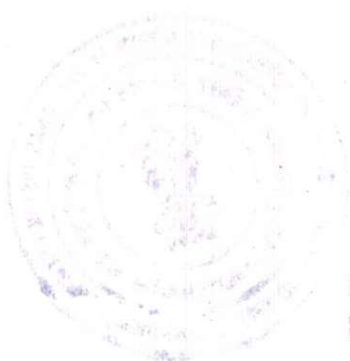


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T 223024



Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement sheet / Sheet's attached with this document's are the part of this document

Registrar U/S 7(2)
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09 SEP 2014

THIS DEED OF CONVEYANCE made this 8th day of September Two Thousand Fourteen (2014) BETWEEN

Contd.P/2

80535

NAME..... (MUHIN RANJAN CHAKRABORTY)
ADD..... Advocate; High Court, Calcutta
Rs.....
- 4 SEP 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Suren m. S.

- 4 SEP 2014

2468

RAJARAM ESTATE PRIVATE LIMITED

Suren m. S.

Director



Registrar U/S 7(2)
District Sub. Registrar II
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08 SEP 2014

M. his Nandi s/o. Rajmohan Nandi
78, Thana Road, Khardah
24 Pgs (N)
P.S. Khardah
Deen - service

RAJARAM ESTATE PRIVATE LIMITED, (PAN : AABCR 5000 M) a Company incorporated under the Companies Act, 1956 (CIN : U70101WB1998PTC087984) having its Registered Office at 34/1B, Kavi Bharti Sarani, Lake Road, Police Station Lake, Kolkata- 700 029 represented by one of its Directors MR. SURENDRA KUMAR SARAF, son of Late K. D. Saraf, residing at 6, Mayfair Road, Kolkata - 700 019, hereinafter referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **ONE PART**

AND

DUMPLING HEIGHTS PRIVATE LIMITED, (PAN : AAFCD 0329 R) a Company incorporated under the Companies Act, 1956 (CIN : U45400 WB2014PTC200220) having its Registered Office at 27, Biplabi Trailakya Maharaj Sarani, P.S. Hare Street, Kolkata - 700 001, represented by one of its Directors MR. SANJEEV KR. BANSAL, son of Mr. Ram Saran Gupta, residing at 36C, B. T. Road, Flat No. 10A, P.S. Cossipore, Kolkata - 700 002, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the **OTHER PART**.

WHEREAS

- A. One Upendra Nath Ghosh was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to, inter-alia, ALL THAT the piece and parcel of Sali land containing an area 13 Decimal be the same a little more or less situate lying at Mouza-Gopalpur J.L. No.2 Revenue Survey No.140 comprised in C.S. Dag No. 5362, corresponding to R.S. Dag No. 3588 appertaining to R.S. Khatian No.1365, Police Station Rajarhat in the then District of 24-Parganas (hereinafter referred to as **the "said Entire Property"**).



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- B. By a Bengali Kobala (Deed of Sale) dated the 18th day of February, 1972 made between the said Upendra Nath Ghosh therein referred to as the Vendor of the One Part and one Abdul Mujid Mondal alias Abdul Mujit, Abdul Hamid Mondal and Abdul Wahab Mondal alias Mondal Ohab therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar, Cossipore-Dum Dum and recorded in Book No. I, Volume No. 21, Pages 156 to 159, Being No. 974 for the year 1972, the Vendor therein for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein, inter-alia, ALL THAT the said Entire Property more particularly described in the schedule thereunder written absolutely and forever free from all encumbrances and liabilities whatsoever.
- C. While having been jointly seized and possessed and/or otherwise well and sufficiently entitled to the said Entire Property with other properties the said Abdul Mujid Mondal alias Abdul Mujit, Abdul Hamid Mondal and Abdul Wahab Mondal alias Mondal Ohab and one Asia Bibi , for better enjoyment of their properties executed a Bengali Aposbontanmana (Deed of Amicable Partition) dated the 30th day of June, 1988 and registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) in Book No.I, Volume No.228, Pages 427 to 440, Being No. 6351 for the year 1988, said Abdul Mujid Mondal alias Abdul Mujit, Abdul Hamid Mondal and Abdul Wahab Mondal alias Mondal Ohab and Asia Bibi partitioned all their properties by metes and bounds and Abdul Mujid Mondal alias Abdul Mujit to the exclusion of others was exclusively and absolutely allotted ALL THAT the piece and parcel of Sali land containing an area 13 Decimal be the same a little more or less situate lying at Mouza- Gopalpur J.L. No.2 Revenue Survey No.140, comprised in C.S. Dag No. 5362, corresponding to R.S. Dag No. 3588 appertaining to R.S. Khatian No.1365, Police Station Rajarhat, District of 24-Parganas more fully and particularly described in "Kha" Schedule thereunder written and hereinafter referred to as **the "said Entire Property"**.



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- D. The said Abdul Mujid Mondal alias Abdul Mijit, a Mohammedan, died intestate leaving behind him, his wife Sokarjan Bibi alias Rahima Mondal, two sons, namely, Golam Rahaman and Amanul Rahman and four daughters, namely, Ramicha Bibi, Rakiya Bibi alias Rokiya Bibi, Sahida Bibi and Rashida Bibi, who jointly inherited, inter-alia, ALL THAT the said Entire Property according to the provisions of the Mohammedan Law by which the said Abdul Mujid Mondal was governed.
- E. By a Bengali Kobala (Deed of Sale) dated the 17th July 2007 made between the said Sokarjan Bibi alias Rahima Mondal and Amanul Rahman (wife and one son of Abdul Mujid Mondal) therein jointly referred to as the Vendors of the One Part and one Nazrul Islam therein referred to as the Purchaser of the Other Part and registered with the District Sub-Register-II, North 24-Parganas at Barasat in Book No. I, CD Volume No.10, Pages 2458 to 2470, Being No. 05833 for the year 2007 the Vendors therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of Sali land containing an area 2 Katha 11 Chittacks 12 Sq.ft. equivalent to 4.47 Decimal be the same a little more or less situate lying at Mouza - Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in C.S. Dag No. 5362, corresponding to R.S. Dag No. 3588 recorded in R.S. Khatian No.1365 (Hal RS Khatian 1424, Khanda Khatian 2991), Police Station Airport, District of North 24-Parganas, more fully and particularly described in the Schedule thereunder written.
- F. By a Deed of Conveyance dated the 13th September 2007 made between the Ramicha Bibi and Rakiya Bibi alias Rokia Bibi therein jointly referred to as the Vendors of the One Part and Rajaram Estate Private Limited the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances - II, Kolkata recorded in Book No. I, CD



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Volume No. 19, Pages 7982 to 7997, Being No. 09316 for the year 2009 the Vendors therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of Sali land containing an area 1 Katha 11 Chittacks 23 Sq.ft. equivalent to 2.84 Decimal be the same a little more or less situate lying at Mouza - Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in C.S. Dag No. 5362, corresponding to R.S. Dag No. 3588 recorded in R.S. Khatian No.1365 (Hal RS Khatian 1424, Khanda Khatian 2991), L.R. Khatian No. 2378, Police Station Airport, District of North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

G. By another Deed of Conveyance dated the 14th September 2007 made between the said Nazrul Islam therein referred to as the Vendor of the One Part and Rajaram Estate Private Limited the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances - II, Kolkata recorded in Book No. I, CD Volume No. 19, Pages 7998 to 8013, Being No. 09317 for the year 2009 the Vendor therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of Sali land containing an area 2 Katha 11 Chittacks 12 Sq.ft. equivalent to 4.47 Decimal be the same a little more or less situate lying at Mouza - Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in C.S. Dag No. 5362, corresponding to R.S. Dag No. 3588 recorded in R.S. Khatian No.1365 (Hal RS Khatian 1424, Khanda Khatian 2991), L.R. Khatian No. 2378, Police Station Airport, District of 24-Parganas, more fully and particularly described in the Schedule thereunder written.

H. Thus the Vendor herein has become the absolute owner and is seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Sali land containing an



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area of 7.31 Decimal be the same a little more or less situate lying at Mouza- Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in R.S. & L.R. Dag No. 3588, Police Station Airport (formerly Rajarhat) District of North 24-Parganas in the State of West Bengal and thereafter mutated its name in the records of B.L. & L.R.O. in Khatian No. 6250 and hereinafter referred to as the "**said Property**" absolutely and forever free from all encumbrances.

- I. The Vendor has agreed to sale and transfer **ALL THAT** the piece and parcel of land containing an area of 7.31 Decimal be the same a little more or less together with the asbestos shed structures measuring about 100 sq. ft. standing on the part thereof, out of the said Entire property, (hereinafter collectively referred to as **the said Property**) unto and in favour of the Purchaser free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadars, attachments, alignments, demands whatsoever in nature but subject to the occupation of Suraksha Projects Ltd. (said Encroacher) at and for a total settled amount of Rs. 25,26,950/- (Rupees Twenty Five Lacs Twenty Six Thousand Nine Hundred Fifty only).
- H. The Vendor before execution of this Indenture has represented, assured and warranted the Purchaser as follows:-
- i) That the said Property is free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadars, attachments, alignments, demands whatsoever in nature excepting the occupation of the said Encroacher;
 - ii) That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955, or any other Act or Statute applicable to the said Property nor is there any case pending under such Acts or Statutes;



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- iii) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property;
- iv) That the said Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v) That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi) That the said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii) That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;



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- ix) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- x) That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi) That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;




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- xii) That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;
 - xiii) That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
 - xiv) That the Vendor has not done anything whereby the right title or interest of the Vendor in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;
- I. Relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof the Purchaser has agreed to purchase ALL THAT the piece and parcel of the Sali land containing an area of 7.31 Decimal be the same a little more or less, together with the asbestos shed structures measuring about 100 sq. ft., situate lying at Mouza Gopalpur, J.L. No. 2, Revenue Survey No. 140 comprised in R.S. & L.R. Dag No. 3588 recorded in L.R. Khatian No. 6250 Police Station Airport (formerly Rajarhat), within jurisdiction of Rajarhat Gopalpur Municipality, District North 24 Parganas in the State of West Bengal, more particularly described in the Schedule hereunder written and hereinafter referred to as the '**said Property**' TOGETHERWITH all title, benefits, easements and/or facilities, authorities, ~~claims~~, demands, usufructs and tangible and intangible rights or however or whatsoever nature in the said Property including the right of access to the said Property at or for a total consideration of Rs. 25,26,950/- (Rupees Twenty



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Five Lacs Twenty Six Thousand Nine Hundred Fifty only) absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, barga, attachments, alignments, demands whatsoever in nature but subject to the occupation of the said Encroacher and that the Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 25,26,950/- (Rupees Twenty Five Lacs Twenty Six Thousand Nine Hundred Fifty only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of the Sali land containing an area of 7.31 Decimal be the same a little more or less, together with the asbestos shed structures measuring about 100 sq. ft. standing on the part thereof, situate lying at Mouza- Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in R.S. & L.R. Dag No. 3588 out of the total area of 13 decimals recorded in L.R. Khatian No. 6250 Police Station Airport (formerly Rajarhat) within jurisdiction of Rajarhat Gopalpur Municipality, District North 24-Parganas in the State of West Bengal and more particularly described in the **Schedule** hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" and delineated in the map or plan hereto annexed and thereon bordered **RED** together with all other easements and/or facilities attached thereto including the right of access to the said Property TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or



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was situated, butted, bounded, called, known, numbered, described or distinguished together-with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadars, attachments, alignments, demands whatsoever in nature but subject to the occupation of the said Encroacher.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is an absolute Owner and well and sufficiently entitled to the said Property.




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- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all rents, rates, taxes and all other outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.



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- f) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.
- g) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- h) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- i) Further the Vendor and any persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in



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trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND THE VENDOR DOTH HEREBY FURTHER DECLARES AND ASSURES THE PURCHASER as follows:

1. THAT the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khazna, land revenue and other outgoings and impositions payable in respect of the said Property benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
2. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
3. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorneys of the



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Vendor and empowers and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to co-operate with the Purchaser in all respect to cause mutation of the said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

4. **AND HENCEFORTH** the Vendor shall have no any subsisting rights, title, interest and claim whatsoever in nature in respect of the said Property under R.S. and L.R. Dag No. 3588 and the Vendor doth hereby expressly confirm to have sold and transferred entirety of its rights, title and interest into and upon the said Property in favour of the Purchaser and shall not claim any additional sum or consideration from the Purchaser on any account thereof.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT the piece and parcel of the Sali land containing an area of 7.31 Decimal be the same a little more or less, together with the asbestos shed structures measuring about 100 sq. ft. standing on the part thereof, situate lying at Mouza - Gopalpur J.L. No. 2 Revenue Survey No. 140 comprised in R.S. & L.R. Dag No. 3588 recorded in L.R. Khatian No. 6250 Police Station Airport (formerly Rajarhat), within jurisdiction of Rajarhat - Gopalpur Municipality, ^{Berehali (East) (Gopalpur) Road,} District North 24-Parganas in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and delineated in the map or plan hereto annexed and thereon bordered RED and butted and bounded in the manner following :-

ON THE NORTH : By Dag No. 3589
ON THE EAST : By Dag No. 3587
ON THE SOUTH : By Dag No. 3582
ON THE WEST : By Part of Dag No. 3588



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IN WITNESS WHEREOF the Vendor has hereto set and subscribed its hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed VENDOR at Kolkata in the presence of :-

1. Ajay Kumar Singh
136 Tansen Road
W-55

2. [Gaurang Bajoria]
P-140, LAKE ROAD
GANAGOTRI BLDG
KOLKATA - 700029.

RAJARAM ESTATE PRIVATE LIMITED

Sunder Kumar Singh

Director

(V E N D O R)

Drafted by me

Tuhin Ranjan Chakraborty
(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta
Reg.No. WB/1319/1999

RECEIVED
18.06.2018
18.06.2018
18.06.2018



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RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 25,26,950/- (Rupees Twenty Five Lacs Twenty Six Thousand Nine Hundred Fifty only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK NAME AND BRANCH</u>	<u>AMOUNT</u>
05.09.2014	219047	HDFC Bank Stephen House, Kolkata.	25,26,950/-
			<u>25,26,950/-</u>

(Rupees Twenty Five Lacs Twenty Six Thousand Nine Hundred Fifty Only)

WITNESSES :

1. *Ajay Banerjee*

Gaurang Bajoria
2. [GAURANG BAJORIA.]

RAJARAM ESTATE PRIVATE LIMITED

Sumit

Director

(VENDOR)



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OF MOUZA – GOPALPUR, J.L. NO. 2, L.R. KHATIAN NO. 6250,
DAG NO. 3588, P. S. - AIRPORT, DIST. - 24 PARGANAS (N),

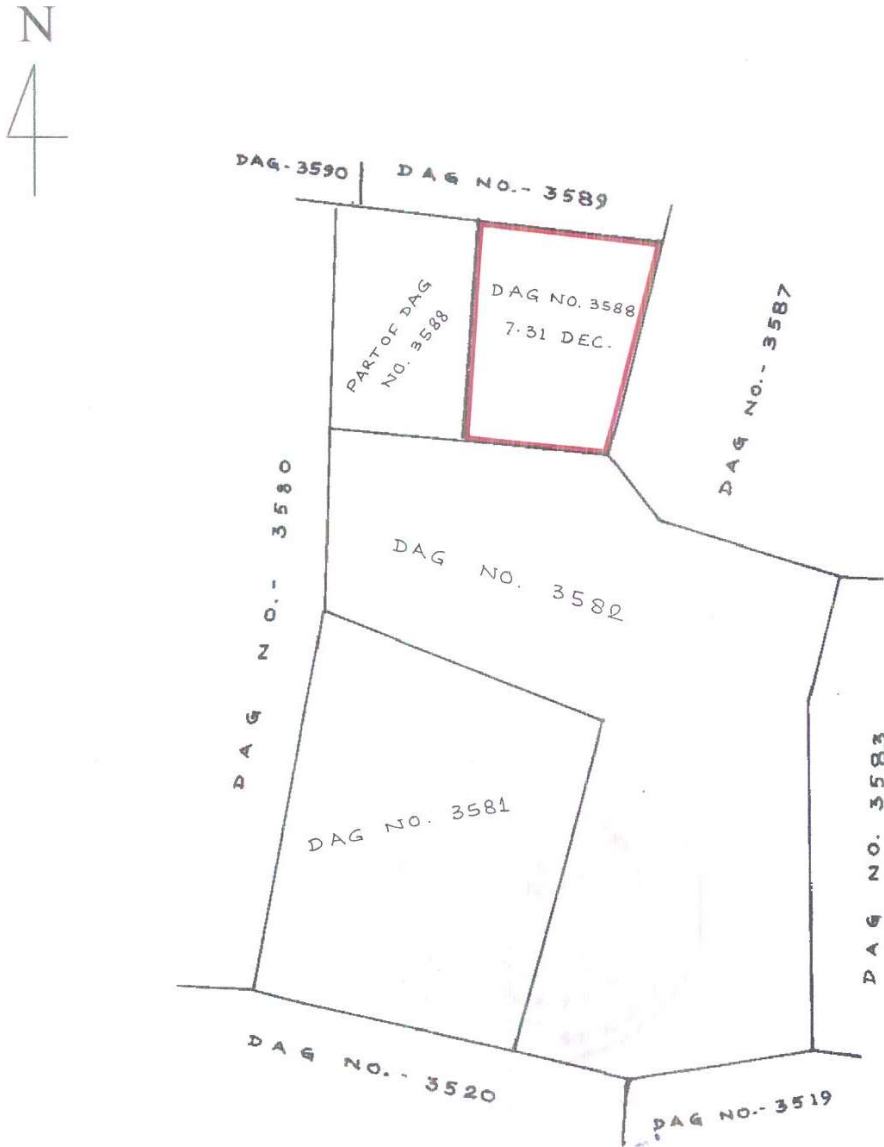
SOLD AREA OF LAND : **7.31** DECIMAL

SHOWN IN RED BORDER ☐

(NOT TO SCALE)

VENDOR : RAJARAM ESTATE PVT. LTD.

PURCHASER : DUMPLING HEIGHTS PVT. LTD.



RAJARAM ESTATE PRIVATE LIMITED

Tamara G.

Director

(VENDOR)



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

08 SEP 2014

SPECIMEN FORM FOR TEN FINGERPRINTS



ED

RAJ

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Dumping Heights Pvt. Ltd.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

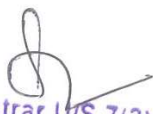


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					




Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

08 SEP 2014



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 04865 of 2014
(Serial No. 04021 of 2014 and Query No. 1502L000009245 of 2014)

On 08/09/2014

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

Presented for registration at 18.07 hrs on :08/09/2014, at the Private residence by Surendra Kumar Saraf ,Executant.

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

Execution is admitted on 08/09/2014 by

1. Surendra Kumar Saraf
 Director, Rajaram Estate Private Limited (Pan No- A A B C R 5000 M), 34/1 B, Kavi Bharti Sarani, Lake Road, , Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, .
 , By Profession : Business

Identified By Mihir Nandi, son of Rajmohan Nandi, 78, Thana Road,, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Sushil Kumar Roy)
 DISTRICT SUB-REGISTRAR-II

On 09/09/2014

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/-

Payment of Fees:

Amount by Draft

Rs. 28144/- is paid , by the draft number 868647, Draft Date 06/09/2014, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 09/09/2014

(Under Article : A(1) = 28105/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 09/09/2014)

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.-25,55,273/-

Certified that the required stamp duty of this document is Rs.- 153326 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
 EndorsementPage 1 of 2

09/09/2014 16:16:00



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 04865 of 2014
(Serial No. 04021 of 2014 and Query No. 1502L000009245 of 2014)

Deficit stamp duty Rs. 153326/- is paid , by the draft number 868644, Draft Date 06/09/2014, Bank :
State Bank of India, NETAJI SUBHAS ROAD BR., received on 09/09/2014

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

09/09/2014 16:16:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 7741 to 7763
being No 04865 for the year 2014.



(Sushil Kumar Roy) 10-September-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal