

5-6439

1-06387 6



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 596946

SV = 26/25/11

Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

14 JUL 2009

### CONVEYANCE

THIS DEED OF CONVEYANCE made this 13<sup>th</sup> day of July, 2009  
BETWEEN **MR. AMAL KUMAR GHOSH** son of Late Sambhu Nath Ghosh, by  
faith - Hindu, by occupation - Business, residing at 111/2B, Bidhan Sarani,  
Kolkata - 700 004, hereinafter referred to and called as the "**OWNER**"/  
"**VENDOR**" (which terms or expression shall unless excluded by or repugnant  
to the context be deemed to mean and include his successors, legal  
representatives, executors, administrators and assigns) of the **FIRST PART:**

✓/case 1417/09

2012/07

2012/07

নং 1176 তং 08/10/08 মূল্য 1000/-

ক্রেতার নাম  
সাং  
ষ্টাম্প ডেডার স্বাক্ষর  
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও  
মোট ষ্টাম্প ক্রয় তাং  
চালান নং মোট কত টাকা খরিদ

R.L. GUTH & CO. Salt Lake & ALN,  
10 old Post Office Bldg.  
KOL-1

19 JUN 2009  
648000

টেক্সারী বারাকপুর ডেডার মিতা দত্ত

✓ Anil Kumar Ghosh

✓ 3198

✓ Anil Kumar Ghosh

Susanta Dilli  
40 Nondatal Dohi  
Bagatikali Tongara  
Cal-89

Biswas



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

AND

**M/S. PARAMOUNT ENCLAVE PVT. LTD.**, a Company incorporated under Indian Companies Act 1956 having its registered office 49, A.N. Saha Road, Kolkata - 700 048, represented by one of its Director - **SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith - Hindu, by occupation - Business, residing at AB - 9, Sector - I, Salt Lake City, Kolkata - 700 064, hereinafter referred to and called as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and/or assigns, executors, administrators, legal representatives) of the **OTHER PART;**

WHEREAS THE VENDOR HAS REPRESENTED THE PURCHASER THAT:

A. One Girija Nath Roy by predeceased in interest was the rayoti owner of total 1.81 acres landed properties in Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S., in the District of 24-Parganas at present North 24-Parganas under three Khatians consisting of 0.15 acre Danga in R.S. Dag No.64 along with 0.9 acre Bastu Land in R.S. Dag No.65 both under the then Khatian No. 77 togetherwith 0.61 acre Sali Land under the then Khatian No. 216 togetherwith adjacent Dang measuring 0.13 acre in R.S. Dag No. 69 and 0.13 acre in R. S. Dag No. 58, 0.15 acre in R.S. Dag No. 71 and 0.15 acre in R.S. Dag No. 70 total Danga 0.56 acre along with adjacent Doba measuring 0.12 acre in R.S. Dag No. 60 and 0.15 acre in R.S. Dag No. 59 total Doba measuring 0.27 acre those which are under the then Khatian No. 188 and while thus absolutely seized and possessed of the aforesaid properties total measuring 1.81 acres, the said Girija Nath Roy died intestate leaving behind his three (3) sons namely Sudhindra Nath Roy, Jogendra Nath Roy and Upendra Nath Roy as his only and exclusive successors those who upon expiry of said Girija Nath Roy jointly became seized and possessed of all the aforesaid properties as the joint rayoti owners under the State Government;

B. Since after the expiry of said Girija Nath Roy while thus absolutely seized and possessed of the aforesaid properties, by a Bengali Deed of Conveyance dated 1<sup>st</sup> August, 1973 registered before the A.D.R. Barasat and Recorded in Book No. 1, Volume No.15, Pages 61 to 67, Being No. 747 for the year 1973 and against the valuable consideration mentioned thereunder the said Owners Sudhindra Nath Roy, Jogendra Nath Roy and Upendra Nath Roy therein referred to as the Vendors jointly sold, conveyed and transferred free from all encumbrances All That the said aforesaid properties consisting of 0.15 acre Danga in R.S. Dag No.64 along with 0.9 acre Bastu Land in R.S. Dag No.65 both under the then Khatian No. 77 togetherwith 0.61 acre Sali Land comprised



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

in R.S. Dag No.61 under the then Khatian No. 216 togetherwith adjacent Danga measuring 0.13 acre in R.S. Dag No. 69 and 0.13 acre in R. S. Dag No. 58, 0.15 acre in R.S. Dag No. 71 and 0.15 acre in R.S. Dag No. 70 total Danga 0.56 acre along with adjacent Doba measuring 0.12 acre in R.S. Dag No. 60 and 0.15 acre in R.S. Dag No. 59 total Doba measuring 0.27 acre those which are under the then Khatian No. 188 total properties under the said Three Khatians admeasuring 1.81 acres, all at Mouza Gouripur, J.L. No.6, R.S. No. 121, under P.S. Dum Dum at present P.S. Airport, within the municipal limit of North Dum Dum Municipality, in the District of 24-Parganas now North 24-Parganas morefully described in the Schedule thereunder written unto and in favour of Sri Amal Kumar Ghosh the Vendor herein therein referred to as the Purchaser absolutely and forever;

C. Since after the said purchase the said Amal Kumar Ghosh recorded his name under L.R. Khatian No. 57 as the recorded rayoti owner of the entire aforesaid properties total admeasuring 1.81 acres out of which 1.54 acres equivalent to 4 bighas, 13 cottahs, 05 chittaks, 05 sq. ft., a little more or less being the Sali, Danga & Bastu land comprised in said Dag Nos. 58, 61, 64, 65, 66, 69, 70 & 71 (8 Dags) and 0.27 acre equivalent to 16 cottahs, 05 chittaks, 31 sq. ft. being the Doba comprised in said Dag Nos. 59 & 60 all at Mouza Gouripur, P.S. Airport, within the municipal limit of North Dum Dum Municipality in the District of North 24-Parganas and had been seized and possessed of the aforesaid properties a clear Chart of which has been given hereunder: -

| <u>R.S. Dag Nos. &amp; Nature</u> |       | <u>Measuring Areas</u> |                                        |
|-----------------------------------|-------|------------------------|----------------------------------------|
|                                   |       | <u>Acre</u>            | <u>= B. -Kat. - Ch. - Sft.</u>         |
| 58                                | Danga | 0.13                   | = 0 - 7 - 14 - 00                      |
| 61                                | Sali  | 0.61                   | = 1 - 16 - 15 - 25                     |
| 64                                | Danga | 0.15                   | = 0 - 9 - 01 - 20                      |
| 65                                | Bastu | 0.09                   | = 0 - 5 - 07 - 12                      |
| 66                                | Danga | 0.13                   | = 0 - 7 - 14 - 00                      |
| 69                                | Danga | 0.13                   | = 0 - 7 - 14 - 00                      |
| 70                                | Danga | 0.15                   | = 0 - 9 - 01 - 19                      |
| 71                                | Danga | 0.15                   | = 0 - 9 - 01 - 19                      |
|                                   |       | <u>1.54</u>            | <u>= 4 - 13 - 05 - 05</u> (TOTAL LAND) |
| 59                                | Doba  | 0.15                   | = 0 - 09 - 01 - 19                     |
| 60                                | Doba  | 0.12                   | = 0 - 07 - 04 - 12                     |
|                                   |       | <u>0.27</u>            | <u>= 16 - 05 - 31</u> (TOTAL DOBA)     |

D. While thus absolutely seized of possessed of the entire said property consists of Shali, Danga & Bastu (0.09 acre) Land admeasuring 1.54 acre equivalent to 4 bigha, 13 cottahs, 05 chittaks, 05 sq. ft. and also Doba measuring 0.27 acre equivalent to 16 cottahs, 5 chittaks, 31 sq. ft. as detailed



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

hereinabove, the said Amal Ghosh through respective 5 (five) Regd. Deed of Conveyances time to time sold, transferred and conveyed unto and in favour of the different respective purchasers respectively out of the aforesaid properties some portions in **5 (five)** respective Plots of different sizes as shown in the respective site plan therewith total aggregating net land area of **11 cottahs, 10 chittaks 29 sq. ft.** comprised in respective Dag Nos. such as 2 chittaks 10 sq. ft. in part of R.S. Dag No. 61, 3 cottahs 7 chittaks 5 sq. ft. in part of R.S. Dag No.64, 2 cottahs 6 chittaks 20 sq. ft. in part of R.S. Dag No.65, 5 cottahs 4 chittaks 23 sq. ft. in part of R.S. Dag No.66, 6 chittaks 16 sq. ft. in Part of R.S. Dag No.69, togetherwith common easement rights in common passages as shown in the different respective site plans annexed therewith total measuring about 5 cottahs & 18 sq. ft. little more or less and after selling of the said plots or said portions as aforesaid the measuring area comprised in several dags remaining with the Vendors as follows: -

| <u>R.S.</u><br><u>Dag Nos.</u> | <u>Nature</u> | <u>Land Areas</u><br><u>Prior to Sell</u><br><u>Bg. -Kt.- Ch. - Sft.</u> | <u>Net Land Area</u><br><u>Sold (5 Plots)</u><br><u>Kt. - Ch. - Sft.</u> | <u>Land Area Remained</u><br><u>Bg. - Kt. - Ch.- Sft.</u> |
|--------------------------------|---------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------|
| 58                             | Danga         | 0 - 7 - 14 - 00                                                          | (-) 0 - 00 - 00                                                          | = 0 - 7 - 14 - 00                                         |
| 61                             | Sali          | 1 - 16 - 15 - 25                                                         | (-) 0 - 02 - 10                                                          | = 1 - 16 - 13 - 15                                        |
| 64                             | Danga         | 0 - 9 - 01 - 20                                                          | (-) 3 - 07 - 05                                                          | = 0 - 05 - 10 - 15                                        |
| 65                             | Bastu         | 0 - 5 - 07 - 12                                                          | (-) 2 - 06 - 20                                                          | = 0 - 03 - 00 - 37                                        |
| 66                             | Danga         | 0 - 7 - 14 - 00                                                          | (-) 5 - 04 - 23                                                          | = 0 - 02 - 09 - 22                                        |
| 69                             | Danga         | 0 - 7 - 14 - 00                                                          | (-) 0 - 06 - 16                                                          | = 0 - 07 - 07 - 29                                        |
| 70                             | Danga         | 0 - 9 - 01 - 19                                                          | (-) 0 - 00 - 00                                                          | = 0 - 9 - 01 - 19                                         |
| 71                             | Danga         | 0 - 9 - 01 - 19                                                          | (-) 0 - 00 - 00                                                          | = 0 - 9 - 01 - 19                                         |
| Total Land Area -              |               | <u>4 - 13 - 05 - 05</u>                                                  | (-) <u>11 - 10 - 29</u>                                                  | = <u>4 - 01 - 10 - 21</u>                                 |

| <u>R.S.</u><br><u>Dag Nos.</u> | <u>Nature</u> | <u>Land Area remained</u><br><u>After Portions Sold</u><br><u>Bg. -Kt.- Ch. - Sft.</u> | <u>Area provided</u><br><u>For Passages</u><br><u>Kt. - Ch. - Sft.</u> | <u>Land Area Remained</u><br><u>At Present</u><br><u>Bg. - Kt. - Ch.- Sft.</u> |
|--------------------------------|---------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 58                             | Danga         | 0 - 7 - 14 - 00                                                                        |                                                                        | 0 - 7 - 14 - 00                                                                |
| 61                             | Sali          | 1 - 16 - 13 - 15                                                                       |                                                                        | 1 - 16 - 13 - 15                                                               |
| 64                             | Danga         | 0 - 05 - 10 - 15                                                                       | 1 - 12 - 15                                                            | 0 - 03 - 14 - 00                                                               |
| 65                             | Bastu         | 0 - 03 - 00 - 37                                                                       | 0 - 13 - 00                                                            | 0 - 02 - 03 - 37                                                               |
| 66                             | Danga         | 0 - 02 - 09 - 22                                                                       | 1 - 06 - 22                                                            | 0 - 01 - 03 - 00                                                               |
| 69                             | Danga         | 0 - 07 - 07 - 29                                                                       | 1 - 00 - 26                                                            | 0 - 06 - 07 - 03                                                               |
| 70                             | Danga         | 0 - 9 - 01 - 19                                                                        |                                                                        | 0 - 09 - 01 - 19                                                               |
| 71                             | Danga         | 0 - 9 - 01 - 19                                                                        |                                                                        | 0 - 09 - 01 - 19                                                               |
| Total Land Area -              |               | <u>4 - 01 - 10 - 21</u>                                                                | <u>5 - 00 - 18</u>                                                     | <u>3 - 16 - 10 - 03</u>                                                        |

Total area remained With the Vendor at Present : Doba = 16 K. 05 Ch. 31 Sft. & Land = 3 - 16 - 10 - 03

E. Since after selling of the said portions in five plots in the aforesaid manners togetherwith common passages thereof the Vendor herein is absolutely seized and possessed of all the residue portions consisting of Sali, Danga and Bastu Land (02 K. 03 Ch. 37 Sft.) total admeasuring 3 bighas, 16



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
13 JUL 2009

cottahs, 10 chattaks, 03 sq. ft. be the same a little more or less comprised within R.S. Dag Nos. 58, 70, 71 and in part of R.S Dag Nos. 61, 64, 65, 66 & 69 (Hereinafter referred to as the 'Said Land') togetherwith old R.T. Shaded Structures measuring 500 sq. ft. a little more or less Togetherwith Doba measuring 16 K. 05 Ch. 31 Sft. a little more or less comprised in R.S. Dag Nos. 59 & 60 (Hereinafter referred to as the 'Said Doba') under R.S. Khatian No.57 all within Mouza Gouripur, under Airport Police Station within the Municipal Limit of North Dum Dum Municipality, in the District of North 24-Parganas. The 'Said Land' Togetherwith the 'Said Doba' are collectively for the sake of brevity hereinafter referred to as the **"SAID PROPERTY"** and are morefully described in the First Schedule hereunder written;

F. The Vendor is uninterruptedly seized and possessed of the entire said property hereunder the Schedule holding or having indefeasible and marketable title free from any or all encumbrances of whatsoever nature AND the Vendor has never dealt with the **"SAID PROPERTY"** hereunder the Schedule or any portion thereof in any such manner so by which the Vendor's rights, title and or interest is or may be effected and in other-way Vendor is free in all respects to deal with the said land and also to deal with the said Doba viz. a viz. collectively the "Said Property" hereunder the Schedule by way of Sale, Mortgage, Lease or in any lawful manner or manners as the Vendor may deem fit and proper at his own choice and discretion;

AND WHEREAS the vendor has now decided to sale out of the **"Said Property"** hereunder the First Schedule a portion thereof consisting of a Sali Land measuring 6 cottahs, 2 chittaks 10 sq. ft. comprised in part of R.S. as well as L.R. Dag No.61 togetherwith a part of Doba measuring 1 cottah 3 chittaks 17 sq. ft. in part of R.S. as well as L.R. Dag No.60 togetherwith a part of Danga measuring 1 cottahs 1 chittak 8 sq. ft. in part of R.S. as well as L.R. Dag No. 69 total Danga and Sali Land admeasuring 7 cottahs 3 chittaks 18 sq. ft. and the said part of Doba measuring 1cottah 3 chittak 17 sq. ft. all under R.S. as well as L.R. Khatian No. 57 and lying and situated at Mouza Gouripur, morefully described in the Second Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the 'SAID PORTION' free from all encumbrances whatsoever and relying on the Vendor's above representation to be true the Purchasers being interested to purchase the 'SAID PORTION' described in the Second Schedule hereunder written out of the vendor's entire "Said Property" described in the First Schedule hereunder, offered the Vendor a lump sum price of **Rs.3,82,740/- (Rupees Three Lac Eighty Two Thousand Seven Hundred Forty)** only as a whole subject to a marketable title free from



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

all encumbrances which offer becoming the highest price available in the market, the Vendor has accepted the same;

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser have agreed to Purchase All That the "SAID PORTION" consisting of Sali Land measuring 6 cottahs, 2 chittaks 10 sq. ft. comprised in part of R.S. as well as L.R. Dag No.61 togetherwith a part of Doba measuring 1 cottah 3 chittaks 17 sq. ft. in part of R.S. as well as L.R. Dag No.60 togetherwith a part of Danga measuring 1 cottahs 1 chittak 8 sq. ft. in part of R.S. as well as L.R. Dag No. 69 total Danga and Sali Land admeasuring 7 cottahs 3 chittaks 18 sq. ft. and the said part of Doba measuring 1cottah 3 chittak 17 sq. ft. a little more or less all within Mouza Gouripur, all recorded under R.S. as well as L. R. Khatian No. 57, within Airport Police Station within the Municipal Limit of North Dum Dum Municipality, in the District of North 24-Parganas morefully described in the Second Schedule hereunder written out of the Vendor's entire Said Property described in the First Schedule hereunder written at or for a price of **Rs.3,82,740/- (Rupees Three Lac Eighty Two Thousand Seven Hundred Forty)** only free from and of all charges, encumbrances liens and lispendences whatsoever;

NOW THIS INDENTURE WITNESSETH as follows:-

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,82,740/- (Rupees Three Lac Eighty Two Thousand Seven Hundred Forty)** only paid by the purchaser to the Vendor on or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the memo hereunder, admit and acknowledge and of and from the same discharge the purchaser as well as the Said Portion) the Vendor doth hereby grant, transfer, convey, sale, assure and assigns unto and to the purchaser All That the "SAID PORTION" consisting of Sali Land measuring 6 cottahs, 2 chittaks 10 sq. ft. comprised in part of R.S. as well as L.R. Dag No.61 togetherwith a part of Doba measuring 1 cottah 3 chittaks 17 sq. ft. in part of R.S. as well as L.R. Dag No.60 togetherwith a part of Danga measuring 1 cottahs 1 chittak 8 sq. ft. in part of R.S. as well as L.R. Dag No. 69 total Danga and Sali Land admeasuring 7 cottahs 3 chittaks 18 sq. ft. and the said part of Doba measuring 1cottah 3 chittak 17 sq. ft. a little more or less all within Mouza Gouripur, all recorded under R.S. as well as L. R. Khatian No. 57, within Airport Police Station within the Municipal Limit of North Dum Dum Municipality, in the District of North 24-Parganas and described in the 'SECOND SCHEDULE' hereunder out of the Vendor's entire Said Property described in the First Schedule hereunder written or howsoever otherwise the said portion or any part thereof now or is at any



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

time heretofore were or was situated, butted, bounded, called, known, numbered, trees, gardens produce of any kind, areas, walls ways, paths, passage, drains water, water-courses, tanks, fences, hedges and ditches of every kind and all and every manner of former or other right, liberties, easements, privileges, profits, appendages and appurtenances whatsoever standing on and being in and upon or belonging or in anywise appertaining to the Said Portion hereunder the Second Schedule and hereditaments hereby conveyed or any part thereof which with the same now are or is at any time or times heretofore were or was held, used, occupied and enjoyed or reputed, deemed, taken or known as part of parcel and number thereof or appertaining thereto and the reversion and reversions and remainder or remainders thereof and the rents, issues and profits thereof and every part thereof and all the estates, rights, title, interests, claim and demand whatsoever both and law and in equity of the Vendor into and upon the 'Said Portion', and hereditaments and every part thereof and all deeds, pattas, writings and evidence of title exclusively relating to or concerning the Said Portion of the Said Property and hereditaments hereby conveyed or any part or parcel thereof and which now or hereafter may be in the possession or power or control of the Vendor can or may procure the same without any action or suit TO HAVE AND HOLD the 'SAID PORTION' hereunder the 'SECOND SCHEDULE' the hereditaments ALL AND SINGULAR OTHER of the property hereby granted, transfer UNTO AND TO the use of the Purchaser absolutely and forever free from and of all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, matters, or thinks whatsoever by the Vendor or erstwhile Owner in title done or exonerated or knowingly suffered to the contrary, the Vendor is now lawfully and absolutely entitled to the said property hereditaments morefully and particularly described in the Schedules hereunder written and hereby granted and conveyed or expressed or intended so to be for a perfect and indefeasible estate or inheritance without any condition, use trust or otherwise whatsoever as aforesaid the Vendor now hath good rights, full powers and absolute authority to grant, transfer and assign the Said Portion viz. the Said Part of Danga, Sali and Doba all hereunder the Second Schedule and hereditaments to the true intent and meaning by these presents. AND THAT the Said Property or any part thereof is not affected by any order of acquisition and/or requisition by State Government or Central Government or by any Public Body in any manner whatsoever AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly shall hold, occupy, possess and enjoy the Said Portion and hereditaments, and receive and take the rents, issues, profits and income thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
13 JUL 2009

in trust for the Vendor AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated released or otherwise discharged by and at the cost and expenses of the Vendor the Purchaser remain well and sufficiently saved, defended, harmless and indemnified of from and against any and all manners of former or other estates, rights, title, claims, charges, demands, liens, debts, attachments, encumbrances whatsoever created made or suffered by the Vendor or erstwhile owners in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons lawfully or equitably claiming any estate or interest whatsoever into or upon the said property and hereditaments or any part thereof from, under or in trust for the Vendor, shall and will from time to time and at all times hereafter at the request and cost of the purchasers do or execute or cause to be done and executed all such acts, deeds, assurances, matters and things whatsoever for further better and more perfectly and effectually the said property hereby granted and transferred or expressed or intended so to be and every part thereof unto and to the use of the purchaser in the manner aforesaid and as shall or may be reasonably required AND further that the VENDOR covenant with the Purchaser to save harmless indemnify and keep indemnified the Purchaser from or against all claims, demands, suits encumbrances, charges and equities whatsoever in respect of the 'SAID PORTION' hereunder the Second Schedule hereby transferred unto the Purchaser out of the "Said Property" hereunder the First Schedule.

AND the Vendor hereby declares that the Said Property is beyond Urban Agglomerating and there is no bar to transfer the Said Property and the Vendor also declare that there is no legal impediment in the matter of transferring the said property or any portion thereof to the Purchaser by the Vendor.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(The Said Property Of The Vendor Herein)

ALL THAT the piece or parcel of landed property in an amalgamated nature total measuring 3 bighas, 16 cottahs, 10 chittaks, 03 sq. ft. (including Bastu Land 2 cottahs 3 chittaks 37 sq. ft.) little more or less togetherwith old R.T. Shaded Structures measuring 500 sq. ft. little more or less Togetherwith All That said Doba measuring **16 Cottahs 05 Chittaks. 31 Sft.** a little more or less all comprised under R.S. Khatian as well as L.R. Khatian No.57 all within Mouza Gouripur, J.L. No. 6, B.L & L.R.O. Sodepur, Barrackpore - II, under Airport Police Station within the Municipal Limit of North Dum Dum Municipality, Sub-Registry office. - Addl. District Sub-Registrar Bidhannagar,



Adl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

Salt Lake City and the rents or khajana payable to the Collectorate - North 24-Parganas and the respective portions situated in the respective different Dags as details and described in the 'Chart' hereinabove.

**THE SECOND SCHEDULE REFERRED TO ABOVE:**

(The "**SAID PORTION**" Hereunder Sell Out Of The Vendor's Entire Said Property Described In The First Schedule Above)

| <u>R.S. Dag Nos</u>       | <u>Nature</u> | <u>Kt. - Ch. - Sft.</u> |
|---------------------------|---------------|-------------------------|
| 61 (Part)                 | Sali Land     | 06 - 02 - 10 ✓          |
| 69 (Part)                 | Danga         | 01 - 01 - 08 ✓          |
| Total Sali Land And Danga |               | <b>07 - 03 - 18</b>     |
| 60 (Part)                 | Doba          | <b>01 - 03 - 17 ✓</b>   |

**Total Area Hereunder Sell : Doba (Part) = 1K. 03 Ch. 17 Sq.ft.**  
**Togetherwith Sali Land and Danga = 7K. 03 Ch. 18 Sq. ft.**

All under and part of R.S. as well as L.R. **Khatian No.57**, Mouza Gouripur, under Airport Police Station within the Municipal Limit of North Dum Dum Municipality, in the District of North 24-Parganas, Sub-Registry office - Addl. District Sub-Registrar Bidhannagar, Salt Lake City, and being the part of the Vendor's Said Property described in the First Schedule and also shown in the Chart hereinabove.

IN WITNESSES WHEREOF the vendor hereto has hereunto signed and subscribed his hand on the day, month and the year first above written.

SIGNED AND DELIVERED  
by the VENDOR

In the presence of : -

1. *Susanta Dobi*

2. *[Signature]*

*Anil Kumar Ghosh*

**VENDOR**

**DRAFTED BY**

*Sudhir Kumar Narkar*  
*at Silcharpur.*  
*P.S. Rajarhat*

*L.No-DW-XVI-24*



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

RECEIVED with thanks from the withinnamed PURCHASER **M/S. PARAMOUNT ENCLAVE PVT. LTD.**, withinmentioned sum of **Rs.3,82,740/-** (Rupees Three Lac Eighty Two Thousand Seven Hundred Forty) only being consideration in full of the Schedule mentioned Property as per memo below: -

**MEMO OF CONSIDERATION:**

By Bank Pay Order No.848130 dated 13.07.09

Drawn on ABN AMRO BANK, Salt Lake, Kol.

Rs.3,82,740/-

TOTAL ...

**Rs.3,82,740/-**

**(Rupees Three Lac Eighty Two Thousand Seven Hundred Forty)**

SIGNED AND DELIVERED

by the VENDOR

In the presence of: -

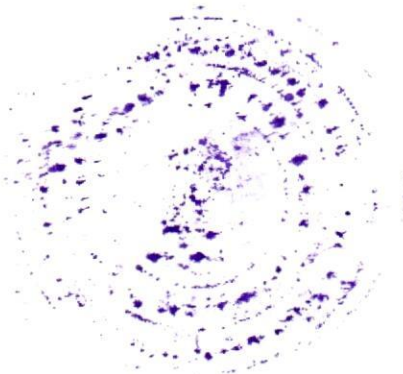
1. *Susanta Dalu*  
*Shom Dalal Dalu*  
*Baquitaki Jamfara*  
*Col-59*

2. *5/11/2009*

*5/11/2009*  
*5/11/2009*  
*5/11/2009*

*Amal Kumar Das*

**VENDOR**





Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-06387 of :2009  
(Serial No. 06439, 2009)

On 13/07/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18.00 hrs on :13/07/2009,at the Private residence by Amal Kr. Ghosh,Executant.

Name of the Registering officer :Saikat Patra  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10 00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 26532/- on:14/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2412511/-

Certified that the required stamp duty of this document is Rs 144751 /- and the Stamp duty paid as: Impresive Rs- 1000

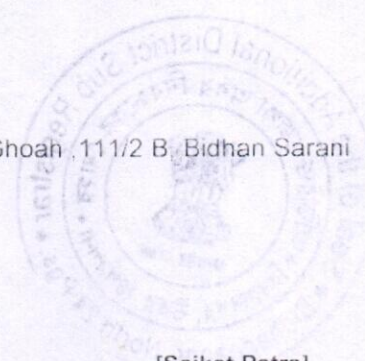
Deficit stamp duty

Deficit stamp duty 1.Rs 45000/- is paid, by the draft number 592636, Draft Date 13/07/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :14/07/2009. 2.Rs 45000/- is paid, by the draft number 592635, Draft Date 13/07/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :14/07/2009. 3 Rs 45000/- is paid, by the draft number 592634, Draft Date 13/07/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :14/07/2009. 4.Rs 8800/- is paid, by the draft number 592637, Draft Date 13/07/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :14/07/2009.

Admission of Execution(Under Section 58)

Execution is admitted on 14/07/2009 by

1. Amal Kr. Ghosh, son of Lt. Sambhu Nath Ghosh, 111/2 B, Bidhan Sarani Kolkata- Thana -,Pin 700004, By caste Hindu,by Profession Business

  
[Saikat Patra]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR  
Govt. of West Bengal



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

14 JUL 2009

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-06387 of :2009  
(Serial No. 06439, 2009)

---

Identified-By Susanta Dalui, son of Nanda Lal Dalui Baguiati, Jyangra Kol- 59 Thana: -, by caste Hindu, By Profession :Business.

Name of the Registering officer :**Saikat Patra**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**



[Saikat Patra]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

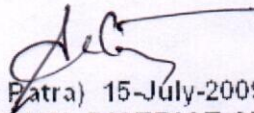
14 JUL 2009



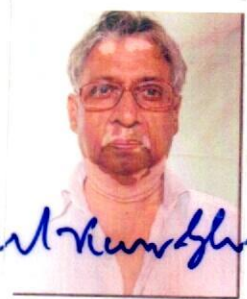
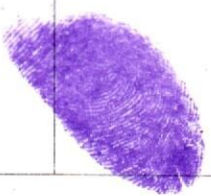
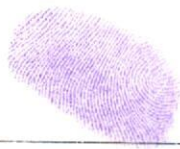
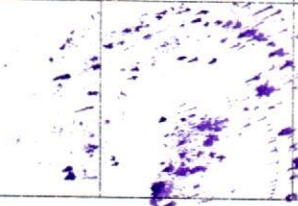
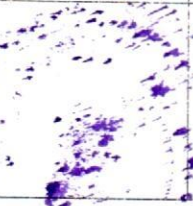
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 16883 to 16897  
being No 06387 for the year 2009.



  
(Saikat Patra) 15-July-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl. No | Signature of the Executants/Presentants.                                                                                                                                  | LEFT HAND                                                                           |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|        |                                                                                                                                                                           | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|        | <br>    |    |    |    |    |    |
|        |                                                                                                                                                                           | RIGHT HAND                                                                          |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little.                                                                               |
|        |                                                                                                                                                                           |    |    |    |    |    |
|        |                                                                                                                                                                           | LEFT HAND                                                                           |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|        | <br> |  |   |   |   |   |
|        |                                                                                                                                                                           | RIGHT HAND                                                                          |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little.                                                                               |
|        |                                                                                                                                                                           |  |  |  |  |  |
|        |                                                                                                                                                                           | LEFT HAND                                                                           |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|        |                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | RIGHT HAND                                                                          |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|        |                                                                                                                                                                           |  |  |  |  |  |
|        |                                                                                                                                                                           | LEFT HAND                                                                           |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|        |                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | RIGHT HAND                                                                          |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|        |                                                                                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|        |                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 JUL 2009



