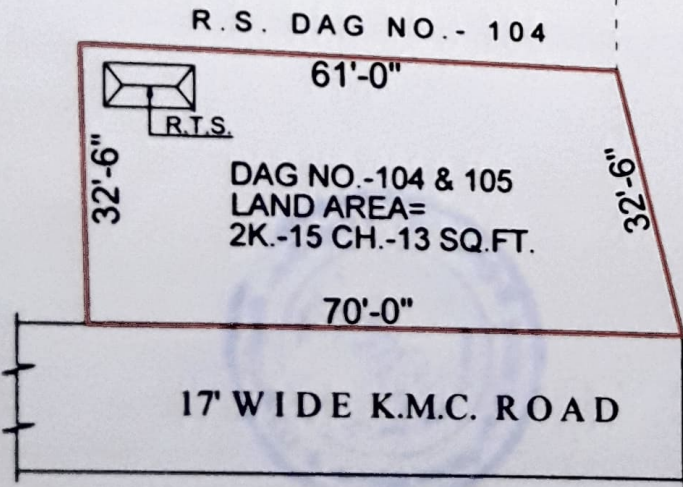
R.S. DAG NO.-104 & 105. AT MOUZA -
J.L. NO.-25, R. S. KHATIAN NO'S- 113, 115, 117,
124, 126, 128, 130, 132, 134, 135, 137, 139, 143 & 146,
103, TOUZI NO.- 56, UNDER K.M.C., WARD NO.-
5. - PURBA- JADAVPUR. KOLKATA- 700094.
- 24 PGS (S).

PURCHASER - MEGACITY APARTMENTS PVT. LTD.
LAND AREA= 2 K.-15 CH.-13 SQ.FT.
R.T.S. AREA = 100 SQ.FT.
LAND AREA SHOWN BY RED BORDER ■



SCALE - 1: 100

R. S. DAG NO. -
104 & 105



LAND OF - MEGACITY APARTMENTS PVT. LTD.
(DAG NO. - 104 & 105)

MEGACITY APARTMENTS PVT. LTD.

Indira Sen
Delip Kumar Sen
SIGNATURE OF VENDOR'S

[Signature]
Managing Director
SIGNATURE OF PURCHASER

Sasha Sashmal
DRAWN BY :-
S. SASHMAL



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

Endorsement For Deed Number : I - 00730 of 2011
(Serial No. 00788 of 2011)

Amount of Fees:

31/01/2011

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:

Amount By Cash

Rs. 19879/-, on 31/01/2011

(Under Article : A(1) = 19833/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 31/01/2011)

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.-1803333/-

Certified that the required stamp duty of this document is Rs.- 108220 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 103300/- is paid, by the Bankers cheque number 128082, Bankers Cheque Date 31/01/2011, Bank Name State Bank of India, DHAKURIA, received on 31/01/2011

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

Presented for registration at 13.52 hrs on :31/01/2011, at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Dilip Kumar Sarkar , one of the Executants.

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

Execution is admitted on 31/01/2011 by

1. Indira Sen, wife of Sri Sajal Kumar Sen , Jyoti Co-operative Housing Society Ltd., I, Flat No:8, 96, Kankulia Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 , By Caste Hindu, By Profession : Retired Person
2. Dilip Kumar Sarkar, son of Bhudeb Chandra Sarkar , Tilbari, BISHNUPUR-TALDANGRA, BANKURA, Thana:-Bishnupur, District:-Bankura, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Retired Person

Sub-Registrar - III
Alipur South 24 Parganas

31 JAN 2011

(Utpal Kumar Chakravarty)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 00730 of 2011
(Serial No. 00788 of 2011)

Asker
Eng Director, Megacity Apartments Private Limited, 70, Lake East 1st to 8th Road, Kolkata,
-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 .
Profession : Business

Identified By Basu Dev Paul, son of . . . Alipore Police Court, Alipore Road, Kolkata, Thana -Alipore,
District -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By
Profession Others.

(Utpal Kumar Chakravarty)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



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Faint text below the stamp

District S.D. Registrar - III
Alipur South 24 Parganas

13 JAN 2011

(Utpal Kumar Chakravarty)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

- : (2) :-

AND

MEGACITY APARTMENTS PRIVATE LIMITED a Company incorporated under the Companies Act. 1956, limited by its shares, having its registered office at 70, Lake East 6th Road, Santoshpur, Police Station - Purba Jadavpur, Kolkata - 700 075 and represented by its Managing Director **AVIJIT NASKAR** hereinafter referred to as the "**PURCHASER**" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successors, successors-in-office, successor-in-interest and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered Bengali deed of conveyance dated 14.03.1973, one Baruna Chowdhury, had purchased all that piece and parcel of land measuring an area about 05 Bighas, 01 Cottah and 09 Chittaks (more or less) under Mauza - Nayabad, Hal Dag No. 104 and 105, under Hal Khatian No. 113, 115, 117, 119, 124, 126, 128, 130, 132, 134, 135, 137, 139, 143 and 146, Police Station - Purba Jadavpur (Present), District - South 24 Parganas (Present), from Gora Chand Mondal, Netai Chand Mondal and Renu Bala Mondal against a valuable consideration mentioned therein and the said deed was registered in the office of S.R. at Alipore and recorded in Book No. I, Volume No. 36, Pages - 149 to 156, Being No. 1990, for the year 1973.

AND WHEREAS the said Baruna Chowdhury became the sole and absolute owner of all that piece and parcel of land measuring an area about 05 Bighas, 01 Cottah and 09 Chittaks (more or less) under Mauza - Nayabad, Hal Dag No. 104 and 105, under Hal Khatian No. 113, 115, 117, 119, 124, 126, 128, 130, 132, 134, 135, 137, 139, 143 and 146, Police Station - Purba Jadavpur (Present), District - South 24 Parganas (Present), and/or solely absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the same.

AND WHEREAS the said Baruna Chowdhury, being the sole and absolute owner of the aforementioned land and while absolutely possessing the same, sold, transferred and conveyed the different portions of the aforementioned land to different purchaser/purchasers.

AND WHEREAS Indira Sen and Dilip Kumar Sarkar, by virtue of a registered Bengali deed of conveyance, had purchased all that piece and parcel of land measuring an area about 02 Cottahs, 15 Chittaks and 13 Sq.ft., under Mouza - Nayabad, J. L. No. 25, R. S. No. 03, Touzi No. 56, Hal Dag No. 104 and 105, Hal Khatian Nos. 113, 115, 117, 119, 121, 124, 126, 128, 130, 132, 134, 135, 137, 139, 143 and 146, Police Station - Purba Jadavpur, within the limits of Kolkata Municipal Corporation under Ward No. 109, Kolkata - 700 094, District - South 24 Parganas, from the said Baruna Chowdhury, against a valuable consideration mentioned therein and the said deed was registered in the office of D.S.R. III at Alipore and recorded in Book No. I, Volume No. 42, Pages - 01 to 16, Being No. 1630 for the year 2002.

AND WHEREAS the said Indira Sen and Dilip Kumar Sarkar had constructed one R. T. Shed measuring an area about 120 Sq.ft. on the aforementioned land.

AND WHEREAS the said Indira Sen and Dilip Kumar Sarkar, the vendors herein became the joint and lawful owners of all that piece and parcel of land measuring an area about 02 (Two) Cottahs 15 (Fifteen) Chittaks and 13 (Thirteen) Sq ft. (be the same a little more or less) lying and situate at Mouza - Nayabad, J. L. No. 25, R. S. No. 03, Touzi No. 56, Hal Dag No. 104 and 105, Hal Khatian Nos. 113, 115, 117, 119, 121, 124, 126, 128, 130, 132, 134, 135, 137, 139, 143 and 146, Police Station - Purba Jadavpur, within the limits of Kolkata Municipal Corporation under Ward No. 109, Kolkata - 700 094, District - South 24 Parganas, (hereinafter referred to as the said property) which is more fully and particularly described in the schedule written herein below and which is more clearly shown and delineated in a map or plan bordered with RED annexed to this indenture.

AND WHEREAS the vendors herein had also mutated their names before the B.L. and L.R.O. Authority as owners of the said property under the provisions as laid down in West Bengal Land Reforms Act, 1955, as it appears from the Certificate of Mutation dated 14.03.07 vide Memo No. 18/3419/BLLRO/mut/ A.T.M./Kasba, Reference No. 73/07 and 18/3420/BLLRO/mut/A.T.M./Kasba, Reference No. 76/07.

AND WHEREAS the vendors became the joint and lawful owners and / or jointly seized and possessed of and / or otherwise well and sufficiently entitled to the said property.

AND WHEREAS the vendors agree to sell and the purchaser agrees to purchase the said property at or for a total sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs) only.

THE VENDOR DOETH HEREBY AGREE DECLARE AND COVENANT WITH THE PURCHASER AS FOLLOWS:

1. The vendors declare that the said property is free from all sorts of encumbrances, charges, liens, lispendenses, claims, demands, mortgages, trusts, leases, tenancy, acquisitions, requisitions and agreement to transfer whatsoever in nature.
2. The vendors declare and covenant that there is no Award, Suit, Case, Litigation or Appeal is pending before any Arbitrator, Court of Law, Tribunal or Appellate Authority in regard to the said property and / or the same is not under any attachment or revenue recovery.

3. The vendors covenant that they have neither approached nor taken any loan from any Bank, Financial Institution, Private Organization, Private Body or Persons or from any other Agency by creating equitable mortgage of the said property or any part or portion thereof.
4. The vendors declare that they have neither entered into any agreement for sale with any other body or organization or person save and except the purchaser herein nor the vendor has any intention to enter into any agreement for sale with any other body, organization or person save and except the purchaser herein in regard to the said property till the registration of this indenture.
5. The vendors agree and declare that they will give and deliver vacant, peaceful, Khas and unencumbered possession of the said property to the purchaser herein on the date of registration of this indenture and possession of the said property.
6. The vendors shall hand over all the original documents such as Original Title Deed, Original BLRO Mutation Certificate, original paid up khazna receipt and all other papers, letters and documents available with the vendors in regard to the said property as required by the purchaser herein, on the date of registration of this indenture as well as taking possession of the said property by the purchaser herein.
7. The vendors shall and will at the costs, request and expenditure of the purchaser herein make any acts, deeds, things and matters before any registering authority and / or Government, Semi Government, Local Authority, Statutory Authority, Local Bodies to enjoy the said property by the purchaser herein more perfectly and effectively as may reasonably be required by the purchaser herein.

8. The purchaser hereby confirm that he has fully satisfied himself about the title of the vendor and undertake not to raise any issue with regard about the same in future.
9. The vendors further declare that the said property is clear, free, marketable and the chain of title is complete and the said property neither acquired by the Government or any other Statutory Authority nor vested by any scheme under KMDA, KIT, KMC or any other Concern or the same is not under the provisions as laid down in Land (Ceiling and Regulations) Act., 1976, to the extent as evident from the original documents of the vendor regarding the said property as mentioned hereinabove of this indenture.
10. There is no impediment of any nature to sell, grant, convey, transfer, assign and assure the said property by the vendors herein to the purchaser herein.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -

That in pursuance of the said agreement and in consideration of the sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs) only in full paid by the purchaser on execution of these presents to the vendors (the receipt whereof the vendors doth hereby as also by the memo of consideration written herein under admit and acknowledge and of and from the payment of the same and every part thereof acquit exonerate release and discharge the purchaser the said property with common rights and facilities easement and all other rights thereto and forever) **THE VENDORS DOTH HEREBY** sell transfer grant convey assign and assure to and unto the purchaser herein **ALL THAT** the said property which is more fully and particularly described in the Schedule written here under together with all benefits and advantages of ancient and rights lights trees gardens yards compound hedges fences walls ditches passages ways paths drains water courses water lines water supply electrical supply and all manner of former rights privileges easement liberty profits appendages and appurtenances whatsoever appurtenant to the said property or to any part/ portion thereof now or at any time heretofore held used enjoyed and occupied by

the vendors **AND** the reversion or reversions remainder or reminders and rents issues profits in connection of the said property hereby sold transferred and intended so to be in the manner herein and all the estate right title interest properties claim demand whatsoever of the vendor in or upon the said property and every part thereof **TO HAVE AND TO HOLD** the same hereby sold transferred conveyed assigned and assured and every part thereof to and unto the purchaser herein in the manner aforesaid its heirs executors administrators legal representatives and assigns forever and absolutely free from all sort of encumbrances charges liens lispenses trusts attachment whatsoever **AND** the vendors at all times and from time to time hereafter at the cost and request of the purchaser do or executed to be done all such acts deeds things and matters whatsoever for further better and more perfectly enjoying and assuring the said property **AND** the vendors declares the vendors herein is now lawfully and absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property and no notice of acquisition or requisition has been served under the Kolkata Municipal Corporation Act. 1980 in regard to the said property nor the same is attached or in any way affected by the Income Tax Act. neither is hit by the Income Tax Authority or Department or under the provisions of Public Demand Recovery Act. in regard to the said property nor the same is affected in any way under the provisions of Land Reforms Act., 1955 **AND** the vendors has good right full power absolute authority and indefeasible title to sell grant transfer convey assign and assure the said property hereby sold transferred granted conveyed assigned and assured together with all easement rights at all times for the beneficial use and enjoyment of the said property to the purchaser **AND** the purchaser shall hereafter peacefully and quietly hold possess and enjoy the said property in the manner aforesaid as sole and absolute owner thereof without any claim demand interference and disturbances whatsoever from the vendors or any person or persons lawfully claiming under him and the purchaser having full absolute and unfettered power and authority to mutate its name in the records of the Kolkata Municipal Corporation and also to sell transfer gift mortgage convey lease out deal with or dispose of the same in any manner or way whatsoever without any way being required to obtain any concurrence from the vendors herein.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area about 02 (Two) Cottahs 15 (Fifteen) Chittaks and 13 (Thirteen) Sq.ft. (be the same a little more or less) lying and situate at Mouza - Nayabad, J. L. No. 25, R. S. No. 03, Touzi No. 56, Hal Dag No. 104 and 105, Hal Khatian Nos. 113, 115, 117, 119, 121, 124, 126, 128, 130, 132, 134, 135, 137, 139, 143 and 146, Police Station - Purba Jadavpur, together with one R. T. Shed measuring an area about 100 Sq.ft. standing thereon, within the limits of Kolkata Municipal Corporation under Ward No. 109, A.D.S.R. - Sealdah, Kolkata - 700 094, District - South 24 Parganas, also together with all sorts of common and easement right and right to egress and ingress to the said property and butted and bounded as follows:

- On the North by : Land under Dag No. 104.
- On the South by : 17 Feet Wide Road.
- On the East by : Land of Megacity Apartments Private Limited
(Dag No. 104).
- On the West by : Land under Dag No. 104 & 105.

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

SIGNED, SEALED AND DELIVERED by the VENDORS
at Kolkata in presence of:

- 1) Sajid Kumar Sen
Flat-8, Block-1
Jyoti Co-op Hsg. Society Ltd
76 Kanungo Road, Kolkata-700029
- 2) Arijit Sarker.
E/21 Nayababad
Kolkata - 99

Indira Sen.
Sajid Kumar Sen
(VENDORS)

SIGNED, SEALED AND ACCEPTED by the PURCHASER
at Kolkata in presence of:

- 1) Sajid Kumar Sen
- 2) Arijit Sarker.

MEGACITY APARTMENTS PVT. LTD.

Arijit Sarker
Managing Director

(PURCHASER)

Drafted by me :-

Prasenjit Mukherjee

(PRASENJIT MUKHERJEE)

Advocate , High Court Kolkata

Computer print by :-

Manoj Deo

(MANOJ DEY)

70, Lake East 6th Road,
Santoshpur, Kol-75.

MEMO OF CONSIDARETION

Received of and from the within named Purchaser the sum of Rs. 16,00,000/-
(Rupees Sixteen Lakhs) only as full and final consideration as per memo below:

Date	D/Draft No.	Bank	Amount
28.01.2011	096735	Axis Bank Ltd., Golpark, Kol-19	Rs.8,00,000/-
28.01.2011	096736	Axis Bank Ltd., Golpark, Kol-19	Rs.8,00,000/-
			<hr/>
			Rs.16,00,000/-
			<hr/>

(Rupees Sixteen Lakhs Only)

WITNESSES:

1. Sajid Kumar Sen
10-B, Phase-1
Jyoti Co-op Hsg. Society Ltd
96 Kankaria Road
Kolkata - 700029


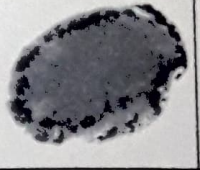
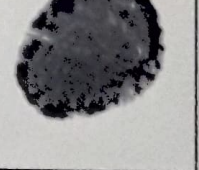
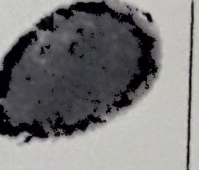
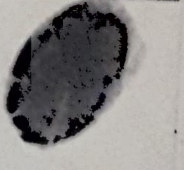
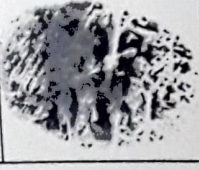
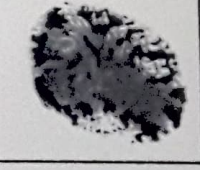
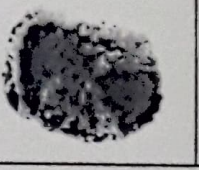
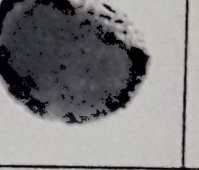
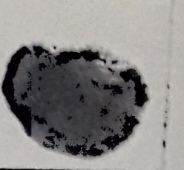
2. Anujit Sarker
E/21 Nayabad
Kolkata - 99

Indira Sen.

Lilip Kumar Sarker

(VENDORS)

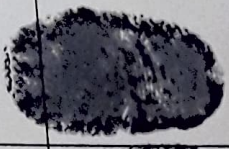

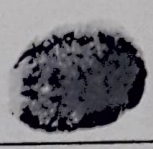
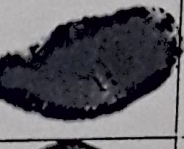
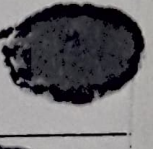
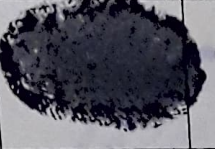


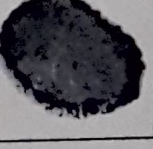
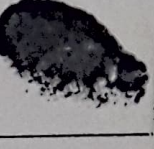
Thumb 1st Finger Middle Finger Ring Finger Small Finger

LEFT HAND					
RIGHT HAND					

Name : INDIRA SEN

Signature : *Indira Sen*

Thumb 1st Finger Middle Finger Ring Finger Small Finger

LEFT HAND					
RIGHT HAND					



Name : DILIP KUMAR SARKAR

Signature : *Dilip Kumar Sarkar*

Thumb 1st Finger Middle Finger Ring Finger Small Finger

LEFT HAND					
RIGHT HAND					



Name : AVIJIT NASKAR

Signature : *Avijit Naskar*



2
Chief Sub-Registrar - III
Alipur, South 24 Parganas

31 JAN 2011