

67333/10

28A

8816

भारतीय गैर न्यायिक

Sahu & Ray

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

09AA 545422

M. No. 573036 / 10
M. No. 573036 / 10



[Signature]
22.7.10

Additional Registrar
of Assurances-11, Kolkata
22-07-10

CONVEYANCE

1. Date: 22nd July 2010

2. Place: Kolkata

3. Parties:

3.1 **Jugal Kishore Mondal**, son of Late Giripada Mondal, residing at Saha, Police Station Airport, North 24 Parganas (**Vendor**, includes successors-in-interest)

[Signature]

14/22

14 MAY 2010

No..... Date.....

Sold SAHA & RAY

Address.....
14/1, 3rd Floor, High Court Chambers

Rs.....
Kolkata

L. S. VERMA
HIGH COURT, CAL.



Pradip Ghosh.
(Pradip Ghosh)
S/o Samir Ghosh
R. Gopal pur
24 Parganas (N)

22 JUL 2010

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07333 / 2010, Deed No. (Book - I , 08816/2010)

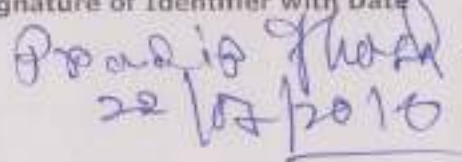
I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Umesh Kedia	 22/07/2010	 LTI 22/07/2010	Umesh Kedia 22.07.10

II. Signature of the person(s) admitting the Execution at Office.

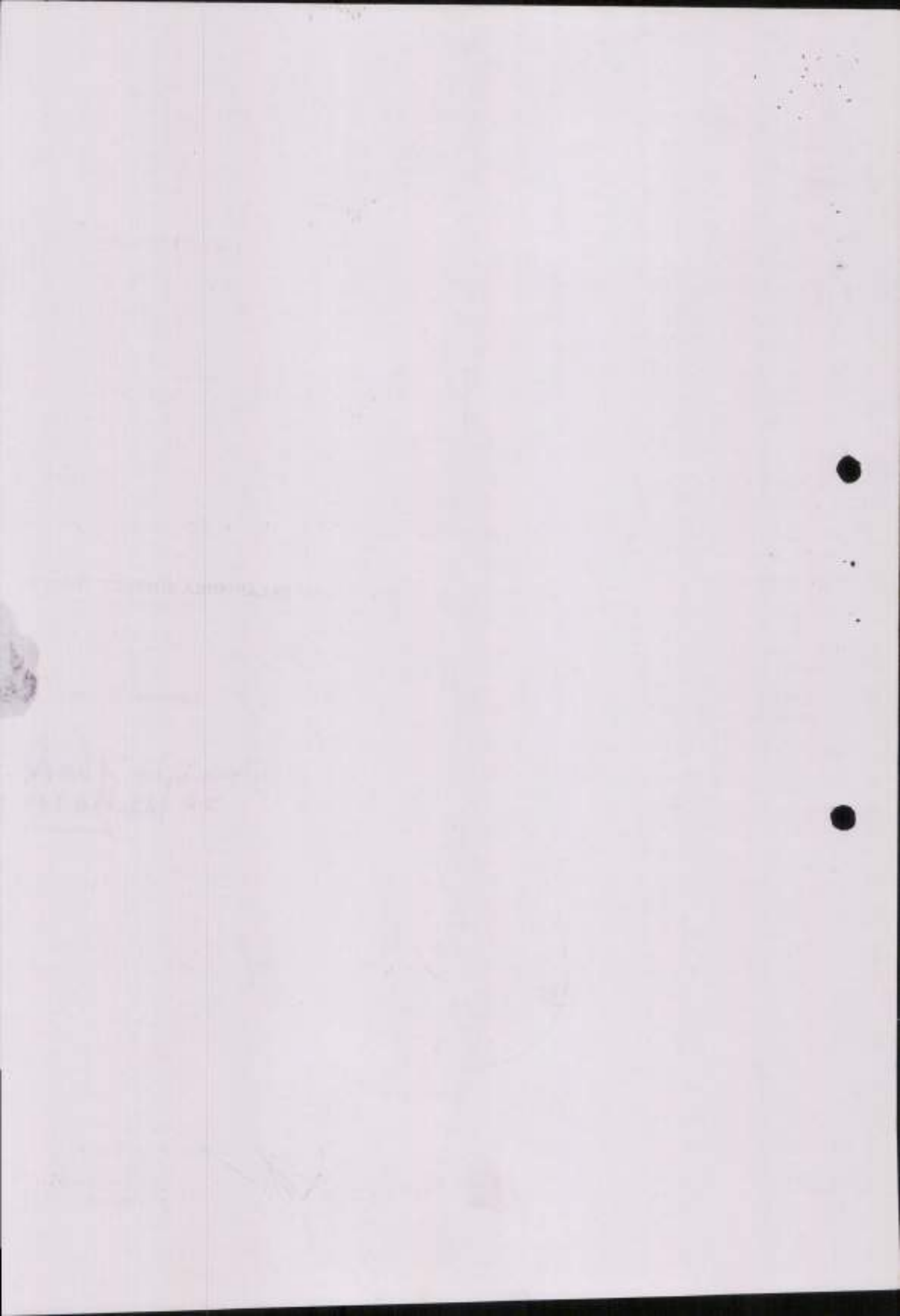
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jugal Kishore Mondal Address - Salua, Thana: Airport, District -North 24-Parganas, WEST EENGAL, India, P.O. :-	Self	 22/07/2010	 LTI 22/07/2010	
2	Umesh Kedia Address -85/2, Raj Ballav Saha Lane, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711101	Self	 22/07/2010	 LTI 22/07/2010	For SALARPURIA SIMPLEX REALTY VENTURE Umesh Kedia Authorized Signatory

Name of Identifier of above Person(s)
 Pradip Ghosh
 R Gopalpur, Thana:-Airport, District:-North
 24 Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

 22/07/2010



(Tarak Baran Mukherjee) 22-07-10
 ADDL. REGISTRAR OF ASSURANCES-II
 Office of the A. R. A. - II KOLKATA





Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 08816 of 2010
(Serial No. 07333 of 2010)

On 22/07/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 6303/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 22/07/2010

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.-573036/-

Certified that the required stamp duty of this document is Rs.- 34392 /- and the Stamp duty paid as Impresive Rs.- 20/-

Deficit stamp duty

Deficit stamp duty Rs. 34420/- is paid 04701322/07/2010 State Bank of India, ESPLANADE, received on 22/07/2010

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

Presented for registration at 14.07 hrs on :22/07/2010, at the Office of the A. R. A. - II KOLKATA by Umesh Kedia ,Claimant.

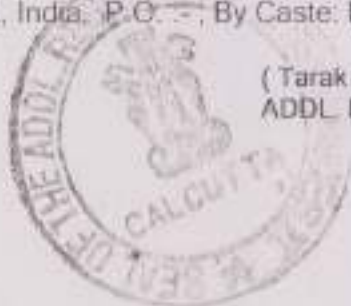
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 22/07/2010 by

1. Jugal Kishore Mondal, son of Late Giripada Mondal , Salua, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others

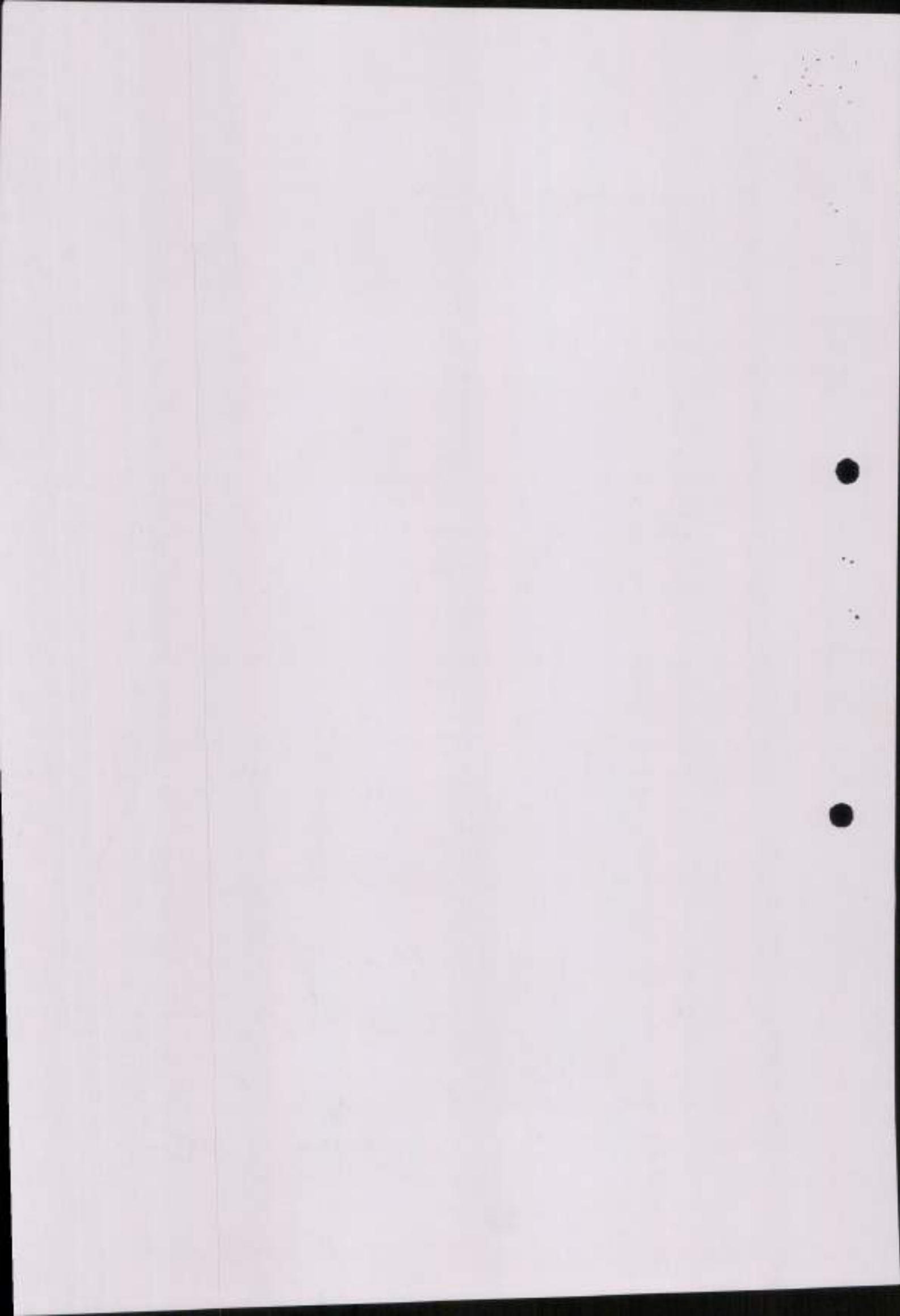
2. Umesh Kedia
Authorised Signatory, Salarpuria Simplex Realty Ventures Pvt Ltd, 7, Chittaranjan Avenue, KCL, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072 .
By Profession : Service

Identified By Pradip Ghosh, son of Samir Ghosh, R Gopalpur, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.



(Tarak Baran Mukherjee)
ADDL REGISTRAR OF ASSURANCES-II

22.07.10 (Tarak Baran Mukherjee)
ADDL REGISTRAR OF ASSURANCES-II



And

- 3.2 **Salarpuria Simplex Realty Ventures Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 3rd floor, 7, Chittaranjan Avenue, Police Station Hare Street, Kolkata-700072, being represented by its authorized signatory **Umesh Kedia**, son of Kishori Lal Kedia, residing at 85/2 Raj Ballav Saha Lane, Howrah- 711101

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Sali* (agricultural) land measuring 3 (three) *cattah*, more or less, consisting of common passages and road and comprised in R.S./L.R. *Dag* No.498, recorded in L.R. *Khatian* No. 14, *Mouza* Salua, J.L. No.3, within Ward No. 4 of Rajarhat- Gopalpur Municipality, Police Station Airport, District Sub-Registration Bidhannagar, District North 24 Parganas, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the above property, morefully described in the **Schedule** below (**Said Property**).

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Ownership of Anil Kumar Dutta:** Anil Kumar Dutta was the recorded owner of land measuring 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No.498, recorded in L.R. *Khatian* No.14, *Mouza* Salua, J.L. No.3, within Ward No. 4 of Rajarhat- Gopalpur Municipality, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, to Anil Kumar Dutta (**Mother Property**).
- 5.1.2 **Sale to Vendor:** By a Deed of Conveyance dated 13th July, 1983, registered in the Office of the Additional District Sub Registrar Cossipur, Dum Dum, in Book No. I, Volume No. 189, Pages 165 to171, being Deed No. 7323 for the year 1983, Anil Kumar Dutta sold, conveyed and transferred the entirety of the Mother Property, to the Vendor.
- 5.1.3 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the Said Property and the Said Property is being a part of Mother Property.
- 5.1.4 **True and Correct Representations:** The Vendor is the absolute and undisputed owner of the Said Property as mentioned above and such representation of the Vendor is true and correct.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 3.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that



PHILIPPINES II 14 SEP

Additional Reg
Luzon, Kol
22 JUL 1970

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 Vendor 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 Vendor:** The Vendor has 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 Vendor has 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 local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever has/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 Vendor 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, lis pendens, uses, *debutiers*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* 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 and the title of the Vendor 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 Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khata*, vacant, peaceful and physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of his right, title and interest of whatsoever or howsoever nature in the Said



Additional Registrar of
Assurances-II, Kof
22.08.2018

Property described in the **Schedule** below, being *sahi* (agricultural) land measuring 3 (three) *cottah*, more or less, consisting of common passages and road and comprised in R.S./L.R. *Dag* No.498, recorded in L.R. *Khatan* No.14, *Mouza* Salua, J.L. No.3, within Ward No. 4 of Rajarhat- Gopalpur Municipality, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,00,000/- (Rupees two lac) paid by the Purchaser to the Vendor, receipt of which the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration 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.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debtors*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has 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.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** indemnification by the Vendor about the correctness of his title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title and the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at his own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** all obligation and duty of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Now*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

Handwritten signature and date: 30/1/12

SEAL OF THE GOVERNMENT OF ASSAM
REGISTRAR OF ASSAM
KOLKATA
22 JUL 2010

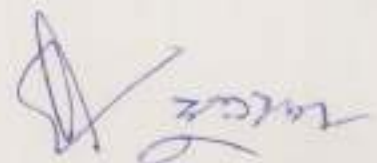
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and its assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under them in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its assigns and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and its assigns and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser is fully entitled to mutate their names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorneys of the Vendor and empowers and authorizes 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 undertakes to cooperate 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 Vendor hereby covenants that the Vendor 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.

**Schedule
(Said Property)**

Sahi (agricultural) land measuring 3 (three) *cottah*, more or less, consisting of common passages and road and comprised in R.S./L.R. *Dag* No.498, recorded in L.R. *Mhatian* No.14, *Mouza* Sakaa, J.L. No.3, within Ward No. 4 of Rajarhat- Gopalpur Municipality, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and the said *Dag* is butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> Nos. 500 and 501
On the East	: By R.S./L.R. <i>Dag</i> Nos. 548 & 549
On the South	: By R.S./L.R. <i>Dag</i> No. 497
On the West	: By R.S./L.R. <i>Dag</i> No. 499

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property.

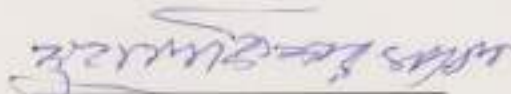


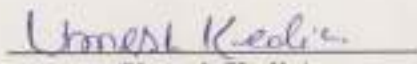
Minister of
Accreditation, Kof
22 JUL 2010



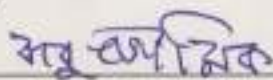
9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.


Jugal Kishore Mondal
[Vendor]


Umesh Kedia
(Umesh Kedia)
Authorised Signatory
(Salarpuria Simplex Realty Ventures Private Limited)
[Purchaser]

Witnesses:

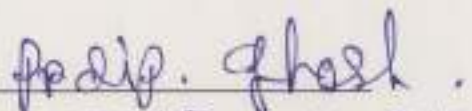
Signature 

Name Babu Bharamik

Father's Name S. Bharamik

Address Dashodrone

Rajachal 24 Sargam (N)

Signature 

Name PRADIP GHOSH

Father's Name Samer Ghosh.

Address R. Rajal Bul.

(N) 24 Sargam.

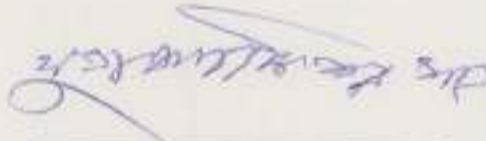
Additional Registrar of
Assurances-II, Kolkata
22.11.2010



Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.2,00,000/- (Rupees two lac) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft No. 17653:	20.07.10	Vijaya Bank	2,00,000/-



[Jugal Kishore Mondal]
[Vendor]

Witnesses:

Signature बबु भोसले

Name Babu Bhosle

Signature Pradip Ghosh

Name Pradip Ghosh

Additional Registrar of
Assurances-II, Feb
22 JUL 2010



SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Umesh Kedar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



(Signature)

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Registrar of
Assurances, Kolkata
22 JUL 2010



DATED 22nd DAY OF July, 2010

Between

Jugal Kishore Mondal
... Vendor

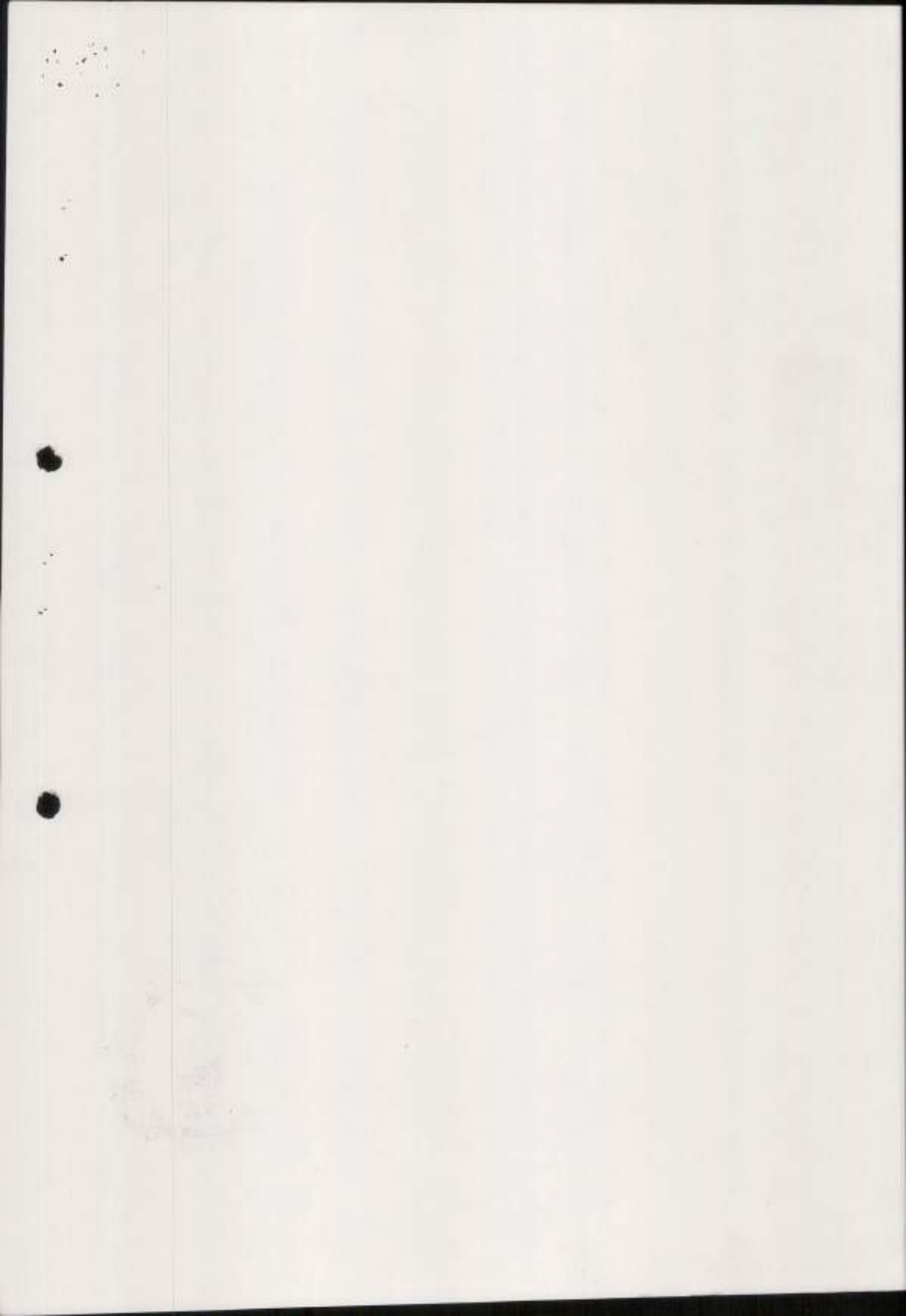
And

Salarpuria Simplex Realty Ventures Private Limited
... Purchaser

CONVEYANCE

Portion of
R.S./L.R. Dag No. 498
Mouza Saha
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

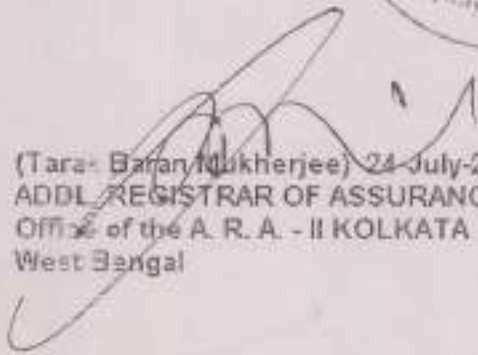


4/R-1500

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 980 to 991
being No 08816 for the year 2010.




(Tara Baran Mukherjee) 24 July-2010
ADDL REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

