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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 592995

Certified that the document is admitted to registration. The stamp sheet/sheet's and the adhesive stamp/sheet/sheet's attached with this document, are the part of this document.

~~Additional District Sub-Registrar~~
MURGAH, New Town, North 24 Parganas
14 MAR 2013

DEED OF CONVEYANCE

THIS DEED OF ABSOLUTE SALE made on this the 28th day of February, Two thousand and thirteen (2013) of the Christian era

B E T W E E N

V.C. No. 987
20 250/-
20 250/-
SHEETS

(16-5-12)

nr 2775

dt 15/5/2012

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क्रेडर नाम Abul uddin Ahmed (Kessed writer)

सा ADERO Bidhan Nagar Salt range cilga

100P=

KOL-91

छाप डेडर बाकस

पिधान नगर (गोर्खालेक सिटी) ए. डि. एन. आर. ए.

मोटे स्टाम्प क्रम सं.

मिलान नं. मोटे कत टाका बहिस

02 APR 2012

छात्री कारकपुर डेडर मिता दत्त

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P. Agarwal
(PAYALAGARNAL)

Additional District Sub-Registrar
Patna, Bihar

13 MAR 2012

- Karbanti Mandali
90 Sukrahi Mandali
of Atghara KOL-136
Business

SRI. SANJAY SINGH Son of Late. Suresh Singh, by caste – Indian Hindu, by occupation - Business, residing at – 68B Harish Mukherjee Road, P.S – Bhowanipore, Kolkata – 700 025, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART**.

AND

M/S. PRATIBHA NIKETAN PRIVATE LIMITED, a private limited Company within the meaning of the Companies Act, 1956 having its registered office at – “**AMBEY HOUSE**” New Town Road, Lokenath Park, Chinar Park, P.S – Baguiati, Kolkata – 700 157, represented by its authorized signatory **PAYAL AGARWAL** daughter of Sri. Raj Kumar Agarwal, residing at – VIP Tower, 80, Gola Ghata Road, Block – A, Flat No. 3B, Kolkata – 700 048, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its representatives, successor-in-office, nominees and assigns) of the **OTHER PART**.

WHEREAS by a deed of sale executed and presented for registration dated 26th day of September, 2006 and the same was duly registered on 07th day of July, 2008 at the office of the Additional District Sub-Registrar Bidhannagar copied in Book No. I, CD Volume No. 08, Pages from 18060 to 18082, Being No. 08859 for the year 2008 one Ketab Ali Tarafdar and others referred therein as the vendors for the consideration mentioned therein sold, transferred and conveyed their right, title and to Sri. Sanjay Singh referred therein as the purchaser ALL THAT piece or parcel of land measuring 02 decimal together with all easement rights attached thereto comprised in C.S. Dag No. 268, R.S. Dag No. 253 under C.S. Khatian No. 34, R.S. Khatian No. 518 and L.R. Khatian Nos. 350/1, 549/1, 1057, 1067, 1068, 1069, 1070, 1071 and 1072 situate lying at Mouza – Atghora, J.L. No. 10, P.S – Rajarhat within Rajarhat Gopalpur Municipality, in the District of North 24 Parganas which more fully and particularly described in the schedule there under written and delineated in the map or plan annexed thereto absolutely free from all encumbrances whatsoever.

AND WHEREAS by another deed of sale dated 25th day of February, 2008 Registered at the office of the Additional District Sub-Registrar Bidhannagar copied in Book No. I, CD Volume No. 03, Pages from 3148 to 3164, Being No. 02470 for the year 2008 one Sowkat Ali Mondal and others referred therein as the vendors for the consideration mentioned therein sold, transferred and conveyed their right, title and to Sri. Sanjay Singh referred therein as the purchaser ALL THAT piece or parcel of land measuring 02 decimal together with all easement



Additional District Sub-Registrar
Calamata, Gow Town, North of Rajahmundry

13 MAR 2013

rights attached thereto comprised in C.S. Dag No. 261, R.S. Dag No. 248 along with other properties under C.S. Khatian No. 50, R.S. Khatian No.49 and L.R. Khatian No. 268 situate lying at Mouza – Atghora, J.L. No. 10, P.S – Rajarhat within Rajarhat Gopalpur Municipality, in the District of North 24 Parganas which more fully and particularly described in the schedule there under written and delineated in the map or plan annexed thereto absolutely free from all encumbrances whatsoever.

AND WHEREAS Sri. Sanjay Singh, the Vendor of these presents is well seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property by virtue of above mentioned diverse purchase and subsequently he has mutated and/or recorded his name in respect of the said property in the records of the L.R. Settlement under Khatian No. 1947 and enjoying the same with good right full and absolute power of ownership by paying usual rents and taxes thereof and he has every right to transfer the same to any body in any way.

AND WHEREAS the said Sri. Sanjay Singh, the vendors herein being in need of money intended, desired, declared and has agreed to sell and the Purchaser herein also has agreed to purchase a plot or portion of land measuring 11 Chittaks and 38 Square feet from R.S. Dag No. 248 and an area of 08 Chittaks and 43 Square feet from R.S. Dag No. 253, being total 01 Cotta 04 Chittaks and 36 Square feet, more or less along with all easement rights and other facilities attached thereto absolutely free from all encumbrances whatsoever which is more fully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto and marked as plot No. 'A' with RED bordered thereon and hereinafter for the sake of brevity referred to as the "said land" at or for the consideration price of Rs. 2,000/- (Rupees two thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,000/- (Rupees two thousand) only paid to the vendor by the purchaser as per memo below on or before execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said land particularly described in the schedule hereunder written) the vendor as beneficial owner doth hereby sell, grant, transfer, convey, assign and assure unto and to the use of the purchaser herein, free from all encumbrances, attachments, charges, liens, lispens ALL THAT piece or parcel of the said land and all rights, easements and appurtenances whatsoever belonging for the said land as particularly mentioned and described in the schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, sold, conveyed, transferred and assigned or expressed and intended so to be with the appurtenances

Additional Districts - 2013
Calgary, Bow Town, North St. Patrick

13 MAR 2013

unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER: -

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the vendor done, executed or knowingly suffered to the contrary, the vendor has since his purchase at all material time heretofore and is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and
2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, fully lawful absolute authority and indefeasible title to grant, convey, transfer and assign his land hereby granted, transferred and assigned or expressed or intended to be with the appurtenances unto and to the use of the Purchaser aforesaid and according to the true intent and meaning of these presents; and
3. THAT the purchaser shall and may at all times hereafter peaceably and quietly enter into, hold, occupy, possess and enjoy the land in khas hereby granted, transferred and assigned and take the rents, issues and profits thereof for the absolute use and benefit without any lawful eviction, hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him whatsoever; and
4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispens, attachments and encumbrances whatsoever; and
5. FURTHER that the vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the said land or any part thereof from under or in trust for the vendor and/or his predecessor - in - title or any of him shall and will from time to time and at all times hereafter at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever, for further better and more perfectly conveying and assuring the said land hereby granted, conveyed, transferred and



ADDITIONAL DISTRICT SUB-REGISTRAR
MARSHAL NEW TOWN, KOTA KINABALU

13 MAR 2013

assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the said purchaser in manner aforesaid as may be reasonably required; and

6. THAT the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or estate duty authorities; and

7. THAT the purchaser herein shall be entitled to mutate the purchaser's name in respect of the said land with the authorities concerned and will pay the proportionate sum of revenue to the State Government of West Bengal; and

8. THAT the land as fully described in the schedule below stands retained by the vendor through operation of family ceiling as envisaged in chapter II-B of the West Bengal Land Reforms Act; and

9. THAT the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and/ or are or is not acquired by the State Government of West Bengal under the Estate Acquisition Act, 1956 or statutory modification thereof or under the Urban Land (Ceiling and Regulation) Act, 1976 or any other law for the time being in force; and

10. THAT no notice issued under the Public Demand Recovery Act has been served on the vendor nor any such notice has been published; and

11. THAT the vendor has not yet received any notice of Requisition or Acquisition of the property described in the schedule below; and

12. ALL THE taxes, land revenue and impositions payable in respect of the said property up to the date of these presents have been fully paid by the vendor and if any portion of such taxes levies, impositions etc. be found to have remain unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the vendor and releasable from the vendor; and

13. THAT the purchaser and all person or persons claiming through under him shall have undisputed and all manner of rights through over or under the land; and



ADDITIONAL DISTRICT SUB-REGISTRAR
NEW TOWN, NORTH 24 PARGANAS

13 MAR 2013

14. IT IS HEREBY declared that the land described in the schedule below, is the self-acquired property of the vendor and he is not the benamdar of any one.

AND THE vendor delivers this day khas possession of the said land unto the purchaser.

SCHEDULE OF THE PROPERTY AS ABOVE REFERRED TO:-

ALL THAT piece or parcel of Revenue paying Rayat Dakhali Swattiya Sali land measuring 11 (eleven) Chittaks and 38 (thirty eight) square feet comprised in part of R.S. Dag No. 248 under R.S. Khatian No. 49 AND an area of 08 (eight) Chittaks and 43 (forty three) square feet comprised in part of R.D. Dag No. 253 under R.S. Khatian No. 518 and both under L.R. Khatian No. 1947, being total 01 (one) Cotta 04 (four) Chittaks and 36 (thirty six) square feet, be the same a little more or less along with all easement rights attached thereto which is more fully and particularly delineated in the map or plan annexed hereto and marked as Plot No "A" with RED bordered thereon and also which shall be treated as part and parcel of this deed within the limit of Baguiati formerly Rajarhat Police Station, Additional District Sub-Registration office Rajarhat at New Town under Rajarhat - Goplpur Municipality, ward No. 09 of Tarafder Para Circle and according to the Settlement Record of Rights finally published the plot is comprised at Pargana - Kolkata, Mouza - Atghora, J.L. No. 10, R.S. No. 133, Touzi No. 172, in the District of North 24 Parganas.

ABSTRACT

C.S.	R.S/L.R.	C.S.	R.S.	L.R.	TOTAL LAND	SOLD AREA IN		
DAG NO	DAG NO	KH NO	KH NO	KH NO	IN DECIMAL	KT.	CH.	SFT
261	248	50	49	1947	02.00	00	11	38
268	253	34	518	1947	02.00	00	08	43
Total =					04.00	01	04	36

THE SOLD AREA IS BUTTED AND BOUNDED AS FOLLOWS:-

ON THE NORTH : By part of R.S. Dag No. 254 of Plot No A
ON THE EAST: By part of R.S. Dag Nos. 248 and 253.
ON THE SOUTH : By R.S. Dag No. 242.
ON THE WEST : By R.S. Dag No. 249 and 232.



ADDISABABA DISTRICT SUB-REGISTRAR
GENERAL, NEW TOWN, NORTH 84 PERSIAN

14 3 MAR 2011

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IN WITNESS WHEREOF the vendor herein has hereunto set and subscribed his hand and seal after going through the contents of this deed of sale on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the vendor at Kolkata

in presence of:-

1. *Rambhadr Mondal*
of *Atghara*. *KOL-136*

2. *Kamlesh Singh*
157, N. S. Road
KOL-1.

Jayaj Singh

SIGNATURE OF THE VENDOR.

P. Agarwal

(*PAYAL AGARWAL*)

SIGNATURE OF THE PURCHASER.

ADDITIONAL OFFICIALS
Colonel, New Town, North 44 Park

13 MAR 2013

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser the within mentioned amount of Rs. 2,000/- (Rupees two thousand) only being the full consideration money of the said plot of land mentioned herein above and payment as per memo below: -

MEMO

Paid by cash / chequeRs. 2,000/- (Rupees two thousand) only.

WITNESSES :-

1. *Rusbandi Mondal*
2. *Kamlesh Singh*

Singh Singh

SIGNATURE OF THE VENDOR.

PREPARED BY:-

Aftab Uddin Ahmed

(AFTAB UDDIN AHMED)

Of Ghuni, Kolkata - 59.

License No. DW-XVI-25.

A.D.S.R office Bidhannagar.

COMPOSED BY:-

Shabnam Akhtar

(SHABNAM AKHTAR)

Of Teghari, Kolkata - 157.



Additional District Sub-Registrar
REGISTRAR GENERAL, NEW YORK, NORTH CAROLINA

13 MAR 2013

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/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

 <i>Jayraj Singh</i>	LH.					
	RH.					

ATTESTED :- *Jayraj Singh*

 <i>P. Agarwal</i> (PAYAL AGARWAL)	LH.					
	RH.					

ATTESTED :- *P. Agarwal*
(PAYAL AGARWAL)

 PHOTO	LH.					
	RH.					

ATTESTED :-



Additional District Sub-Registrar
New Town, North 24 Parganas

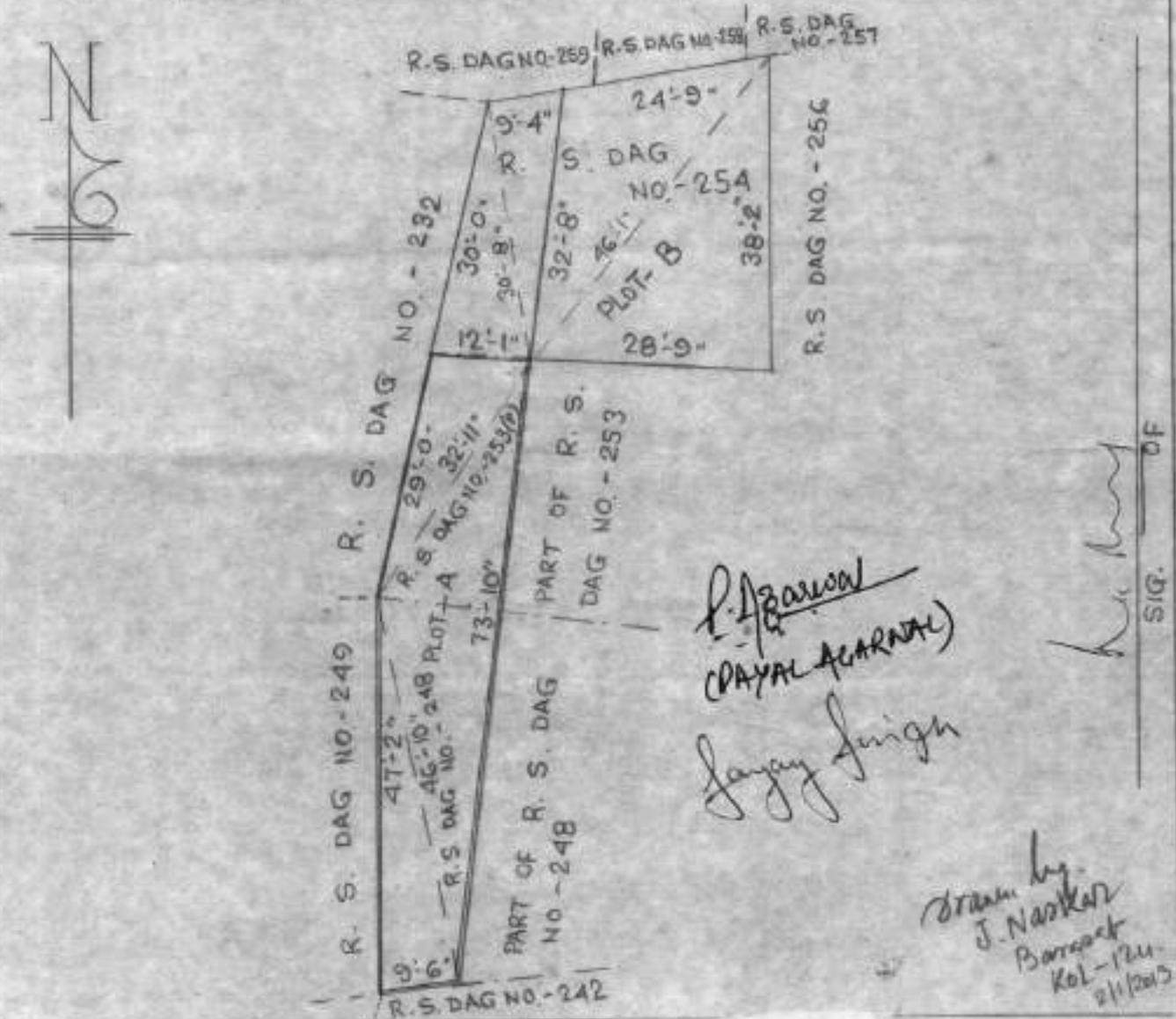
3 MAR 2013

SITE PLAN OF

R. S. DAG NOS. - 248 (PART), 253 (PART) & 254 L.R. KHATIAN NOS -
 1947 & 1899 AT MOUZA - ATGHARA J.L. NO. - 10 R. S. NO. - 133
 TOUZI NO. - 172 WARD NO. - 9 UNDER R.G.M. PS - BAGUIATI
 DIST. - NORTH 24 - PGS. SCALE - 1" = 20' - 0" FT.

R.S. & L.R. DAG	PLOT - A K. - CH. - SFT.	PLOT - B K. - CH. - SFT.
248	00 - 11 - 38	X
253	00 08 - 43	X
254	00 - 09 - 11	01 - 04 - 36
	01 - 13 - 02	01 - 04 - 36

1K. 04CH. 36SFT.





Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

13 MAR 2013





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

Endorsement For Deed Number : I - 03243 of 2013
(Serial No. 03531 of 2013)

On 13/03/2013

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

Presented for registration at 21.20 hrs on :13/03/2013, at the Private residence by Sri Sanjay Singh ,Executant.

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

Execution is admitted on 13/03/2013 by

1. Sri Sanjay Singh, son of Lt. Suresh Singh , 68b, Harish Mukherjee Rd., Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Business
2. Payal Agarwal
Authorised Signatory, M/s. Pratibha Niketan Pvt. Ltd., Ambey House, New Town Rd., Lokenath Park, Chinar Park, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157,
, By Profession : Business
Identified By K Ali Mondal, son of Sukur Ali Mondal, Atghara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 14/03/2013

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/-

Payment of Fees:

Amount by Draft

Rs. 10013/- is paid , by the draft number 145897, Draft Date 11/02/2013, Bank Name State Bank of India, Kestopur, received on 14/03/2013

(Under Article : A(1) = 9999/- ,E = 14/- on 14/03/2013)

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.-9,10,000/-

Certified that the required stamp duty of this document is Rs.- 54620 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty


Additional District Sub-Registrar
New Town, North 24 Parganas (Debasish Dhar)
Additional District Sub-Registrar
4 MAR 2013
EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 03243 of 2013
(Serial No. 03531 of 2013)

1. Rs. 30000/- is paid , by the draft number 145891, Draft Date 11/02/2013, Bank : State Bank of India, Kestopur, received on 14/03/2013
2. Rs. 24520/- is paid , by the draft number 145892, Draft Date 11/02/2013, Bank : State Bank of India, Kestopur, received on 14/03/2013

(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Registrar, New Town, North 24 Parganas

14 MAR 2013 (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 6
Page from 5540 to 5553
being No 03243 for the year 2013.



Debasish Dhar

(Debasish Dhar) 14-March-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal