

03678

03573/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 681386

B 681386

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*X*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

19 MAR 2015

## DEED OF CONVEYANCE

**THIS INDENTURE OF CONVEYANCE** made on this the 17th day of March, Two Thousand Fifteen(2015)

**BETWEEN**

(1) **SRI GANESH SARDAR**, (PAN:EMDPS7009Q) (2) **SRI KARTICK SARDAR** (PAN : DCAPS3980J) and (3) **SRI CHANDU SARDAR** all sons of Saila Sardar, all residing at Chakpanchuria, P.O. Chakpanchuria, under New Town Police Station in the district of North 24-Parganas, all by religion Hindu, by Nationality Indian, all by occupation Business, hereinafter collectively called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;

**AND**

**SAHARSH PROJECTS PRIVATE LIMITED** (PAN: AATCS8669P) a Company incorporated within the meaning of the Companies Act, 1956, having its registered office at 'Shiva Heights', 171A, Ramesh Dutta Street, Ground Floor, Kolkata - 700006, represented by its Director **MR. GOBARDHAN DAS RATERIA** son of Naurang Rai Rateria, residing at HA-268, Bidhannagar, Sector-III, Salt Lake City, Kolkata - 700097, by faith Hindu, by Nationality Indian, by occupation Business, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors, successor-in-office administrators, representatives and assigns) of the **OTHER PART** ;

**WHEREAS** By a Deed of Bengali Kobala dated 26.11.1969, registered at Sub-Registration Office Cossipore Dum Dum, copied in Book No. I, Volume No. 110, Pages from 251 to 253 Being No. 7533 for the year 1969, Hakij Uddin Molla described therein as the Vendor, sold, transferred and conveyed to Sri Netai Chandra Biswas alias Netai Biswas described therein as the Purchaser, All That piece and parcel of land measuring an area of 20.50 Decimals out of 41 Decimals comprised in C.S. Dag No. 3613 under Khatian No. 1218, of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No.173 at present 10 under Rajarhat at present New Town Police Station in the district of North 24-Parganas, morefully and particularly described in the schedule thereunder written.



**AND WHEREAS** After purchase the said Sri Netai Chandra Biswas alias Sri Netai Biswas, mutated his name in the records of B.L. & L.R.O., measuring an area of 20.50 Decimals out of 41 Decimals comprised in R.S. Dag No.3914 under L.R. Khatian No. 1000 of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No.173 at present 10 under Rajarhat at present New Town Police Station in the district of North 24-Parganas.

**AND WHEREAS** By a Deed of Bengali Kobala dated 26.09.2008, registered at Additional District Sub-Registration Office Bidhannagar(Salt Lake City), copied in Book No. I, CD Volume No. 11, Pages from 17708 to 17720 Being No. 12198 for the year 2008, Sri Netai Chandra Biswas alias Sri Netai Biswas described therein as the Vendor, sold, transferred and conveyed to Sri Ganesh Sardar, Sri Kartick Sardar and Sri Chandu Sardar described therein as the Purchasers, All That piece and parcel of land measuring an area of 04(Four) Cottahs comprised in C.S. Dag No. 3613, R.S. Dag No. 3914 under Khatian No. 1218, L.R. Khatian No. 1000 of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No.173 at present 10 under Rajarhat at present New Town Police Station in the district of North 24-Parganas, morefully and particularly described in the schedule thereunder written.

**AND WHEREAS** After purchase the said Sri Ganesh Sardar, Sri Kartick Sardar and Sri Chandu Sardar, mutated their names in the records of B.L. & L.R.O., measuring an area of 06.60 Decimals equivalent to 04(Four) Cottahs comprised in R.S. Dag No.3914 under L.R. Khatian Nos. 4953, 4954 and 4955 of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No.173 at present 10 under Rajarhat at present New Town Police Station in the district of North 24-Parganas.

**AND WHEREAS** Thus the said Sri Ganesh Sardar, Sri Kartick Sardar and Sri Chandu Sardar, the Vendors herein became the owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase in fee simple in possession to the said land measuring an area of 04(Four) Cottahs comprised in C.S. Dag No. 3613, R.S. Dag No. 3914 under Khatian No. 1218, L.R. Khatian No. 1000, at present L.R. Khatian Nos. 4953, 4954 and 4955 of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No.173 at present 10 within the jurisdiction of Patharghata Gram Panchayet,

Additional District Sub-Registration Office Rajarhat, New Town under Rajarhat at present New Town Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

**AND WHEREAS** The Vendors have agreed with the Purchaser for absolute sale to their the said land measuring an area of 04(Four) Cottahs comprised in C.S. Dag No. 3613, R.S. Dag No. 3914 under Khatian No. 1218, L.R. Khatian No. 1000, at present L.R. Khatian Nos. 4953, 4954 and 4955 of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No.173 at present 10 under Rajarhat at present New Town Police Station in the district of North 24-Parganas and legal inheritance thereon in fee simple in possession at or for the sum of Rs. 19,50,000/- (Rupees Nineteen lacs fifty thousand only) free from all encumbrances whatsoever.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 19,50,000/- (Rupees Nineteen lacs fifty thousand only)** of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendors at or the execution of these presents (the receipt whereof the Vendors do each of them doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the said property as well as the Purchaser) they the Vendors doth hereby absolutely and indefeasible grant, convey, sell, transfer, assign and assure unto the Purchaser ALL THAT piece or parcel of Land measuring an area of 04(Four) Cottahs comprised in C.S. Dag No. 3613, R.S. Dag No. 3914 under Khatian No. 1218, L.R. Khatian No. 1000, at present L.R. Khatian Nos. 4953, 4954 and 4955 of Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No.173 at present 10 within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office at Rajarhat under Rajarhat at present New Town Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property OR HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situate butted, bounded called known numbered described in or distinguished TOGETHER WITH all structures, erections,



walls, boundary, walls pits, area, yards, water, water courses, water connection and sanitary connections, sewers, drains, ways paths and passages AND all and all manner of former and other lights liberties and advantages easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidence and inheritance thereof AND all the estate right title interest use possession property claim and demand whatsoever of the Vendors both at law and in equity of the Vendors into and upon the said property or any part thereof TOGETHER WITH he and every part of his rights, liberties and appurtenances whatsoever unto and to the Purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part or parts hereof unto the Purchaser absolutely and for ever free from all encumbrances whatsoever.

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER**

as follows :-

- (a) That notwithstanding any act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendors to the contrary the Vendors is lawfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said property hereby sold granted transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent to or measuring an area 04(Four) Cottahs thereto and free from all encumbrances whatsoever.
- (b) That the Vendors has good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(c) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendors and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispensens whatsoever made done executed or knowingly suffered by the Vendors.

(d) That the Vendors shall and will unless prevented by fire or other irresistible accident from time to time and at all times thereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produce or cause to be produced before the Purchaser or his attorney or attorneys or agent or agents or before any court, tribunal Board, Authority or firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the Vendors and shall also at the like request and cause deliver to the Purchaser such attested or other copies of or extracts therefrom as the Purchaser may required. The Vendors shall be liable to indemnify the Purchaser to the extent of consideration required or any part thereof in case it is found that the Vendors did not have title over the property transferred to the Purchaser.

(e) That the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



(f) The Vendors herein stated and declared that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the Vendors for realisation of arrears for Recovery Act or any other Act for the time being in force.

(g) The Vendors do hereby handover vacant and peaceful possession of the Schedule referred property in favour of the Purchaser on the day of execution and registration of these presents.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece or parcel of **Sali** land measuring an area of **04(Four) Cottahs** out of 41 Decimals comprised in C.S. Dag No. 3613, **R.S. Dag No. 3914** under Khatian No. 1218, L.R. Khatian No. 1000, at present L.R. Khatian Nos. 4953, 4954 and 4955 of **Mouza Patharghata**, J.L. No. 36, R.S. No. 225, Touzi No.173 at present within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office at Rajarhat under Rajarhat at present New Town Police Station in the district of North 24-Parganas and the said land is delineated in the map or plan annexed hereto and thereon bordered in RED.

The details of Sali Land is shown as hereunder :

<b>R.S. Dag No.</b>	<b>L.R. Khatian No</b>	<b>Total Area</b>	<b>Sold Area</b>
3914	4953, 4954 and 4955	41 Decimals	<b>04(Four) Cottahs</b>

The said property is butted and bounded as follows :

ON THE NORTH : By Part of R.S. Dag No. 3914

ON THE SOUTH : By Part of R.S. Dag No. 3914

ON THE EAST : By R.S. Dag Nos. 3938, 3940

ON THE WEST : By R.S. Dag No. 1061, Mouza Chakpanchuria

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their hands the day month and year first above written.

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

স্বাক্ষরিত

1. Rakesh Nakkor  
Sambhu Nath Nakkor  
Vill + P.O - Chakpurnachurni  
P.S - New Town  
Kolkata - 156, Business

স্বাক্ষরিত

স্বাক্ষরিত

2. Sabin Malla  
Vill + P.O - Dharmatata Panchur  
P.S. K.L.C  
Dist - South 24 Pgs  
Operation - Business -

**SIGNATURE OF THE VENDORS**

**SIGNED AND DELIVERED** by  
the **PURCHASER** at Kolkata  
in the presence of :

SAHARSH PROJECTS PRIVATE LIMITED

Tobardhan Das Roderi

Director

1. Rakesh Nakkor

**SIGNATURE OF THE PURCHASER**

2. Sabin Malla

**Drafted by me :**

Bhabendra Krishna Roy  
Advocate  
High Court, Calcutta.



**RECEIVED** of and from within named Purchaser the within mentioned sum of **Rs. 19,50,000/- (Rupees Nineteen lacs fifty thousand only)** in full payment of the consideration money as per Memo below :

**MEMO OF CONSIDERATION**

Date	Cheque No./Cash	Bank	Amount(Rs.)
13-3-2015	587703	ICICI Bank	3,50,000=00
13-3-2015	587705	ICICI Bank	3,50,000=00
13-3-2015	587704	ICICI Bank	3,50,000=00
17-3-2015	Cash		9,00,000=00
		<b>Total</b>	<b>19,50,000=00</b>

(Rupees Nineteen lacs fifty thousand only)

**WITNESSES:**

1. Rakesh Nakkor.

2. Sabin Malla

SIGNATURE OF THE VENDORS

PLAN OF R.S.& L.R. DAG NO. 3914; L R KHATIAN NO  
4954; 4955; AT MOUZA PATHARGHATA; J.L NO 36;  
NO 225 TOUZI NO 10 P S RAJAR HAT NOW UNDER RAJAR HAT  
NOW NEW TOWN; DIST NORTH 24 PARGANAS AREA SHOWN IN RED BORDER  
SCALE = N.T.S.

SIGNATURE OF VENDEE

SIGNATURE OF VENDOR



SAHARSH PROJECTS PRIVATE LIMITED  
*Tolchandandas Koley*  
Director

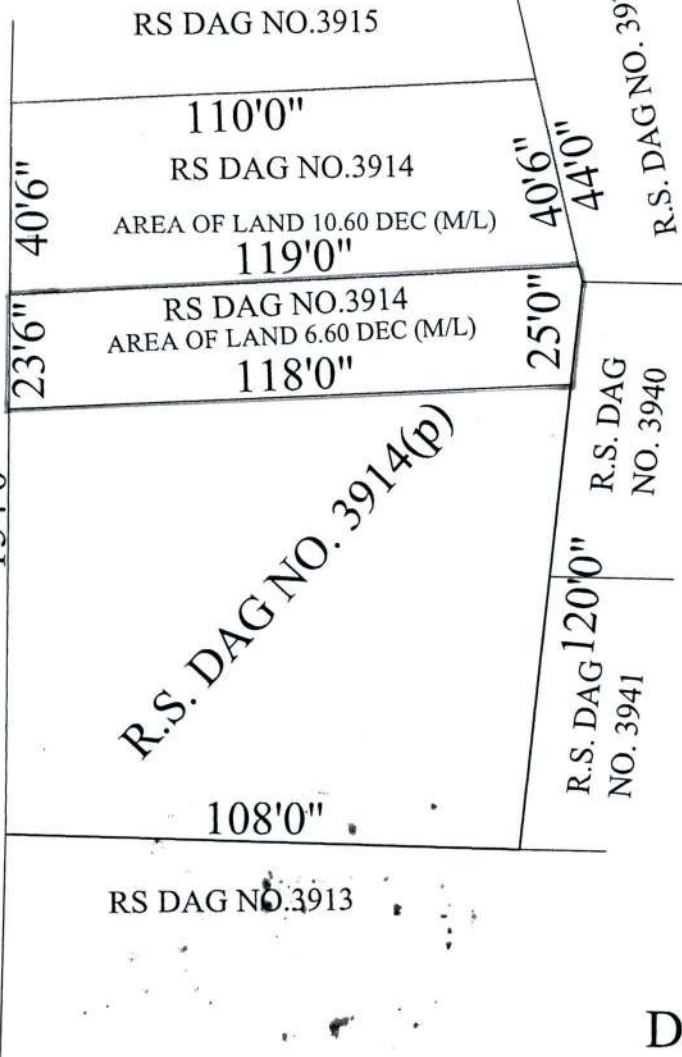
*সত্যেন্দ্র কল্যাণ*

*কৃতি কল্যাণ*  
*কল্যাণ*

MOUZA CHAKPACHURIA; J.L. NO 33; P.S. NEW TOWN

R.S. DAG NO. 1061

154'0"



Drawn By :

PIYAR LASKAR  
Surveyor Civil  
Reg. No. 84038  
Vill: Baluati P. S. Chakpachuria  
P. S. Rajarhat New Town  
Kolkata 700158





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

**Endorsement For Deed Number : I - 03513 of 2015**  
**(Serial No. 03678 of 2015 and Query No. 1523L000006458 of 2015)**

**On 17/03/2015**

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

Presented for registration at 19.10 hrs on :17/03/2015, at the Private residence by Gobardhan Das Rateria ,Claimant.

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

Execution is admitted on 17/03/2015 by

1. Kartick Sardar, son of Saila Sardar , Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Business
2. Chandu Sardar, son of Saila Sardar , Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Business
3. Gobardhan Das Rateria  
 Director, Saharsh Projects Private Limited, Shiva Heights , 171 A , Ramesh Dutta Street , Ground Floor, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
 , By Profession : Business  
 Identified By Rakesh Naskar, son of Sambhu Nath Naskar, Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
 Additional District Sub-Registrar

**On 18/03/2015**

**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.-19,99,998/-

Certified that the required stamp duty of this document is Rs.- 100020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Execution is admitted on 18/03/2015 by

1. Ganesh Sardar, son of Saila Sardar , Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Business  
 Identified By Rakesh Naskar, son of Sambhu Nath Naskar, Chak Panchuria, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste: Hindu, By Profession: Business.

19 MAR 2015  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pg  
 ( Debasish Dhar )  
 Additional District Sub-Registrar



**Government Of West Bengal**

Office Of the A.D.S.R. RAJARHAT

District:-North 24-Parganas

Endorsement For Deed Number : I - 03513 of 2015

(Serial No. 03678 of 2015 and Query No. 1523L000006458 of 2015)

( Debasish Dhar )

Additional District Sub-Registrar

On 19/03/2015

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 22003/- is paid , by the draft number 865030, Draft Date 17/03/2015, Bank Name State Bank of India, AMHERST STREET, received on 19/03/2015

( Under Article : A(1) = 21989/- ,E = 14/- on 19/03/2015 )

**Deficit stamp duty**

Deficit stamp duty Rs. 95020/- is paid , by the draft number 865031, Draft Date 17/03/2015, Bank : State Bank of India, AMHERST STREET, received on 19/03/2015

( Debasish Dhar )

Additional District Sub-Registrar

19 MAR 2015

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs  
( Debasish Dhar )

Additional District Sub-Registrar

EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.












Registered in Book - I  
CD Volume number 7  
Page from 2016 to 2032  
being No 03513 for the year 2015.














*K*  
(Debasish Dhar) 19-March-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

OF THE  
TANT/  
NT/SELLER/  
ER/CAIMENT  
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 Subodhadas Rabeer	LH					
	RH.					

ATTESTED :- Subodhadas Rabeer

 Subenash Sarmah	LH					
	RH.					

ATTESTED :- Subenash Sarmah


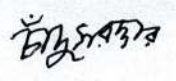










 Kartik Sarmah	LH					
	RH.					

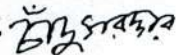
ATTESTED :- Kartik Sarmah

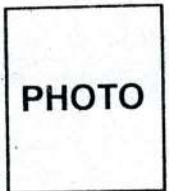


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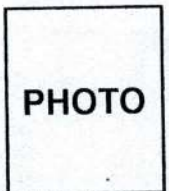
**UNDER RULE 44A OF THE I.R. ACT 1908**  
**N.B. - LH BOX- SMALL TO THUMB PRINTS**  
**R.H. BOX- THUMB TO SMALL PRINTS**

 	LH					
	RH.					

**ATTESTED :-** 

 PHOTO	LH					
	RH.					

**ATTESTED :-**

 PHOTO	LH					
	RH.					

**ATTESTED :-**