

6858 06858

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D-07846



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

admissible under Rule 31 & 32
 s/a 5 (1) of W.B.L.R. Act, 1989
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule LA. No. _____
 Fees Paid

831940

A-19789/-
 E 7
 + 28
 sub 4
 19828/-

1050
 90000
 17050
 102050/-

Signature as T (A)
 North 24-Parganas
 I.R.S.E.-A

• 1 DEC 2008 29 MAY 2011

DEED OF CONVEYANCE

Sale
 23
 1800000

A-19789
 E 7
 + 28
 sub 4

1. Date: 29th May 2007.
2. Place : Kolkata
3. Parties :
 - 3.1 LALIT KUMAR KESHAN, son of Basudev Keshan, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 113/E, Dr. S.C. Banerjee Road, P.S. Beliaghata, Kolkata - 700 010.

Stamp duty of Rs 17050-1900/-
 has been realized on 20/5/07
 as per Banker's Cheque / 555123
 Bank Book No. 29/05/07
 Date of 29/05/07
 (L.M.)

North 24-Parganas
 30/5/07

Visit to 113/E Dr. S.C. Banerjee Road, Beliaghata, Kolkata - 700 010.
 29/5/07
 29/5/07

918 21-05-07
 1000/- one thousand only.
FINAKI CHATTOPADHYAY
 Advocate
 No. 38, Arjunpur North
 Kolkata-700 059
 - 7 MAY 2007
 No 85000



received for Registration at ... A.R.P./...
 on the... 1st Dec. 2006...
 Office at Baran by **Sunil Kr. Gonia**

1.) **Sunil Kr. Gonia**
 S/o Mr. Sunanda Gonia
 G. Canal St. Kt. 17
 P.S. ... P.O. ...
 District - North 24 Parganas
 Caste - Hindu / Hindu / Christian
 Religion - S.C.

As Director of SF
 Nirman Pvt Ltd.

Sunil Kr Gonia

Registrar u/s T (a)
 North 24-Parganas
 (B.S.R.-II)

2374

29 MAY 2007

2.) **Saraj Kr. Chakrabarty**
 S/o Mr. Manindra Kr.
 Chakrabarty of Gopalpur.
 Kol-136 H/B-5

Saraj Kr Gonia
 Director

Pradip Mondal

...
 ...
 District - North 24 Parganas
 Caste - Hindu, Muslim / Christian
 Religion - B.S.

As constituted Attorney of
 Lalit Kumar Keshav Hemakeshan

Pradip Mondal
 c/o Jagat Mondal
 Lalon Bazar

Registrar u/s T (a)
 North 24-Parganas
 (B.S.R.-II)

29 MAY 2007

2377

HEMA KESHAN, wife of Lalit Kumar Keshan, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 113/E, Dr. S.C. Banerjee Road, P.S. Beliaghata, Kolkata - 700 010, both represented by their Constituted Attorney, SAROJ KUMAR CHAKRABORTY, son of Late Manindra Kumar Chakraborty, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Dasadron, Gopalpur, P.S. Rajarhat, Kolkata - 700 136.

Both hereinafter jointly called and referred to as the "Owners / Vendors" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns).

AND

3.2 S.P. NIRMAN PVT. LTD., a Private Limited Company, constituted under Indian Companies Act, 1956, having its registered office at 6, Camac Street, Kolkata - 700 017, represented by its Director, SUNIL KUMAR GIRIA, son of Late Sumermal Giria.

Hereinafter called and referred to as the "Purchaser" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its director, executors, administrators, representatives and assigns).

Vendors and Purchaser collectively Parties and individually Party.



Dist. Office, No. 1 (A)
North 24-Parganas
(D.O. No. - II)

29 MAY 2007

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

4.1 **Said Property :** ALL THAT piece and parcel of Sali land measuring 7 (Seven) Cottahs 3 (Three) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, Hal Touzi No. 10, P.S. Airport, comprised in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 4, in the District North 24 Parganas, demarcated in colour Red on Plan attached and morefully described in the Schedule below (**Said Property**).

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The vendors have made the following representation and given the following warranty to the Purchaser regarding title.

5.1.1 **Absolute Ownership of Nilratan Saha & Others :** One Nilratan Saha, Jiban Krishna Saha, Kalipada Saha & Prahalad Chandra Saha were the absolute joint owners of 76 decimals of land in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, in



Registrar u/s 1 (2)
North 24-Parganas

(D. S. R. - II)

29 MAY 2007

Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, P.S. the then Rajarhat, in the District North 24 Parganas.

- 5.1.2 **Demise of Prahlad Chandra Saha :** The said Prahlad Chandra Saha died intestate, leaving behind him, his wife, Dipti Rani Saha, two sons, Pradip Kumar Saha & Sudip Saha and only daughter, Pali Saha alias Pali Rani Saha as his heirs and successors in interest in respect of the share of the said Prahlad Chandra Saha, since deceased, in the aforesaid land.
- 5.1.3 **Sale by Nilratan Saha & Others :** The said Nilratan Saha, Kalipada Saha, Jiban Krishna Saha, Dipti Rani Saha, Pradip Kumar Saha, Sudip Saha & Pali Rani Saha alias Pali Saha sold, transferred and conveyed 38 decimals of land in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, in Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, P.S. the then Rajarhat, in the District North 24 Parganas, with other Dag numbers, to one Dakshina Ranjan Sarkar and Sadhan Biswas, by the strength of a Registered Deed of Conveyance, registered on 10.07.1989, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 120, Pages 73 to 86, being Deed No. 5682 for the year 1989.
- 5.1.4 **Again Sale by Jiban Krishna Saha & Others :** The said Jiban Krishna Saha, Kalipada Saha, Nil Ratan Saha, Dipti Rani Saha, Pradip Kumar Saha, Sudip Saha & Pali Rani Saha alias Pali Saha again sold, transferred and conveyed 38 decimals of land in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, in Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, P.S. the then Rajarhat, in the District North 24 Parganas, with other Dag numbers, to one Bhupal Ranjan Chakraborty, by the strength of a Registered Deed of Conveyance, registered on 10.07.1989, in the office



Registrar a/s T (R)
North 24-Parganas
(D. R. R. - B)
29 MAY 2007

of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 120, Pages 61 to 72, being Deed No. 5681 for the year 1989.

- 5.1.5 **Sale by Bhupal Ranjan Chakraborty :** The said Bhupal Ranjan Chakraborty sold, transferred and conveyed 38 decimals of land in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 143, 182 & 54, in Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, P.S. the then Rajarhat, in the District North 24 Parganas, with other Dag numbers, to one Nripendra Kumar Rahut, son of Late Mohan Rahut, by the strength of a Registered Deed of Conveyance, registered on 22.01.1993, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 213, Pages 213 to 220, being Deed No. 397 for the year 1993.
- 5.1.6 **Sale by Dakshina Ranjan Sarkar & Sadhan Biswas :** The said Dakshina Ranjan Sarkar and Sadhan Biswas sold, transferred and conveyed 38 decimals of land in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, in Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, P.S. the then Rajarhat, in the District North 24 Parganas, with other Dag numbers, to one Rina Rahut, wife of Nripendra Kumar Rahut, by the strength of a Registered Deed of Conveyance, registered on 07.07.1994, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 79, Pages 181 to 199, being Deed No. 3606 for the year 1994.
- 5.1.7 **Absolute Joint Ownership of Nripendra Kumar Rahut & Rina Rahut :** Thus the said Nripendra Kumar Rahut & Rina Rahut on the basis of the aforesaid deeds, became the absolute owners of 76 decimals more or less of land in Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No.



North 24-Parganas
(Dist. B. - 24)
29 MAY 2007

125B/1, Hal Touzi No. 10, P.S. the then Rajarhat, presently Airport, comprised in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas.

5.1.8 **Sale by Nripendra Kumar Rahut & Rina Rahut :** The said Nripendra Kumar Rahut & Rina Rahut plotted the aforesaid land and sold, transferred and conveyed a plot, being Plot No. 'F & G, admeasuring 7 (Seven) Cottahs 3 (Three) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, Hal Touzi No. 10, P.S. Airport, comprised in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to the present owners, Lalit Kumar Keshan & Hema Keshan, by the strength of a Registered Deed of Conveyance, registered on 24.10.2005, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 108, Pages 191 to 211, being Deed No. 1764 for the year 2006.

5.1.9 **Absolute Joint Ownership of Lalit Kumar Keshan & Hema Keshan :** On the basis of the aforesaid deed, the said Lalit Kumar Keshan & Hema Keshan became the absolute joint owners of ALL THAT piece and parcel of Sali land measuring 7 (Seven) Cottahs 3 (Three) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, Hal Touzi No. 10, P.S. Airport, comprised in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 4, in the District North 24 Parganas (Said Property).



Office of the District Collector
North 24-Parganas
(D.S.R.-HF)

29 MAY 2011

5.1.10 **Registered Power of Attorney :** The said Lalit Kumar Keshan & Hema Keshan executed a Registered Deed of General Power of Attorney, appointing the said Saroj Kumar Chakraborty as their Constituted Attorney. The said Deed of General Power of Attorney was registered on 11.05.2007, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. IV, Volume No. 1, Pages 619 to 626, being Deed No. 00315 for the year 2007, with power to sell, transfer and convey the said property to any intending purchaser.

5.1.11 **Title of the Vendors :** Thus in the abovementioned circumstances, the vendors have become the joint owners of the Said Property.

5.1.12 **True and Correct Representations :** The Vendors are the absolute and undisputed owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

5.2 **Representations, Warranties and Covenants regarding Encumbrances :**
The Vendors through their constituted attorney represent, warrant and covenant regarding encumbrances as follows :

5.2.1 **No Acquisition / Requisition :** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

- 5.2.2 **No Excess Land :** The Vendors does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendors :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Vendors represented by their constituted attorney have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption :** No person or persons whosoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments,



[Handwritten Signature]
Magistrate Class I (A)
North 24-Parganas
(D. S. R. - II)

29 MAY 2007

lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase :** The Vendors represented by their Constituted Attorney have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendors.



[Handwritten signature]

Magistrate u/s I (2)
North 24-Parganas
(D. E. R. - II)
29 MAY 2007

7. **Transfer :**

7.1 **Hereby Made :** The Vendors through their Constituted Attorney, hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Property **ALL THAT** piece and parcel of Sali land measuring 7 (Seven) Cottahs 3 (Three) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, Hal Touzi No. 10, P.S. Airport, comprised in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 4, in the District North 24 Parganas, demarcated in colour Red on Plan attached and morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs. 18,00,000.00 (Rupees Eighteen lakhs) only paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.



Registrar o/s T (2)
North 24-Parganas
(D.S.R. - II)

29 MAY 2007

- 8.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.
- 8.1.4 **Together with All Other Appurtenances** : Together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/ non-mutated lands purchased by the Vendors as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification** : Indemnification by the vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendors about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the vendors and the attorney holder shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of vendors and purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.



[Handwritten Signature]
District Collector (D) North 24-Parganas
(D. E. R. - II)

29 MAY 2007

- 8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendors to the purchaser, which the purchaser admits, acknowledges and accept.
- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the vendors hereby indemnify and agree to keep the purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession :** The vendors hereby covenant that the purchaser and its director, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.
- 8.6 **Indemnity :** The vendors hereby covenant that the vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchaser and its director, executors, administrators, representatives and assigns and /



Magistrate u/s I (a)
North 24-Parganas
(B. S. P. - II)

29 MAY 2011

or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the purchaser and its director, executors, administrators, representatives and assigns and / or its successors-in-interest by reason of any defect in title of the vendors or any of the representations being found to be untrue.

- 8.7 **No Objection to Mutation :** The vendors declare that the purchaser can fully be entitled to mutate its name in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its own name. The vendors 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 regard shall sign all documents and papers as required by the purchaser.
- 8.8 **Further Acts :** The vendors hereby covenant that the vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the purchaser and / or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.
- 8.9 **Permission from Rajarhat New Township Project :** The owners/vendors herein duly obtained sale permission of the sold property from the competent authority of Government of West Bengal, NTP Branch vide Memo No. 1830-HG/HI/NTP dated 30.12.1999 for R.S. Dag No. 496 in Mouza - Salua, transferring title of the sold property, i.e. free from any acquisition till date.



Registrar of Companies
North 24-Parganas
West Bengal

29 MAY 2011

SCHEDULE(SAID PROPERTY)[SUBJECT MATTER OF SALE]

ALL THAT piece and parcel of Sali land measuring 7 (Seven) Cottahs 3 (Three) Ch tracks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, Hal Touzi No. 10, P.S. Airport, comprised in R.S. Dag No. 496 under R.S. Khatian No. 167, L.R. Khatian Nos. 99, 148, 182 & 54, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No 4, in the District North 24 Parganas, demarcated in colour Red on Plan attached, butted and bounded as follows :-

ON THE NORTH	:	Common Passage.
ON THE SOUTH	:	Dashodron Mouza.
ON THE EAST	:	Part of R.S. Dag No. 496.
ON THE WEST	:	Common Passage.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.



[Handwritten signature]

Registrar s/s T (R)
North 24-Parganas
WB

29 MAY 2001

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

✓ *Sudip Mandal*
Salua

2. 24/12/2018

০১/১২/১৮

Drafted by :

Pinaki Chattopadhyay
For Pinaki Chattopadhyay

& Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 6544 0004.

Composed by :

✓
Paresa Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

Saroj Kumar Chakraborty

Saroj Kumar Chakraborty

As Constituted Attorney of

Lalit Kumar Keshan &

Hema Keshan

Owners / Vendors

Sunil Kumar Giria

Sunil Kumar Giria

Director of S.P. Nirman Pvt. Ltd.

Purchaser



North 24-Parganas
(B.R.R.-II)

29 MAY 1954

MEMO OF CONSIDERATION

Received Rs. 18,00,000.00 (Rupees Eighteen lakhs) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchaser.

By Draft No. 050381 Dt. 28/5/07.
Drawn on Standard Chartered Bank, Kolkata

Rs. 6,00,000/-

By Draft No. 050380 Dt. 28/5/07
Drawn on Standard Chartered Bank Kolkata

Rs. 6,00,000/-

By Draft No - 006873 Dt. 29-5-07
Drawn on Standard Chartered Bank K-

Rs. 6,00,000/-

Witnesses :-

1. *[Signature]*

2. *[Signature]*

Saraj kr Chakraborty
Saroj Kumar Chakraborty
As Constituted Attorney of
Lalit Kumar Keshan &
Hema Keshan
Owners / Vendors



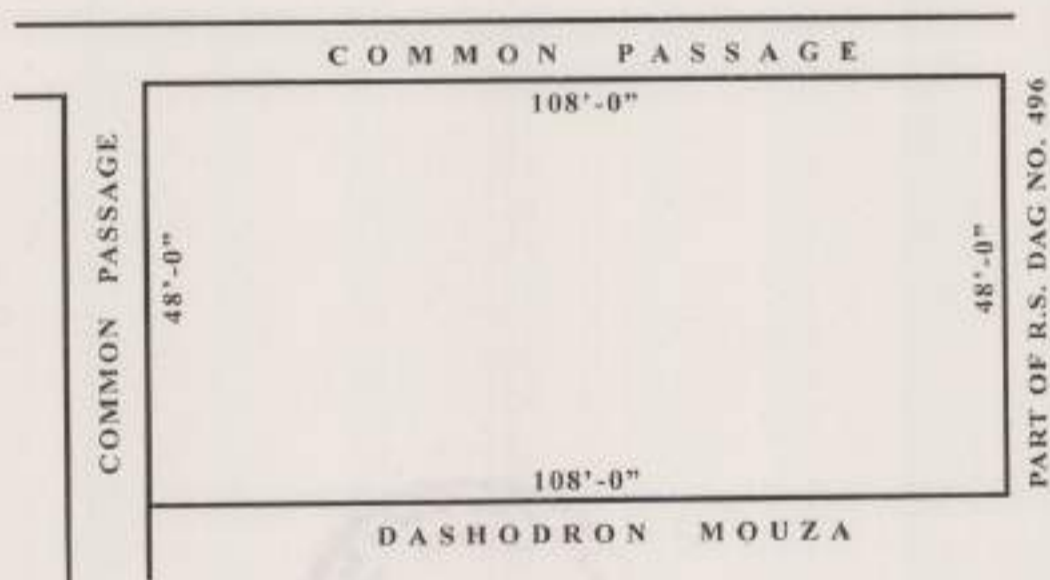
16
Signature u/s T (B)
North 24-Parganas
(D. R. O. - B)
29 MAY 2011

SITE PLAN OF SALI LAND MEASURING 7 COTTAHS 3 CHITTACKS 6 SQ.FT. MORE OR LESS, AT MOUZA - SALUA, J.L. NO. 3, P.S. AIRPORT, IN R.S. DAG NO. 496. R.S. KHATIAN NO. 167, L.R. KHATIAN NOS. 99, 148, 182 & 54, RAJARHAT GOPALPUR MUNICIPALITY, WARD NO. 4, DISTRICT NORTH 24 PARGANAS.

VENDORS : SAROJ KUMAR CHAKRABORTY
AS CONSTITUTED ATTORNEY OF
LALIT KUMAR KESHAN &
HEMA KESHAN



PURCHASER : S.P. NIRMAN PVT. LTD.



Saraj ke Chakraborty
SIGNATURE OF VENDOR

NOT IN SCALE
DRAWN BY :

PARESH SWARNAKAR












For S.P. NIRMAN PVT. LTD.
Sunil K. Ghosh
Director.
SIGNATURE OF PURCHASER














[Handwritten Signature]
Signature of S. S. I. (S)
North 24-Parganas
(D. S. R. - II)
2.9 MAY 2001

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO


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

 Sunil Kalyan	LH					
	RH					

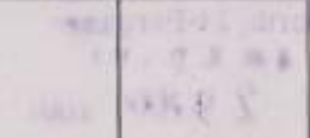
ATTESTED - Sunil Kalyan

 Sanjay K Chakrabarti	LH					
	RH					

ATTESTED - Sanjay K Chakrabarti

	LH					
	RH					

ATTESTED -

	LH					
	RH					

ATTESTED -



Registrar O/S T (R)
North 24-Parganas
(D. S. R. - U)

29 MAY 2001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 232 to 251
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