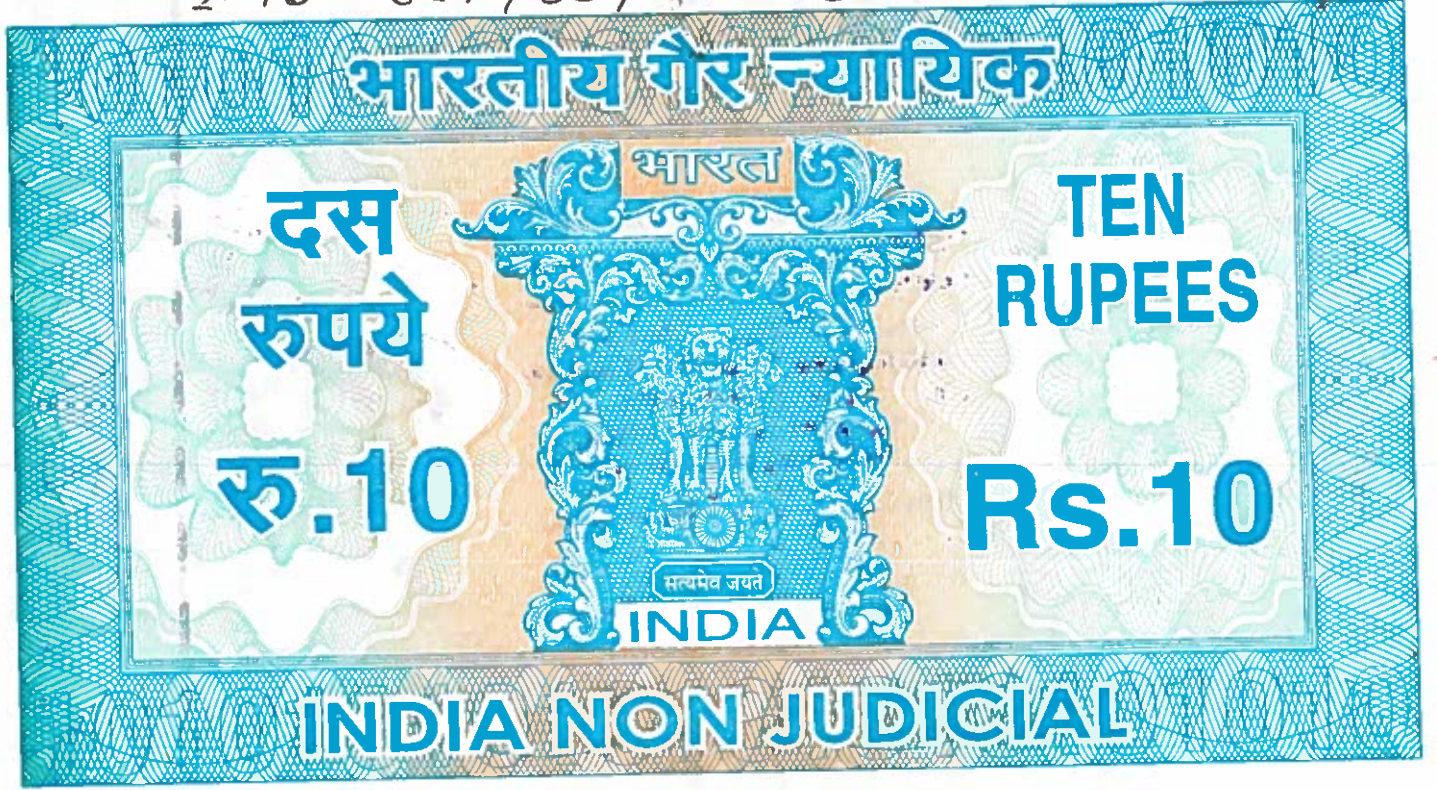


2-15-627/659-5513-2014 BDSR Sodepur



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

94AA 211689

Copy NO- 1524001041/2015

BOOK NO- I

Deed NO- 5513

Year- 2014

TRUE COPY

F (I) F (I) 4.00

G. / 271.00

STAMP 10.00

TOTAL RS.- 285.00



1209

To 5513

19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 407710

Q NO - 12185/14

9-55
21-11-14

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.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

28 NOV 2014

THIS DEED OF CONVEYANCE is made on this 21st day of November Two Thousand Fourteen BETWEEN R.K. MILLEN & CO. (INDIA) PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at 38, Netaji Subhas

2832

05 APR 2014

No.	Date
Sold to	SUTANU KARMAKAR
Address	ADVOCATE HIGH COURT, CALCUTTA
By	100/-
ANJUSHREE BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700	

05 APR 2014

Udayan Chakraborty

~ . C . T . S
1588

R. K. MILLEN & CO. (INDIA) PVT. LTD

Udayan Chakraborty
Authorised Signature / Director



Additional District Sub-Registrar
Sodpur, North 24 Parganas

21.11.14

28 NOV 2014

S. Chakraborty
for Lt R.R. Chakraborty
510 Jodhpur Park
Kolkata-700068
Home no



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

Endorsement For Deed Number : I - 05513 of 2014
(Serial No. 06209 of 2014 and Query No. 1524L000012185 of 2014)

On 21/11/2014

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

Presented for registration at 21.59 hrs on :21/11/2014, at the Private residence by Udayan Chakraborty, Executant.

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

Execution is admitted on 21/11/2014 by

1. Udayan Chakraborty

Director, R K Millen & Co. (India) Pvt. Ltd., 38 Netaji Subhas Road, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business

Identified By S Chakraborty, wife of R R Chakraborty, 510 J P Park, District:-Kolkata, WEST BENGAL, India, Pin :-700068, By Caste: Hindu, By Profession: House wife.

(Biswarup Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/11/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 21,222/- paid online on 21/11/2014 4:16PM with Govt. Ref. No. 192014150011734641 on 21/11/2014 4:06PM, Bank: HDFC Bank, Bank Ref. No. 128856686 on 21/11/2014 4:16PM, Head of Account: 0030-03-104-001-16, Query No:1524L000012185/2014

Certificate of Market Value(WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-19,28,727/-

Certified that the required stamp duty of this document is Rs.- 115744 /- and the Stamp duty paid as: Impressive Rs. 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty, Rs. 1,15,744/- paid online on 21/11/2014 4:16PM with Govt. Ref. No. 192014150011734641 on 21/11/2014 4:06PM, Bank: HDFC Bank, Bank Ref. No. 128856686 on 21/11/2014 4:16PM, Head of Account: 0030-02-103-003-02, Query No:1524L000012185/2014


Additional District Registrar
Sodepur, North 24 Parganas
(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR

28/11/2014 17:15:00

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 05513 of 2014
(Serial No. 06209 of 2014 and Query No. 1524L000012185 of 2014)

(Biswarup Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR



Handwritten signature

Additional District Sub-Registrar
Sodepur, North 24 Parganas

(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR

28/11/2014 17:15:00

Endorsement Page 2 of 3

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-001173484-1

GRN Date: 21/11/2014 16:08:06

BRN: 128856686

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 21/11/2014 16:16:02

DEPOSITOR'S DETAILS

Id No. : 1524L000012185/1/2014
(Query No./Query Year)

Name : DEVADATTA PROJECTS PVT. LTD

Contact No. : Mobile No. : +91 9831584208

E-mail :

Address : 283 C VIVEKANANDA ROAD KOLKATA 700006

Applicant Name : S Kar

Office Name : A.D.S.R. SODEPUR, North 24-Parganas

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1524L000012185/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	115744
2	1524L000012185/1/2014	Property Registration- Registration Fee	0030-03-104-001-16	21222
Total				136966
In Words : Rupees One Lakh Thirty Six Thousand Nine Hundred Sixty Six only				

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 					
		LITTLE	RING	MIDDLE	FORE	
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				

Road, Kolkata-700001, P.S. Burrabazar having **PAN: AABCR9635G** duly represented by its director **Mr. Udayan Chakraborty**, son of late **Ramani Ranjan Chakraborty**, hereinafter called as the **VENDOR** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **ONE PART**

-AND-

DEVADATTA PROJECTS PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at 283C, Vivekananda Road, Ground Floor, P.S. & P.O. Manicktala, Ward No.15, Kolkata-700006, **PAN: AAECD9926H** duly represented by its director **Sanjay Sharma**, working for gain at 283C, Vivekananda Road, Ground Floor, P.S. & P.O. Manicktala, Ward No.15, Kolkata-700006, hereinafter referred to as the **PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **OTHER PART** ;

WHEREAS by a Deed of Conveyance dated 19th June. 1959 registered at the office of the then Calcutta Registry Office recorded in Book No.1, Volume No.81, pages: 71/78 being No.2734 for the year 1959 made between **Nissim Benjamin Elias** and **Jacob Ruben Jacob**, therein described as the Vendors being the executors of the estate of **Jacob Benjamin Elias** (since deceased) and **Mrs.**

in R.S. Dag No.1086 and 0.04 acres (4 decimal) comprised in R.S. Dag No.1087 and 0.01 acres (1 decimal) comprised in R.S. Dag No.1088 and 0.01 acres (1 decimal) comprised in R.S. Dag No.1089 totaling to 2.24 acres (224 decimal) more or less under Khatian No.15, Sub-Khatian No.70 and **ALL THAT** piece and parcel of danga land measuring about 0.07 acres (7 decimal) more or less comprised in Dag No.1063 under Khatian No.2, Sub-Khatian No.404, R.S. Khatian No.1393 and **ALL THAT** piece and parcel of Homestead land measuring about 19 cottah 12 chittack 9 sq.ft. (32.65 decimal) (which has been described as .38 acre in Records of Rights) 0.06 acres (6 decimal) more or less comprised in Dag No.1074, Khatian No.119, Sub-Khatian No.120 & under Khatian No.121 and **0.32 acres (32 decimal)** more or less comprised in Dag No.1075, Khatian No.119, Sub-Khatian No.120 & under Khatian No.122, hereinafter collectively referred to as the said property ;

AND WHEREAS by a Deed of Conveyance dated 12th February, 2002 registered at the office of Additional Registrar of Assurances-II, Calcutta recorded in Book No.1, Volume No.3, Pages: 1-22 being No.05618 for the year 2002 made by R.K. Millen & Co. (India) Private Limited, the Vendor herein, sold, transferred and conveyed unto and in favour of Rajesh Kumar Agarwal, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about 5 cottah 10 chittack 35 sq.ft. more or less the back portion and southern part of the property and part of R.S.Dag No.1079, Khatian No.15, Sub-Khatian No.70, Mouza: Agarpara,

J.L. No.11, R.S. No.31, Touzi No.156, P.S. Kharda, District: North 24-Parganas togetherwith structure standing thereon measuring built up area 2319 sq. ft. more or less standing on a part or portion thereof with boundary walls out of the said property lying and situate at being Holding No.71F, Ward No.6 of the Panihati Municipality on B.T. Road togetherwith all easement right of egress and ingress independently with separate entrance from Murari Mohan Mitra Road, over the said premises having independent access from Murari Mohan Mitra Road togetherwith the right to take sewerage, drain, electricity, water, gas telephone, connection etc. independently from Murari Mohan Mitra Road to the said premises , details whereof are incorporated in a chart in the **SECOND SCHEDULE** hereunder written ;

AND WHEREAS by a Deed of Conveyance dated 12th July, 2002 registered at the office of Additional Registrar of Assurances-II, Calcutta recorded in Book No.I, Volume No.1, Pages: 1-23 being No.00965 for the year 2003 made by R.K. Millen & Co. (India) Private Limited, the Vendor herein, sold, transferred and conveyed unto and in favour of Sushanta Kumar Ghosh, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about 3 cottah 8 chittack 4 sq.ft. more or less the portion and southern part adjacent to the office building and being a part or portion of R.S. Dag No.1079, Khatian No.15, Sub-Khatian No.70, Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.158, P.S. Kharda, District: North 24-Parganas togetherwith structure measuring about

110 sq.ft. standing thereon lying and situate at being Holding No.71F, Ward No.6 of the Panihati Municipality on B.T. Road togetherwith separate entrance from Murari Mohan Mitra Road, over the said premises having independent access from Murari Mohan Mitra Road through a common passage to be used for egress and ingress either on foot or by car or by vehicles not more than 20 ft. at length and the said common passage should not be used for parking of car and/or any other purpose togetherwith the right to take sewerage, drain, electricity, water, gas telephone, connection etc. independently from Murari Mohan Mitra Road to the said premises, details whereof are incorporated in a chart in the **SECOND SCHEDULE** hereunder written ;

AND WHEREAS by a Deed of Conveyance dated 12th February, 2002 registered at the office of Additional Registrar of Assurances-II, Calcutta recorded in Book No.I, Volume No.3, Pages: 1-22 being No.05622 for the year 2002 made by R.K. Millen & Co. (India) Private Limited, the Vendor herein, sold, transferred and conveyed unto and in favour of Dwarka Prasad Agarwal, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about 5 cottah 10 chittack 19 sq.ft. more or less the back portion and southern part of the property and part or portion of R.S. Dag No.1079, in Khatian No.15, Sub-Khatian No.70, Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.156, P.S. Kharda, District: North 24-Parganas togetherwith structure standing thereon measuring built up area 2285 sq. ft. more or less standing on a part

or portion thereof with boundary walls out of the property lying and situate at being Holding No.71F, Ward No.6 of the Panihati Municipality on B.T. Road having independent access from Murari Mohan Mitra Road togetherwith the right to take sewerage, drain, electricity, water, gas telephone, connection etc. independently from Murari Mohan Mitra Road to the said premises, details whereof are incorporated in a chart in the **SECOND SCHEDULE** hereunder written ;

AND WHEREAS by a Deed of Conveyance dated 12th July, 2002 registered at the office of Additional Registrar of Assurances-II, Calcutta recorded in Book No.1, Volume No.1, Pages: 1-23 being No.00966 for the year 2003 made by R.K. Millen & Co. (India) Private Limited, the Vendor herein, sold, transferred and conveyed unto and in favour of Shri Sukumar Dutta, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about 5 cottah 7 chittack 41 sq.ft. more or less being the portion and southern part adjacent to the office building of the Vendor mentioned in the First Schedule therein and being a part or portion of R.S. Dag No.1079, Khatian No.15, Sub-Khatian No.70, Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.158, P.S. Kharda, District: North 24-Parganas togetherwith structure standing thereon measuring a built up area 2912 sq.ft. more or less standing on a part or portion thereon lying and situate at being Holding No.71F, Ward No.6 of the Panihati Municipality on B.T. Road togetherwith all easement right of egress and ingress independently with separate

entrance from Murari Mohan Mitra Road, over the said premises having independent access from Murari Mohan Mitra Road through a common passage which has been used for egress and ingress either on foot or by car or by vehicles not more than 20 ft. at length and the said common passage should not be used for parking of the car and/or any other purpose togetherwith the right to take sewerage, drain, electricity, water, gas telephone, connection etc. independently from Murari Mohan Mitra Road to the said premises, details whereof are incorporated in a chart in the **SECOND SCHEDULE** hereunder written ;

AND WHEREAS by a Deed of Conveyance dated 12th February, 2002 registered at the office of Additional Registrar of Assurances-II, Calcutta recorded in Book No.I, Volume No.3, Pages: 1 to 22 being No.05621 for the year 2002 made by R.K. Millen & Co. (India) Private Limited, the Vendor herein, sold, transferred and conveyed unto and in favour of Dayanand Agarwal, therein described as the Purchaser of **ALL THAT** piece and parcel of land measuring about 5 cottah 10 chittack 35 sq.ft. more or less being the back portion and southern part of the said property and being a part or portion of R.S. R.S. Dag No.1079 in Khatian No.15, Sub-Khatian No.70, Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.156, Police Station: Kharda, District: North 24-Parganas togetherwith structure standing thereon measuring a built up area 2307 sq.ft. more or less on a part or portion thereon with boundary walls out of the said property lying and situate at being Holding No.71F, within Ward

No.6 of the Panihati Municipality on B.T. Road, togetherwith all easement right of egress and ingress independently with separate entrance from Murari Mohan Mitra Road on and over the said premises having independent access from Murari Mohan Mitra Road togetherwith the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from Murari Mohan Mitra Road to the said premises, details whereof are incorporated in a chart in the **SECOND SCHEDULE** hereunder written ;

AND WHEREAS in the meantime a portion of the land under R.S. Dag No.1079 measuring an area of **6.05 decimal** more or less had been taken/used under common passage/road ;

AND WHEREAS by a certificate of mutation issued by the Block Land and Land Reforms Officer Barrackpore-II in appeal case no.13/2014 in M/324/13(Com) dated 18.03.2013 the name of R.K. Millen & Co. (India) Pvt. Ltd. was mutated and new Khatian No.1246 (modified) was granted in respect of Dag Nos.1079 (Bagan), 1081 (Bagan), 1082 (Doba), 1086 (Doba), 1087 (Danga), 1088 (Danga), 1089 (Debsthan), 1074 (Vita), 1075 (Vita) ;

AND WHEREAS one of the occupiers of the said premises namely Pankaj Roy son of late Sunil Roy, residing at Tetuntāla, Agarpara, P.S. Khardah, Panihati Municipality, District: 24-Parganas (North), Kolkata-700114 filed a title suit being No.13851 of 2014 before the Learned 1st Civil Judge (Senior Division)

at Barrackpore, against the Vendor herein, inter alia, praying for declaration that the plaintiff i.e. Pankaj Roy is a bonafide Tenant in respect of the one room on the ground floor alongwith bath and privy lying and situate at the said premises at a monthly rent of Rs.300/- (Rupees Three Hundred) only under the Vendor herein and/or other consequential relief or reliefs and the said suit is pending before the Learned 1st Civil Judge (Senior Division) at Barrackpore ;

AND WHEREAS the frontage area of the said premises is fully occupied by various unauthorized occupants and/or slum dwellers ;

AND WHEREAS thus the said R.K. Millen & Co. (India) Private Limited, the Vendor herein after selling/conveying the aforesaid plots of land is now seized and possessed of the balance land measuring an area of 2.14 acre (214 decimal) more or less comprised of **ALL THOSE** pieces and parcels of land measuring about 39 decimal comprised in R.S. Dag No.1079 and 104 decimal comprised in R.S. Dag No.1081 and 19 decimal comprised in R.S. Dag No.1082 and 6 decimal comprised in R.S. Dag No.1086 and 4 decimal comprised in R.S. Dag No.1087 and 1 decimal comprised in R.S. Dag No.1088 and 1 decimal comprised in R.S. Dag No.1089 under Khatian No.15, Sub-Khatian No.70 and land measuring about 6 decimal more or less comprised in Dag No.1074, Khatian No.119, Sub-Khatian No.120 & under Khatian No.121 and 27 decimal more or less comprised in Dag No.1075, Khatian No.119, Sub-Khatian

No.120 & under Khatian No.122 modified Khatian No.1246 and land measuring about 7 decimal more or less comprised in Dag No.1063 under Khatian No.2, Sub-Khatian No.404 R.S. Khatian No.1393 lying and situate at Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.155, Sub-Registration Office: Barrackpore, District Registration Office: Alipore, P.S. Khardaha, District: North 24-Parganas, as morefully and particularly described in the **THIRD SCHEDULE** hereunder written, hereinafter referred to as the said premises ;

AND WHEREAS the Vendor is desirous of selling **ALL THAT** undivided piece and parcel land measuring about **2.6 decimal** out of and being part of R.S. Dag No.1081 out of 104 decimal owned and possessed by the Vendor comprised in R.S. Dag No.1081, Khatian No.15, Sub-Khatian No.70, Modified Khatian No.1246 lying and situate at Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.155, Sub-Registration Office: Sodepur, District Registration Office: Barasat, P.S. Khardaha, District: North 24-Parganas, as morefully and particularly described in the **FOURTH SCHEDULE** hereunder written, hereinafter collectively called as the **said property** ;

AND WHEREAS the Vendor has approached the Purchaser for sale of the **said property "AS IS WHERE IS BASIS"** ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** the said property at a total consideration of Rs.13,88,692/ (Rupees Thirteen Lac Eighty Eight Thousand Six Hundred and Ninety Two) only "AS IS WHERE IS BASIS" on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.13,88,692/ (Rupees Thirteen Lac Eighty Eight Thousand Six Hundred and Ninety Two) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser as also the said property) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** undivided piece and parcel land measuring about 2.6 decimal out of and being part of R.S. Dag No.1081 out of 104 decimal owned and possessed by the Vendor comprised in R.S. Dag No.1081, Khatian No.15, Sub-Khatian No.70, Modified Khatian No. 1246 lying and situate at Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.155, Sub-Registration Office: Sodepur, District Registration Office: Barasat, P.S. Khardaha, District: North 24-Parganas, as morefully and particularly described in the **FOURTH SCHEDULE** hereunder written, hereinafter collectively called as the said property **TOGETHERWITH** all sewers, areas, drains, ditches,

paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto 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 accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said property** and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said property** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or its executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever **"AS IS WHERE IS BASIS"**.

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

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the said property **"AS IS WHERE IS BASIS"** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor its successors-in-office and assigns.
- c) That the said property is **"AS IS WHERE IS BASIS"** freely, clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences,

attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said property** or any part thereof from under or in trust for the Vendor or from or under any of its successors-in-office and assigns shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said property** and every part thereof **"AS IS WHERE IS BASIS"** unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said property** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said property** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid if it is found that the title of the Vendor is defective and proper title cannot be passed unto the Purchaser, then in such an event the Vendor doth hereby

agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said property** hereby sold to the Purchaser.

- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said property** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said property** and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.
- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of its successors-in-office and assigns in respect of the **said property** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The Vendor has handed over vacant and khas possession of the **said property** to the Purchaser and the Purchaser shall mutate its name in respect of the **said property**.

THE FIRST SCHEDULE ABOVE REFERRED TO :**(Land owned by R.K. Millen & Co. (India) Pvt. Ltd.)**

R.S. Dag No.	Nature of land	Khatian	Sub-Khatian No.	Under Khatian No.	Area in decimal
1079	Bagan	15	70	-	89
1081	Bagan	15	70	-	104
1082	Doba	15	70	-	19
1086	Doba	15	70	-	6
1087	Danga	15	70	-	4
1088	Danga	15	70	-	1
1089	Debasthan	15	70	-	1
1063	Danga	2, 1393	404	-	7
1074	Homestead	119	120	121	6
1075	Homestead	119	120	122	32
		Total :			269

THE SECOND SCHEDULE ABOVE REFERRED TO :**(Land sold by R.K. Millen & Co. (India) Pvt. Ltd.)**

SL NO	DEED NO	DAG NO	SOLD AREA(COTH.)	SOLD AREA(DEC)	SOLD TO
1	05618/02	1079	5 kh 10 chtk 35 sft	9.37	RAJESH KUMAR AGARWAL
2	05622/02	1079	5 kh 10 chtk 19 sft	9.34	DWARKA PRASAD AGARWAL
3	00966/03	1079	5 kh 07 chtk 41 sft	9.08	SUKUMAR DUTTA
4	00965/03	1079	3 kh 08 chtk 04 sft	5.79	SUSHANTO KUMAR GHOSH
5	05621/02	1079	5 kh 10 chtk 35 sft	9.37	DAYANAND AGARWAL
				42.95	

THE THIRD SCHEDULE ABOVE REFERRED TO :**(Land owned and possessed by R.K. Millen & Co. (India) Pvt. Ltd.)**

R.S. Dag No.	Nature of land	Khatian	Sub- Khatian No.	Under Khatian No.	Modified Khatian No.	Area in decimal
1079	Bagan	15	70	-	1246	39
1081	Bagan	15	70	-	1246	104
1082	Doba	15	70	-	1246	19
1086	Doba	15	70	-	1246	6
1087	Danga	15	70	-	1246	4
1088	Danga	15	70	-	1246	1
1089	Debasthan	15	70	-	1246	1
1063	Danga	2, 1393	404	-	-	7
1074	Homestead	119	120	121	1246	6
1075	Homestead	119	120	122	1246	27
		Total :				214

THE FOURTH SCHEDULE ABOVE REFERRED TO :**(Area sold under this Deed)**

ALL THAT undivided piece and parcel land measuring about **2.6 decimal** out of and being part of R.S. Dag No.1081 out of 104 decimal owned and possessed by the Vendor comprised in R.S. Dag No.1081, Khatian No.15, Sub-Khatian No.70, Modified Khatian No. 1246 lying and situate at Mouza: Agarpara, J.L. No.11, R.S. No.31, Touzi No.155, Sub-Registration Office: Sodepur, District Registration Office: Barasat, P.S. Khardaha, District: North 24-Parganas-

R.S. Dag No.	Khatian	Sub- Khatian No.	Modified Khatian No.	Nature of land	Area in decimal
1081	15	70	1246	Bagan	2.6
	Total :				2.6

as shown in the MAP or PLAN annexed hereto and bordered with
RED COLOUR thereon and butted and bounded as follows:-

R.S. Dag No. 1081 :

ON THE NORTH	Part of R.S. Dag No.1081 & R.S. Dag No.1084 ;
ON THE SOUTH	R.S. Dag Nos.1079 & 1082 ;
ON THE EAST	R.S. Dag Nos.1062 & 1063 ;
ON THE WEST	Part of R.S. Dag No.1081 ;

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

R. K. MILLEN & CO. (INDIA) PVT. LTD.

Authorized Signature
Authorized Signature / Director

Witnesses :

1. S. Chakrabarty
570 Jodhpur Park -
Kolkata - 700068
2. B. B. Chattopadhyay
S. S. M. V.

Drafted by :

D. Nanda

Advocate, High Court, Calcutta.

RECEIVED by the VENDOR of and from within
 named PURCHASER the within mentioned the
 of Rs.13,88,692/ (Rupees Thirteen Lac Eighty
 Eight Thousand Six Hundred and Ninety Two) only
 being the consideration money
 as per memo below :

Rs.13,88,692.00

MEMO OF CONSIDERATION

BY RTGS From BANK	Date	Bank and Branch	By Cheque No.	Drawn on	Amount (Rs.)
By RTGS	13.05.14	HDFC Bank Ltd.			10,00,000.00
By RTGS					388692
TDS					NIL
Total :					13,88,692.00

Udaya Chakraborty

(Rupees Thirteen Lac Eighty Eight Thousand Six Hundred and Ninety Two) only

Witnesses :

S. Chakraborty
B. Bhattacharya

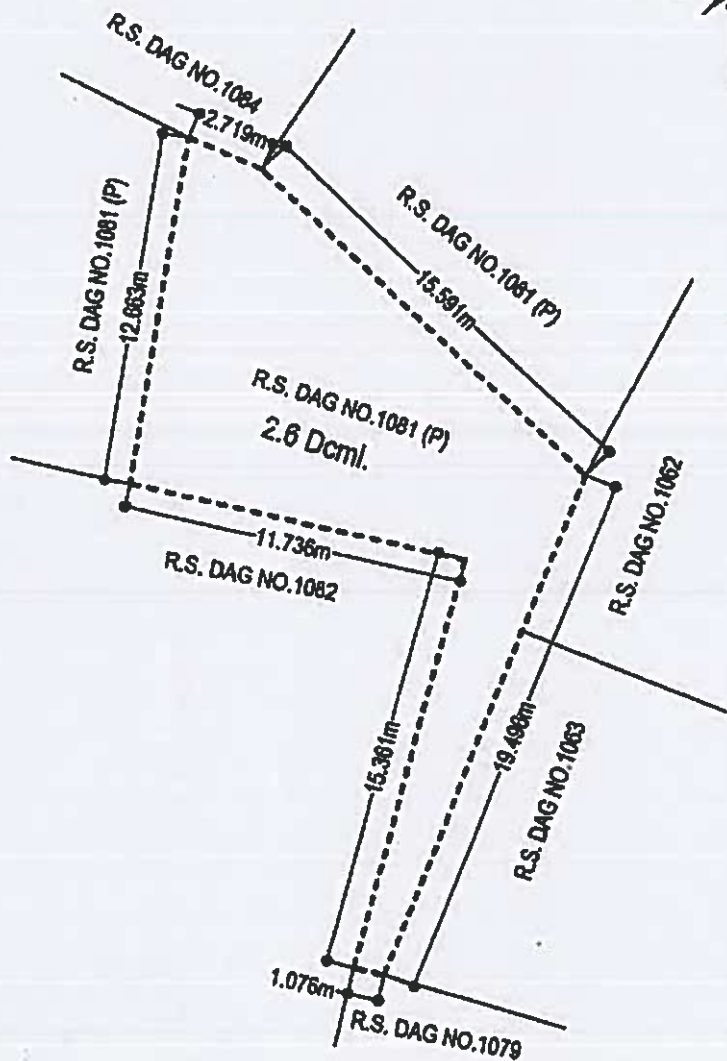
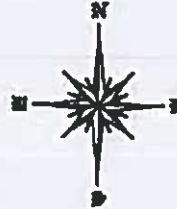
R. K. MILLEN & CO. (INDIA) PVT. LTD.

Udaya Chakraborty
 Authorised Signature / Director

SITE PLAN OF R.S. DAG NO. 1081(P) OF MOUZA AGARPARA, J.L. NO.11, P.S. KHARDAH, DISTRICT NORTH 24-PARGANAS

AREA OF LAND : R.S. DAG NO. 1081 (P) = 2.6 Dcml.
Scale 1:200

Name of Seller - R.K.Millen & Co (India) Pvt. Ltd.
Name of Purchaser - Devadatta Projects Pvt. Ltd.



LTC
Udaya Chakraborty

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 627 to 659
being No 05513 for the year 2014.



Biswarup Goswami

(Biswarup Goswami) 02-December-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SODEPUR
West Bengal



compared by
W. Hossain

13-10-15

Certified to be a True Copy

W. Hossain
A.D.S.R. Sodepur

13-10-15

Digitally signed by BISWARUP GOSWAMI

Date: 2015.08.05 13:27:55 +05:30

Reason: Digitally signing the Completion Certificate of the Deed.