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INDIA

ONE HUNDRED
RUPEES

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INDIA NON JUDICIAL

পশ্চিমবঙ্গ চুক্তি বঙ্গাল WEST BENGAL

G 651679

S.No. 2135700593466/15

Verified that the document is admitted
for registration and with the phon
sheet and finger print sheet attached with
This document is the part of the document
Addl. Dist. Sub-Registrar, Bishnupur

13 AUG 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this
13th day of August, 2015 of the Christian Era.

94.9.10/8/15

Shak Ataur Humayun, Revlon,

Shak Ataur Humayun, Revlon,
Crown Judges Co. Kalat

Shak Ataur Humayun, Revlon,
Crown Judges Co. Kalat

Shak Ataur Humayun, Revlon,
Crown Judges Co. Kalat

Shak Ataur Humayun, Revlon,
Crown Judges Co. Kalat



Identified by me —

Birkash Pankaj
Law Clerk
Shedh Boddhan Chandra Pankaj
Bardpur Court,
P.O. + P.S. Bardpur,
Kalat-76144.

Sub-Registrar
Kalat-76144

13 AUG 2015

BETWEEN

Ajita Sarkar

- (1) **AJITA SARKAR**, wife of Late Monomohan Sarkar alias Monmohan Sarkar alias Monamohan Sarkar, by faith – Hindu, by Occupation–House-wife, by Nationality- Indian , residing at Villege- Mamudpur, Majhipara; P.O.- Kannyanagar; P.S.- Bishnupur, Kolkata-743398; District- South 24 Parganas;
- (2) **SMT. KEYA BOSE**, ~~Wife of Late~~ Alok Bose, by faith – Hindu, by Occupation–House-wife, by Nationality- Indian , residing at Villege- Mamudpur, Palpara; P.O.- Kannyanagar; P.S.- Bishnupur, Kolkata-743398; District- South 24 Parganas;
- (3) **SOMA SARKAR**, wife of Late Sujay Sarkar alias Sujoy Sarkar, by faith – Hindu, by Occupation–House-wife, by Nationality- Indian , residing at Mamudpur, Majhipara, Gopalkanta, Post office- Kanyanagar , Police Station -Bishnupur, PIN Code -743398, District – South 24 Parganas, hereinafter called and referred to as the “**VENDORS/OWNERS**”, (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, representatives and assignors) of the **FIRST PART**;

AND

MERIDIAN DEVCON PVT. LTD. (PAN- AAHCM1792M), having its registered office at Meridian Plaza, 209, C.R. Avenue, 4th Floor, P.O. Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata represented by its Director namely **Sri Anil Gadia**, (PAN-AFOPG3855L), son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, hereinafter called and referred to as the “**VENDEE/PURCHASER**”, (which



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Biskupica, 24 Pga. (St.)

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expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-interest and executors, administrators, legal representatives and assignors) of the OTHER PART:

WHEREAS all that piece and parcel of undivided vacant land measuring about **35.625 decimal** more or less out of 47.50 decimal (Total area in Dag is 54 decimal), lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Pargana- Magura, **R.S. Dag No- 350** corresponding to **L.R. Dag No- 362** under **L.R. Khatian No.-719**, by Nature - Shali, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas., more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PROPERTY, demarcated in annexed site plan, bordered with Red color which will be sold by this Deed of Conveyance by the above mentioned present Vendors.

AND WHEREAS as per Settlement Record of Rights, One **Monomohan Sarkar** alias **Monmohan Sarkar** alias **Monamohan Sarkar**, son of Shibakrishna Sarkar, of Village- Mamudpur, Majhipara; P.O.- Kannyanagar; P.S.- Bishnupur, Kolkata- 743398; District- South 24 Parganas was the lawful recorded owner in the records of B.L.&L.R.O, Bishnupur, under the Govt. of West Bengal, of all that piece and parcel of vacant land measuring about **47.50 decimal** more or less (**0.8797 share** out of 54 decimal), lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Pargana- Magura, **R.S. Dag No- 350** corresponding to **L.R. Dag No- 362** under **L.R. Khatian No.-719**, by Nature - Shali, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas.



Account, District Registrar
Exhibition, 24 Pgs. (S)

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AND WHEREAS he was in the peaceful possession of the said property measuring about **47.50 decimal** more or less (**0.8797 share** out of **54 decimal**), lying and situated at **Mouza- Mamudpur, J.L. No.-33, R.S. No.-75. Pargana- Magura, R.S. Dag No- 350** corresponding to **L.R. Dag No- 362** under **L.R. Khatian No.-719** ,by Nature - Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, which are more fully and particularly referred, explained and described in the **Schedule** hereunder written and/or given, without any interruption by paying all rent and taxes before the competent authority and as the lawful recorded owner he had been enjoying the said property till the date of his death. the absolute right, title and interest of the same which is free from all encumbrances, charges, liens, dispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner .

AND WHEREAS the aforesaid **Monomohan Sarkar alias Monmohan Sarkar alias Monamohan Sarkar** died on **16-09-2012** and intestate leaving behind him two sons, one daughter and one wife, as his legal heirs and successors namely -- (i) Sujoy Sarkar(now deceased) (Son), (ii) Sri Ajoy Sarkar (Son), (iii) Smt. Keya Sarkar nee Bose (Daughter) (W/O- Sri Alok Bose) and (iv) Ajita Sarkar (Wife). Therefore the entire property of the said Monomohan Sarkar alias Monmohan Sarkar alias Monamohan Sarkar inherited by his legal heirs and successors, as mentioned herein above, in respect of their proportionate unpartitioned $1/4^{\text{th}}$ share each i.e. 11.875 decimal according to Hindu Law and Succession Act.



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Accred. Dir., Sub-Registrar
Bishopric 24 Pp. (SL)

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Accordingly, the said Sujoy Sarkar (now deceased), Sri Ajoy Sarkar, Smt. Keya Sarkar nee Bose and Ajira Sarkar became the joint owners of all that piece and parcel of undivided vacant land measuring about 47.50 decimal more or less (0.8797 share out of 54 decimal), lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Pargana- Magura, **R.S. Dag No- 350** corresponding to **L.R. Dag No- 362** under **L.R. Khatian No.-719**, by Nature - Shali, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas. They have/had peaceful khas possession of the said undivided property without any interruption by paying all rent and taxes before the competent authority and without mutating their name as the owners in the records of B.L.&L.R.O, Bishnupur, under the Govt. of West Bengal, they have/had been enjoying the absolute right, title and interest of the same which is free from all encumbrances, charges, liens, dispendences, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

AND WHEREAS the aforesaid **Sujoy Sarkar** died on 06-02-2005 and intestate leaving behind him only one wife namely **Soma Sarkar** as his legal heir and successor. Therefore the entire property of the said **Sujoy Sarkar** i.e. **11.875 decimal more or less** inherited by his legal heir and successor namely **Soma Sarkar** according to Hindu Law and Succession Act.

Accordingly, the said **Sri Ajoy Sarkar**, **Smt. Keya Sarkar nee Bose**, **Ajira Sarkar** and **Soma Sarkar** became the joint owners of all that piece and parcel of undivided vacant land measuring about 47.50 decimal more or less (0.8797 share out of 54 decimal), lying and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Pargana- Magura, **R.S. Dag No- 350** corresponding to **L.R. Dag No- 362** under **L.R. Khatian No.-719**, by Nature - Shali, District Sub-Registrar



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Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas. They have peaceful khas possession of the said undivided property without any interruption by paying all rent and taxes before the competent authority and without mutating their name as the owners in the records of B.L.&L.R.O, Bishnupur, under the Govt. of West Bengal , they have been enjoying the absolute right, title and interest of the same which is free from all encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and has fair and good marketable title.

AND WHEREAS thus the said Smt. Keya Sarkar nee Bose, Ajita Sarkar and Soma Sarkar became the joint owners of $\frac{1}{3}^{\text{rd}}$ share of all that piece and parcel of undivided vacant land measuring about **47.50 decimal i.e. 35.625 decimal** more or less (Total area in Dag is 54 decimal). They have peaceful khas possession of the said undivided property without any interruption by paying all rent and taxes before the competent authority and without mutating their name as the owners in the records of B.L.&L.R.O, Bishnupur, under the Govt. of West Bengal , they have been enjoying the absolute right, title and interest of the same which is free from all encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and has fair and good marketable title.

AND WHEREAS by dint of inheritance since being the lawful owners of the property measuring about **35.625 decimal** more or less out of 47.50 decimal mentioned in the **Schedule** written hereinabove and hereunder, referred to as the **SAID PROPERTY** , demarcated in annexed site plan, bordered with **Red** color , the aforesaid Smt. Keya Sarkar nee Bose, Ajita Sarkar and Soma Sarkar have



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peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and have been enjoying the said property without mutating their name as the owners in the Records of B.I. & L.R.O., Bishnupur, under the Government of West Bengal till to date.

AND WHEREAS since then the Vendors herein have been their exclusive khas physical possession and enjoyed the said property without any hindrance or interference by anybody and paying Govt. rent and taxes for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendors and no portion in any manner whatsoever is under and BHAGCHASE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the land was never subject of any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the Vendors have not received any notice of acquisition or requisition of the property described in the schedule below.

AND WHEREAS the said Vendors herein are well seized and possessed of or otherwise well and sufficiently entitled **35.625 decimal** out of 47.50 decimal (Total area in Dag is 54 decimal), lying and situated at **Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Pargana- Magura, R.S. Dag No- 350 corresponding to L.R. Dag No- 362 under L.R. Khatian No.-719**, by Nature - Shali, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**,



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in the District of South 24 Paraganas., more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PROPERTY , demarcated in annexed site plan, bordered with **Red** color and the same may be a little more or less, with good marketable title and they have every right to transfer the same to anybody against valuable consideration prevailing in the market .

AND WHEREAS due to their financial crisis and some personal reasons, the present Vendors decided to sell all that piece and parcel of undivided vacant land measuring about **35.625 decimal** more or less out of 47.50 decimal (Total area in Dag is 54 decimal), lying and situated at **Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Pargana- Magura, R.S. Dag No- 350 corresponding to L.R. Dag No- 362 under L.R. Khatian No.-719**, by Nature - Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PROPERTY , demarcated in annexed site plan, bordered with **Red** color and they are in search of an intending purchaser/purchasers. The Director of the Purchaser Company herein being informed from a reliable source expressed his desire to purchase the under mentioned Scheduled land properties at or for a total consideration of **Rs.6,46,593/- (Rupees Six Lakhs Forty Six Thousand Five Hundred Ninety Three)** only. The present Owners/Vendors considering the said agreed price/consideration as fair, reasonable and highest in view of the prevailing market rate, accepted the proposal of the Purchaser and the Vendors will relinquish their rights, title and interests on the said land on or before the date of execution of this Deed of Conveyance.



Accd. Dist. Sub-Registrar
Colombo, 24 Pp. (SL)

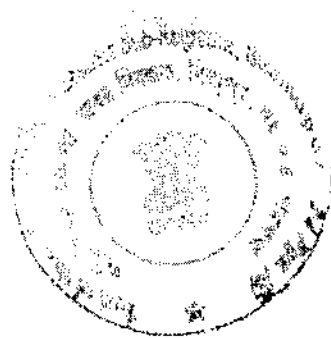
13 AUG 2015

AND WHEREAS thus the Owners/Vendors herein have agreed to sell the property, mentioned hereinabove and hereunder written in the **Schedule**, demarcated with **Red Border** in the Map and the Purchaser Company has agreed to purchase at or for a total consideration of **Rs.6,46,593/-**(Rupees Six Lakhs Forty Six Thousand Five Hundred Ninety Three)only and the said property is free from all encumbrances, charges, liens, dispendences, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner on the terms and conditions mentioned hereinafter.

AND WHEREAS accordingly as per Board Resolutions passed by the Purchaser Company on **01-07-2015**, the Board of Directors of the said company have decided that the purchase of the said property mentioned in the **Schedule** written hereunder, will be made in the name of the Company and Director namely **Sri Anil Gadia, (PAN-AFOPG3855L)**, son of Sri Ratan Lal Gadia, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, will be represented for the completion of the said transaction.

NOW THIS INDENTURE WITNESSETH and it is hereby mutually agreed upon and declared by both the parties hereto as follows: -

- 1) That the Vendors hereby doth sell, transfer and convey all that piece and parcel of undivided vacant land measuring about **35.625 decimal** more or less out of 47.50 decimal (Total area in Dag is 54 decimal), lying and situated at **Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Pargana- Magura, R.S. Dag No- 350** corresponding to **L.R. Dag No- 362** under **L.R. Khatian No.- 719**, by Nature - Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bismupur, Police Station- Bismupur, within the jurisdiction of **Moulkhali Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written



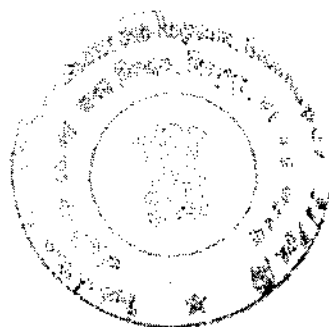
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Asstt. Dir. Sub-Registrar
Bishnupur, 24 Pgs. (St.)

13 AUG 2015

hereunder and hereinafter referred to as the **SAID PROPERTY**, demarcated in annexed site plan, bordered with **Red** color, in favour of the Purchaser, subject to the terms and conditions stated herein below.

- 2) That in pursuance of the terms and conditions made between the parties hereto and the total consideration for the said land was agreed/fixed at **Rs.6,46,593/- (Rupees Six Lakhs Forty Six Thousand Five Hundred Ninety Three)** only and the Purchaser has paid the same unto the Vendors as mutually settled by them, being full consideration money as mentioned herein before the execution of these presents by Demand Drafts and Cheques, mentioned in the Memo of Consideration written hereunder, the receipt whereof the Vendors hereby acknowledge and a separate receipt for the same shall not be necessary. Thus, the Vendors have received the full and final consideration from the Purchaser, and now nothing is due from the Purchaser unto the vendors.
- 3) That the Vendors have put the Purchaser in actual possession of the said Shali land mentioned in the Schedule at the time of execution of these presents.
- 4) That the Vendors hereby assure unto the Purchaser that they have full and absolute right and authority in respect of the said land and no one else has any right, title or interest in the same.
- 5) That the Vendors hereby assure unto the Purchaser that the said land is neither a subject-matter of any acquisition or requisition, nor they have received any notice from any authority and the said land is not affected by any scheme of municipal authority/Panchayat authority or any government or any statutory body.
- 6) That the Vendors hereby assure unto the Purchaser that they have not at any time done or executed or knowingly suffered or been party or parties to any act, deed, matter or thing whereby the said land or any part thereof can or may be impeached, encumbered or allocated in title.



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Asstt. Dist. Sub-Registrar
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- 7) That the Vendors hereby assure unto the Purchaser that the said vacant land is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendance, uses, debutters, trusts, Income Tax attachment, financial institution charges and liabilities whatsoever made or suffered by the Vendors or any person or persons having or lawfully, right or equitable claiming any estate or interest therein through, under or in trust for the Vendors or the Vendor's predecessors-in-title and the title of the Vendors to the said land is free, clear and marketable.
- 8) That the Vendors hereby assure unto the Purchaser that the said land is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 9) That the Vendors hereby assure unto the Purchaser that there is no order of court or any other statutory authority prohibiting the Vendors from selling, transferring and / or alienating the said land or any part thereof.
- 10) That the Vendors hereby assure unto the Purchaser that she will pay all outstanding municipal taxes or Panchayat tax, Government Revenue and all other levies and impositions whatsoever due till to date of the presentation and execution of the said Deed of Conveyance in respect of the said land properties fully described in the Schedule herein under.
- 11) That the Vendors having received the entire consideration and further having put the Purchaser in actual possession of the said land do hereby sell, transfer and convey the same along with all rights of easements, lights and privileges, rights to enjoy common and restricted amenities whatsoever thereunto belonging held or occupied and right, title, interest, claim, demand whatsoever of the Vendors into upon or in respect of their undivided share in the land and every part thereof and all deeds, pattahs, muniments, writings and evidences of title relating thereto or any part thereof which now are or may



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Asstt. Dir. Sub-Registrar
Bishnupur, 24 Pgs. (SL)

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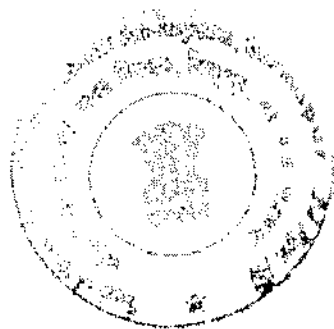
hereafter be in the possession or power or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action either at law or in equity exclusively in respect of the said undivided proportionate share in the said land **TO HAVE AND TO HOLD** the same as true and absolute owner thereof in perpetuity and for ever.

- 12) That all the expenses towards stamp duty, registration charges and incidental expenses thereto were agreed to be borne out by the Purchaser alone and accordingly, it has done so.
- 13) That the paper of the prints of ten fingers of both the hands and colors photos with signature of both the parties (Director of the Purchaser Company and the Vendors) is annexed herewith which will be treated and included as a part and parcel of this Deed of Conveyance.

SCHEDULE OF THE PROPERTY

(Salcable Area of Land)

ALL THAT piece and parcel of undivided vacant land measuring about **35.625** decimal more or less out of 47.50 decimal (Total area in Dag is 54 decimal), lying and situated at **Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Pargana- Magura, R.S. Dag No- 350 corresponding to L.R. Dag No- 362 under L.R. Khatian No.-719**, by Nature - Shali, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bisnupur, Police Station- Bisnupur, within the jurisdiction of **Moukhali Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the **SAID PROPERTY**, demarcated in annexed site plan, bordered with **Red** color which is butted and bounded as follows:



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Accd. Dist. Sub-Registrar
Bishnupur, 24 Pgs. (Sl.)

13 AUG 2015

ON THE NORTH : Part of Land in R.S.Dag Nos.-349

ON THE SOUTH : Part of Land in R.S.Dag Nos.-365

ON THE EAST : Part of Land in R.S.Dag Nos.-351 and 365

ON THE WEST : Part of Land in R.S.Dag Nos.- 373, 375 and 376

IN WITNESS WHEREOF the parties hereto have executed these presents on the
day, month and year first above written.

BY THE PARTIES AT KOLKATA
IN THE PRESENCE OF:

1) *Bikash Perkhait*
Law clerk
Baripada Court
Kol- 700144.

Ajit Sarker
Kaya Bora

2) *MANTU SARKAR*
Mantu Sarker

Momandpur
PS. Bishanpur
Dist-24 P.S. (S)

Soma Sarker

SIGNATURE OF THE VENDORS
/FIRST PART



✓
Asst. Dir. Sub-Registrar
Colombo, 24 Pps.(SL)

13 AUG 2015

SIGNED AND SEALED AND DELIVERED
BY THE PARTIES AT KOLKATA
IN THE PRESENCE OF:

1) *Bikash Panikait*

2) *Biswanjit Sarker.*
vill-Tonglala
Bamangachi
Boruijpur.

SIGNATURE OF THE PURCHASER
/SECOND PART

Drafted by me

(Signature)

(Shek Ataur Rahaman)

Advocate

Alipore Judges' Court,

Kolkata-27

(Regn. No.-WB/382/2000)

Typed by:

Arifur Rahman

Alipore Judges' Court,
Kolkata-27

Note : Out of Total Stamp Duty payable, Rs.500/- is paid in one Non-Judicial stamp Paper and the rest amount is paid by Demand Draft.



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Asstt. D.L. Sub-Registrar
Bishnupur, 24 Pgs.(SL)

13 AUG 2015

MEMO OF CONSIDERATION

Received today the consideration money to the tune of **Rs.6,46,593/-** (Rupees Six Lakhs Forty Six Thousand Five Hundred Ninety Three) only from the Purchaser Company by Cheques and Demand Drafts as per memo mentioned hereunder as follows:-

- | | |
|--|---------------|
| 1. By Cheques being No.000065, 0000666, and 000068,
dated-22-07-2014, drawn on HDFC Bank,
C.R. Avenue Branch, (Rs. 50,000 x 3) | Rs.1,50,000/- |
| 2. By Demand Draft No. 045387, dt.11-08-2015
Drawn on HDFC Bank, Burra Bazar Branch,
In favour of Ajita Sarkar | Rs.1,65,531/- |
| 3. By Demand Draft No. 045389, dt.11-08-2015
Drawn on HDFC Bank, Burra Bazar Branch,
In favour of Keya Bose | Rs.1,65,531/- |
| 4. By Demand Draft No. 045388, dt.11-08-2015
Drawn on HDFC Bank, Burra Bazar Branch,
In favour of Soma Sarkar | Rs.1,65,531/- |

=====
Rs. 6,46,593/-
 =====

(Rupees Six Lakhs Forty Six Thousand Five Hundred Ninety Three only)

SIGNED AND DELIVERED
 BY THE PARTIES AT KOLKATA
 IN THE PRESENCE OF:

1) *[Signature]*

2) *[Signature]*

Ajita Sarkar

Keya Bose

Soma Sarkar

SIGNATURE OF THE VENDORS
 /FIRST PART



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Asstt. Dir. Sub-Registrar
Bishnupur, 24 Pgs. 151.

13 AUG 2015

SITE PLAN OF R. S. DAG NO-350 AT MOUZA- MAMUDPUR, J. L. NO-

33, L. R. KHATIAN NO-719 , L. R. DAG NO-362, P. S. - BISHNUPUR,

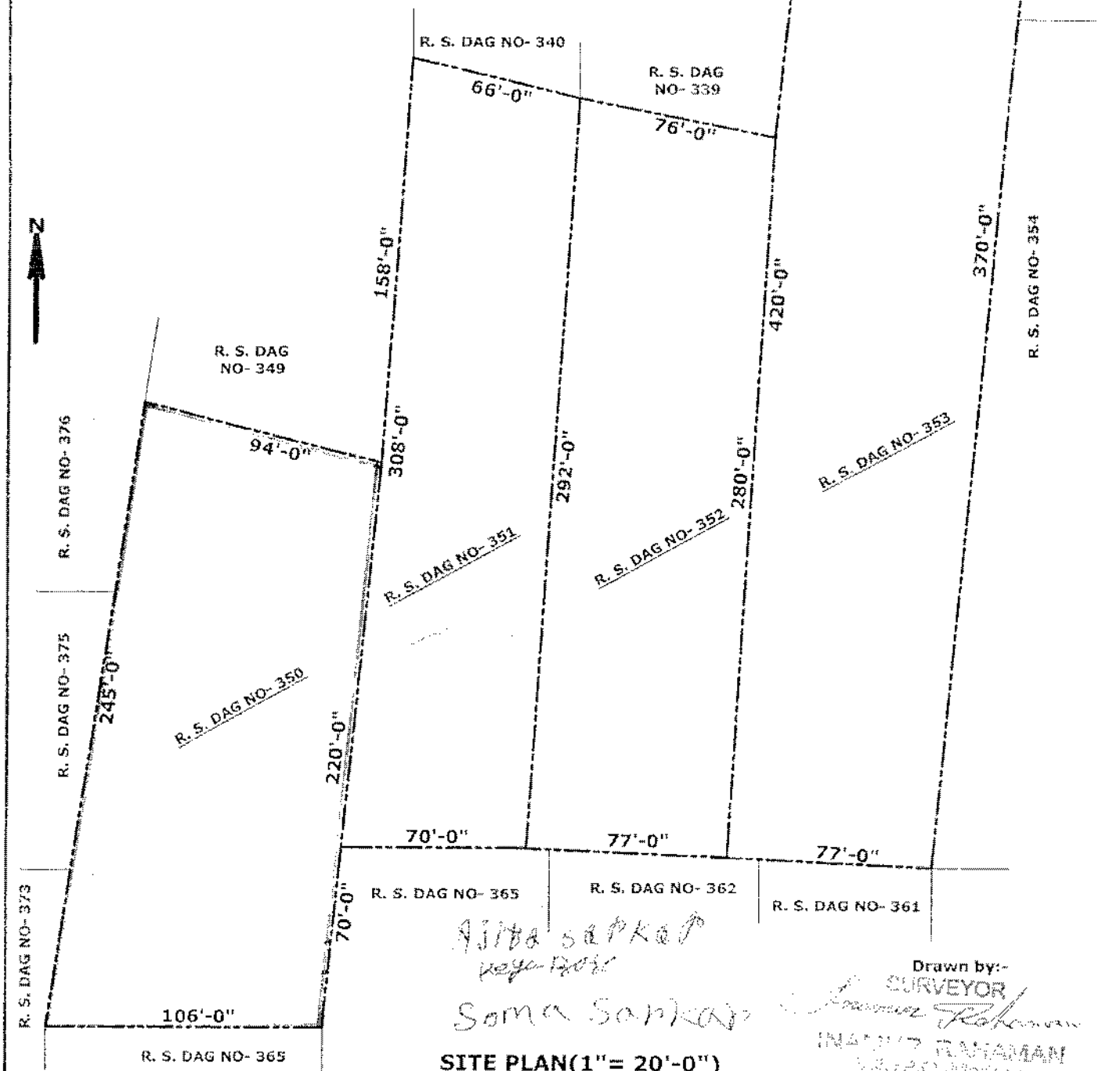
DIST- 24PARGANAS(SOUTH) UNDER MOUKHALI GRAM

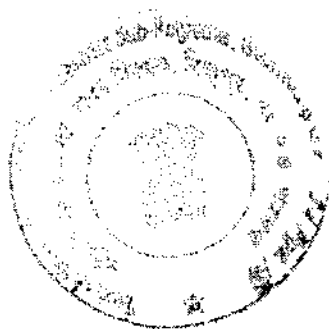
PANCHAYET. (SCALE :- 1"= 20'-0")

AREA OF LAND ---- 35.625 DEC. (UNDIVIDED) - OUT OF 54 DEC.
(as per record)

SOLD AREA OF LAND = 35.625 DEC. (UNDIVIDED)

AREA SHOWN IN RED BORDER = 





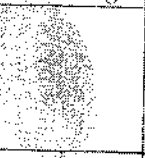
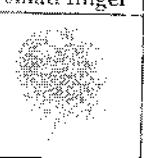
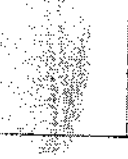
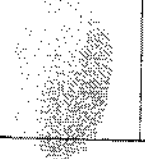
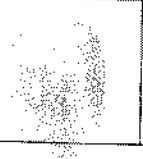
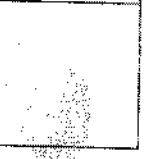
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Admin. Dist. Sub-Registrar
Bishnupur, 24 Pgs. (SL)

13 AUG 2015

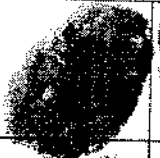
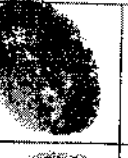
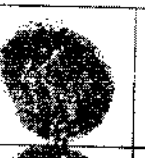
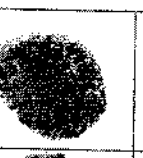
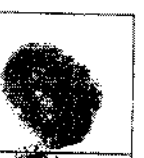
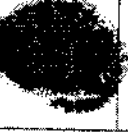
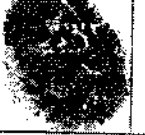
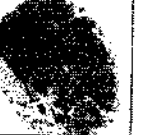
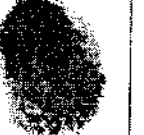
DISTRICT- SOUTH 24 PARAGANAS

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR- BISHNUPUR

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	Left hand						
	Right hand						

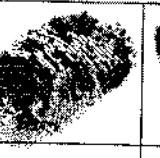
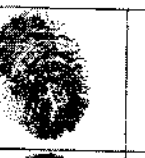
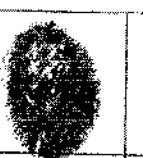
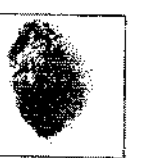
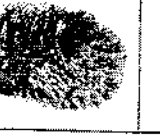
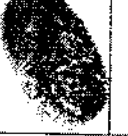
Name: _____

Signature :- _____

	Left hand					
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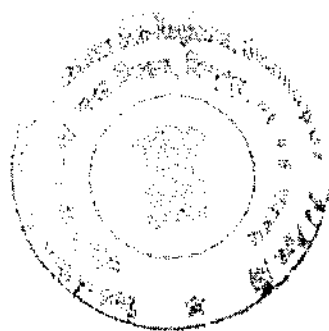
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Signature :- _____

	Left hand					
	Right hand					

Name: _____

Signature :- _____



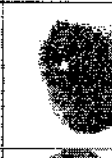
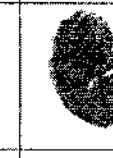
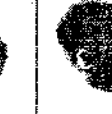
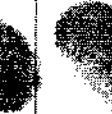
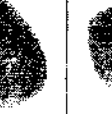
A

Asstt. Dist. Sub-Registrar
Bhatnagar, 24 P.W. (SI).

13 AUG 2015

DISTRICT- SOUTH 24 PARAGANAS

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR- BISHNUPUR

			Thumb	1st finger	middle finger	ring finger	small finger
	Left hand						
	Right hand						

Name:

Soma Sarkar

Signature :-

Soma Sarkar

PHOTO	Left hand					
	Right hand					

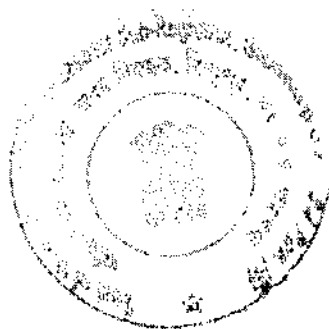
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Signature :-

PHOTO	Left hand					
	Right hand					

Name:

Signature :-



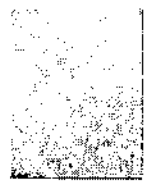
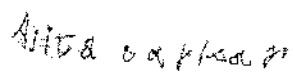
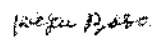
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Asstt. Dir., Sub-Registrar
Bishekar, 24 Pgs. (S)

13 AUG 2015

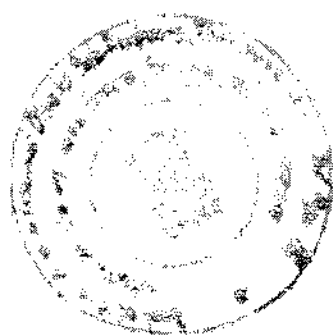
Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Miss Ajita Sarkar Wife of Late Monamohan Sarkar Mamudpur Majhipara, P.O:- Kannyanagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743398 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. EWZPS7628H, Status : Self Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Office	 8/13/2015 1:36:46 PM hrs	 LTI 8/13/2015 1:37:02 PM hrs
		 8/13/2015 1:37:52 PM hrs	
2	Smt Keya Bose Wife of Late Alok Bose Mamudpur Palpara, P.O:- Kannyanagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743398 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BAPPB9553B, Status : Self Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Office	 8/13/2015 1:38:21 PM hrs	 LTI 8/13/2015 1:38:31 PM hrs
		 8/13/2015 1:39:14 PM hrs	

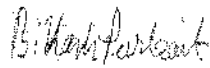


Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
3	Smt Soma Sarkar Wife of Mr. Sujoy Sarkar Mamudpur, Majhipara Gopalkanta, P.O:- Kannyanagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743398 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Office	 8/13/2015 1:39:25 PM hrs	 LTI 8/13/2015 1:39:33 PM hrs
		Soma Sarkar 8/13/2015 1:41:40 PM hrs	



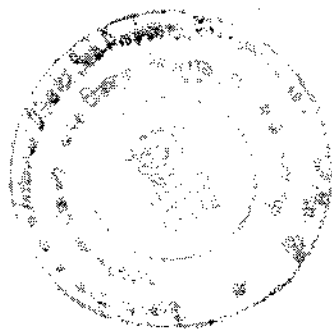
Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Meridian Devcon PVT.LTD. Meridian Plaza , 209,C.R.Avenue,4th Floor, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700006 PAN No. AAHCM1792M, Status : Organization Represented by representative as given below:-		
1(1)	Shri Anil Gadia, Director Son of Shri Ratan Lal Gadia CF-71, Sector-1, Saltlake City, P.O:- Not Mention, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFOPG3855L, Status : Representative Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Exempted Person	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Bikash Purkait Son of Late Bodhan Chandra Purkait Baruipur Court, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Miss Ajita Sarkar, Smt Keya Bose, Smt Soma Sarkar, Shri Anil Gadia	 8/13/2015 1:42:20 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur	RS Plot No:- 350 , RS Khatian No:- 719	35.625 Dec	6,46,593/-	35,13,057/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Miss Ajita Sarkar	Meridian Devcon PVT.LTD.	11.875	33.3333
	Smt Keya Bose	Meridian Devcon PVT.LTD.	11.875	33.3333
	Smt Soma Sarkar	Meridian Devcon PVT.LTD.	11.875	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Ataur Rahaman
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



Office of the A.D.S.R. BISHNUPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161304373 / 2015

Query No/Year	16130000593466/2015	Serial no/Year	1613004191 / 2015
Deed No/Year	I - 161304373 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Miss Ajita Sarkar	Presented At	Office
Date of Execution	13-08-2015	Date of Presentation	13-08-2015

Remarks

On 13/08/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:32 hrs on : 13/08/2015, at the Office of the A.D.S.R. BISHNUPUR by Miss Ajita Sarkar, one of the Executants.

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 35,13,057/-

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

Execution is admitted on 13/08/2015 by

Miss Ajita Sarkar, Wife of Late Monamohan Sarkar, Mamudpur Majhipara, P.O: Kannyanagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, By caste Hindu, By Profession House wife

Indetified by Mr Bikash Purkait, Son of Late Bodhan Chandra Purkait, Barupur Court, P.O: Barupur, Thana: Barupur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 13/08/2015 by

Smt Keya Bose, Wife of Late Alok Bose, Mamudpur Palpara, P.O: Kannyanagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, By caste Hindu, By Profession House wife

Indetified by Mr Bikash Purkait, Son of Late Bodhan Chandra Purkait, Barupur Court, P.O: Barupur, Thana: Barupur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 13/08/2015 by

Smt Soma Sarkar, Wife of Mr Sujoy Sarkar, Mamudpur, Majhipara Gopalkanta, P.O: Kannyanagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, By caste Hindu, By Profession House wife



Indetified by Mr Bikash Purkait, Son of Late Bodhan Chandra Purkait, Baraipur Court, P.O: Baraipur, Thana: Baraipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Law Clerk

Admission Execution (for exempted person)

Execution by

Shri Anil Gadia, Director, Meridian Devcon PVT.LTD. , Meridian Plaza , 209,C.R.Avenue,4th Floor, P.O: Bedon Street, Thana: Glrish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006 who is exempted from his personal appearence in this office under section 88 of Registration Act XVI of 1908, is proved by his seal and signature.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,657/- (A(1) = Rs 38,643/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 38,657/-

Description of Draft

1. Rs 38,657/- is paid, by the Draft(8554) No: 000428017561, Date: 12/08/2015, Bank: STATE BANK OF INDIA (SBI), KHASHMALLICK.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,75,673/- and Stamp Duty paid by Draft Rs 1,75,173/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 949, Purchased on 10/08/2015, Vendor named PRANAB DEY.

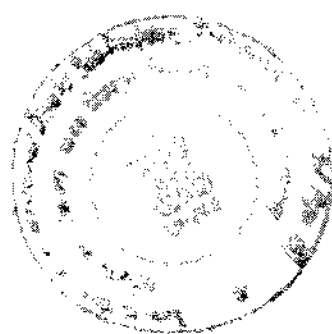
Description of Draft

1. Rs 1,75,173/- is paid, by the Draft(8554) No: 000428017560, Date: 12/08/2015, Bank: STATE BANK OF INDIA (SBI), KHASHMALLICK.



(Abu Hena Mobassir)

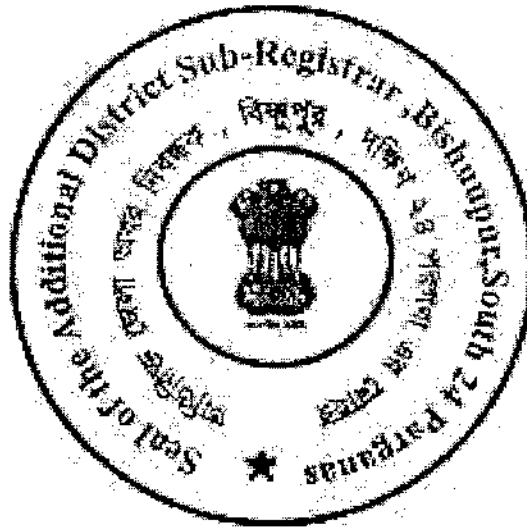
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2015, Page from 28876 to 28904
being No 161304373 for the year 2015.



Digitally signed by ABU HENA
MOBASSIR
Date: 2015.08.25 20:04:53 +05:30
Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 25-Aug-15 8:04:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)

