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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration, the Signature sheet and the endorsement sheet attached with this document are part of this document.

Addl. District Sub Registrar
Sonarpur, South 24 Parganas

6 AUG 2010

DEED OF CONVEYANCE

THIS DEED OF SALE made this 6th day of August, Two Thousand and
Ten.

(2) P-17
D-590
2K.2C.12H

441 06/08/2010
Nishant Prakash
UV-14/09A, 1050/1 Newey park. K-1-75
5000/-
ভেন্ডার - সবাসচী দেব
সোনারপুর - এ. ডি. এস. আর. ও



Farun Ghosh
Nimai Ch Ghosh
Ramchandrapur, Narandrapur
Sonarpur
Bisimile

Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.

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AND

SRI BASUDEB PRAMANIK, S/o Palan Pramanik, by caste - Hindu, by occupation - Business, Residing at - Dakhhin Kankan Dighi, P.O. - Jata, P.S. - Ray Dighi, District - South 24 Pargana, hereinafter referred to as the **VENDOR** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

PITRASHISH ENCLAVES PVT. LTD., a Limited Company incorporated under the Companies Act, 1956 having its registered office at Block GA-126, Rajdanga Main Road, P.S. - Kasba, Kolkata - 700107, represented by **SRI NISHANT PRAKASH**, S/o Late Ram Prakash, residing at UV-14/04A, 1050/1, Survey Park, Kolkata - 700075, hereinafter referred to as the **"PURCHASER"** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, representatives, assigns and successors, administrators, representatives, assigns and successors in office) of the **SECOND PART**.

WHEREAS one Dhananjoy Ghosh Bagani was the recorded owner of the sold 2 Cottahs 2 Chittaks 12 Sq. Ft. of land in R. S. Dag No. 590, L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965, L. R. Khatian No. 423 at Mouza - Ramchadrapur and others land in R. S. and L. R. Settlement record.



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AND WHEREAS said Dhananjoy Ghosh Bagani died leaving behind his wife Ashalata Ghosh as his only sole legal heirs and successors. By inheritance of her husband said Ashalata Ghosh became the absolute owner of the said land and while enjoying her possession in the said land said Ashalata Ghosh appointed Sri Ashoke Kumar Ghosh as her Constituted Attorney on 30/07/2002 by a registered Power of Attorney, which was registered at Sonarpur Sub Registry Office and recorded in Book No. 4, Vol No. 7, Page 329 to 332 and Being Power No. 658.

AND WHEREAS by the said Power of Attorney said Ashoke Kumar Ghosh sold 2 Cottahs 2 Chittaks 12 Sq. Ft. of land in in R. S. Dag No. 590, L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965, L. R. Khatian No. 423 at Mouza - Ramchadrapur to Sri Basudeb Pramanik (Vendor herein) and his other co-sharer brother Sri Paritosh Pramanik on 28/01/08 by a registered Sale Deed, which was registered at Sonarpur Sub Registry Office and recorded in Book No. 1, Being Deed No. 508 for the year 2008.

AND WHEREAS by the way of purchase Sri Basudeb Pramanik (Vendor herein) and Sri Paritosh Pramanik jointly became the absolute owner of the said land and while enjoying their rights said Paritosh Pramanik gifted his portion of 1 Cottahs 1 Chittaks 6 Sq. Ft. land to Sri Basudeb Pramanik (Vendor herein) on 30/04/08 by a registered Deed of Gift which was registered at Sonarpur Sub Registry Office and recorded in Book No. 1, C. D. Volume No. 9, Pages 3992 to 4004, Being Deed No. 03307 for the year 2008.



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AND WHEREAS by the way of Purchase and gift from his brother said Sri Basudeb Pramanik became the absolute owner of the said 2 Cottahs 2 Chittaks 12 Sq. Ft. of land in in R. S. Dag No. 590, L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965, L. R. Khatian No. 423 and recorded his name in Settlement Record and enjoying his rights by paying rents to the Govt. of West Bengal.

AND WHEREAS the above Vendor offered to sell the 2 Cottahs 2 Chittaks 12 Sq. Ft. of land for his urgent need of money, the Vendor have approached the purchaser to purchase the said properties comprising the area of 2 Cottahs 2 Chittaks 12 Sq. Ft. of land in in R. S. Dag No. 590, L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965, L. R. Khatian No. 423 which is morefully and particularly described in the schedule herein below and also had delineated in the **RED** borders in the map annexed herein and the said map is being treated as the part of the Deed. The Purchaser herein being search of such property within the close vicinity of their present place of residence has agreed to purchase at a consideration money for Rs. 354 178/- only which is the highest price available in said locality for that said property.

The Vendor do hereby covenant with the Purchaser -

That the Vendor have good & perfect title to convey right full power absolute authority and indenfeasible title to grant sell convey and transfer the said plot of land hereby granted sold conveyed transfered assignee and secured



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or expressed intended so to bve unto and to the use of the purchaser in the manner aforesaid according to the true intent and meaning of these present free from all encumbrances and liabilities whatsoever and performance of the terms and conditions of the rules and Regulations under which the said plot of land is held.

That the Vendor assures the purchaser that all rent, taxes and all other outgoing payable in respect of the said plot of land have been paid and cleared off till this day of execution and registration of document of sale on or before this date of registration of this document of sale any rent or taxes are found to be due and payable by the Vendor, the purchaser shall be entitled to reimburse by the Vendor or their heirs, successors, representatived, executors and assigns.

AND the purchaser shall hereaftre peacefully hold, use and enjoy the said property described hereinbefore as their own property without hindrence, interruption, claims or demands whatsoever by or from the Vendor or any other person whatsoever.

THAT THE VENDOR have assured the purchaser that the aforesaid property fully described herein before is free from all encumbrances or defect in title and if any defect in title is found out for which the purchaser is in any way put to any loss inconvenience or hadrship. The Vendor doth hereby undertake to indemnify the loss the Purchaser may bu put to due to any defect in title or in case of this possession over the said property or in any portion thereof the



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purchaser shall be at liberty to realise the entire consideration money from the aforesaid Vendor or their heirs, executors, administrators, representatives, representatives, assignees with interest.

That the Purchaser shall and will any may from time to time and at all time hereafter peaceably and quietly enter into hold possess and enjoy the said plot of land hereby granted sold and conveyed according to the tenure and nature there of and received and take the rents issues and profits here of and every part there of without any lawful let suit trouble hindrance eviction interruption claim and demand whatsoever from of or by Vendor or any other person whomsoever.

That no notice has been served upon the Vendor for acquisition under the aforesaid Acts and laws and the Vendors have no knowledge.

The Purchaser use, enjoy, rights, liberties, easements, constructed or drain and to use the path under the 8' Feet Common Passage.

- - : SCHEDULE OF THE PROPERTY : - -

ALL THAT the piece or parcel of Danga land measuring 2 (Two) Cottaks 2 (Two) Chittaks 12 (Twelve) Sq. Ft. of land in in R. S. Dag No. 590 (Five Hundred Ninety), L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965 (Nine Hundred Sixty Five), L. R. Khatian No. 423 at Mouza - Ramchandrapur, J. L. No. 58, R. S. No. 228, Touzi No. 114, Rayata Dakhali Satya Bisista Satya, the



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area of sold land 2 Cottahs 2 Chittaks 12 Sq. Ft. of land is marked by **RED** border as plot No. '17' in the Plan attached herewith and all right of easement title and interest of 8' Feet Common Passage.

The yearly Proportionate Rent Rs. 1/- Payable to the collector Govt. of West Bengal for the sold land which is free from all encumbrances.

The Property is Butted and Bounded By :-

ON THE NORTH	:	Plot No. 16.
ON THE SOUTH	:	Plot No. 18.
ON THE EAST	:	Dag No. 589
ON THE WEST	:	8' Feet Common Passage.

IN WITNESS WHEREOF the Vendor hereto have set and subscribed the respective hands and seals as the day, Month and year first above written.

WITNESSES :-

1. *Tarun Ghosh*
Ramchandra pur
2. *Biswajit Ghosh*
Ramchandra pur

Banabhai Ramania

SIGNATURE OF THE VENDOR



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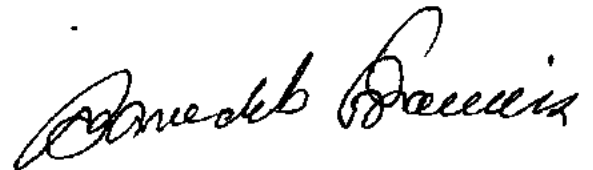
---: MEMO OF CONSIDERATION :---

Received Rs 854178/- (Three lacs fifty four thousand one hundred seventy eight) Rupee.
in Cash.

WITNESSES :-

1. Jaram Ghosh
Ramechandra pur

2. Bismit Ghosh.
Ramechandra pur.



SIGNATURE OF THE VENDOR

Drafted By Me :-

Gozelam Chatterjee
Sonarpur F.D.S.R.O
Sonpur Licence NO-26/26












Typed By Me :-

S. Mukharjee
Sonarpur Sub Registry Office.


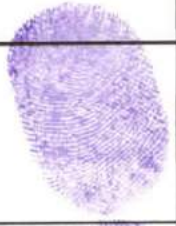

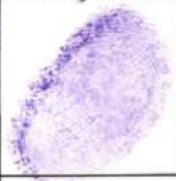
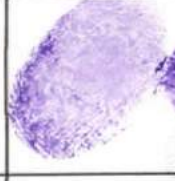
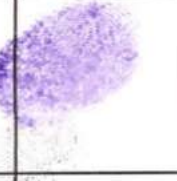







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PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE Pareesh Ramani

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME NISHANT PRAKASH SIGNATURE Nishant Prakash

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	AND					

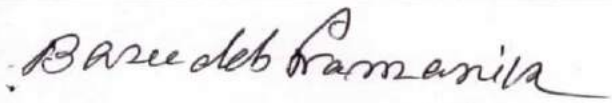


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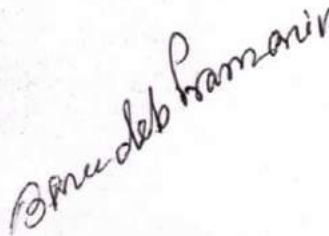
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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 10345 / 2010, Deed No. (Book - I , 09443/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Basudeb Pramanik	 6.8.10

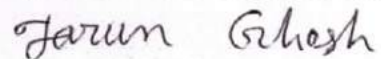
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Basudeb Pramanik Address -Dakhhin Kankan Dighi, Thana:-Raidighi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jata	Self		 LTI	
			06/08/2010	06/08/2010	

Name of Identifier of above Person(s)

Tarun Ghosh
Ramchandrapur, Narendrapur, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India,
P.O. :-

Signature of Identifier with Date



6.8.10



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs

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

Endorsement For Deed Number : I - 09443 of 2010
(Serial No. 10345 of 2010)

On 06/08/2010

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 3894/- ,E = 7/- on 06/08/2010

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.-354178/-

Certified that the required stamp duty of this document is Rs.- 17719 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 12720/- is paid, by the draft number 752055, Draft Date 05/08/2010, Bank Name State Bank of India, SUBHASHGRAM, received on 06/08/2010

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

Presented for registration at 14.12 hrs on :06/08/2010, at the Office of the A. D. S. R. SONARPUR by Basudeb Pramanik ,Executant.

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

Execution is admitted on 06/08/2010 by

1. Basudeb Pramanik, son of Palan Pramanik , Dakhhin Kankan Dighi, Thana:-Raidighi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jata , By Caste Hindu, By Profession : Business

Identified By Tarun Ghosh, son of Nimai Ch. Ghosh, Ramchandrapur, Narendrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

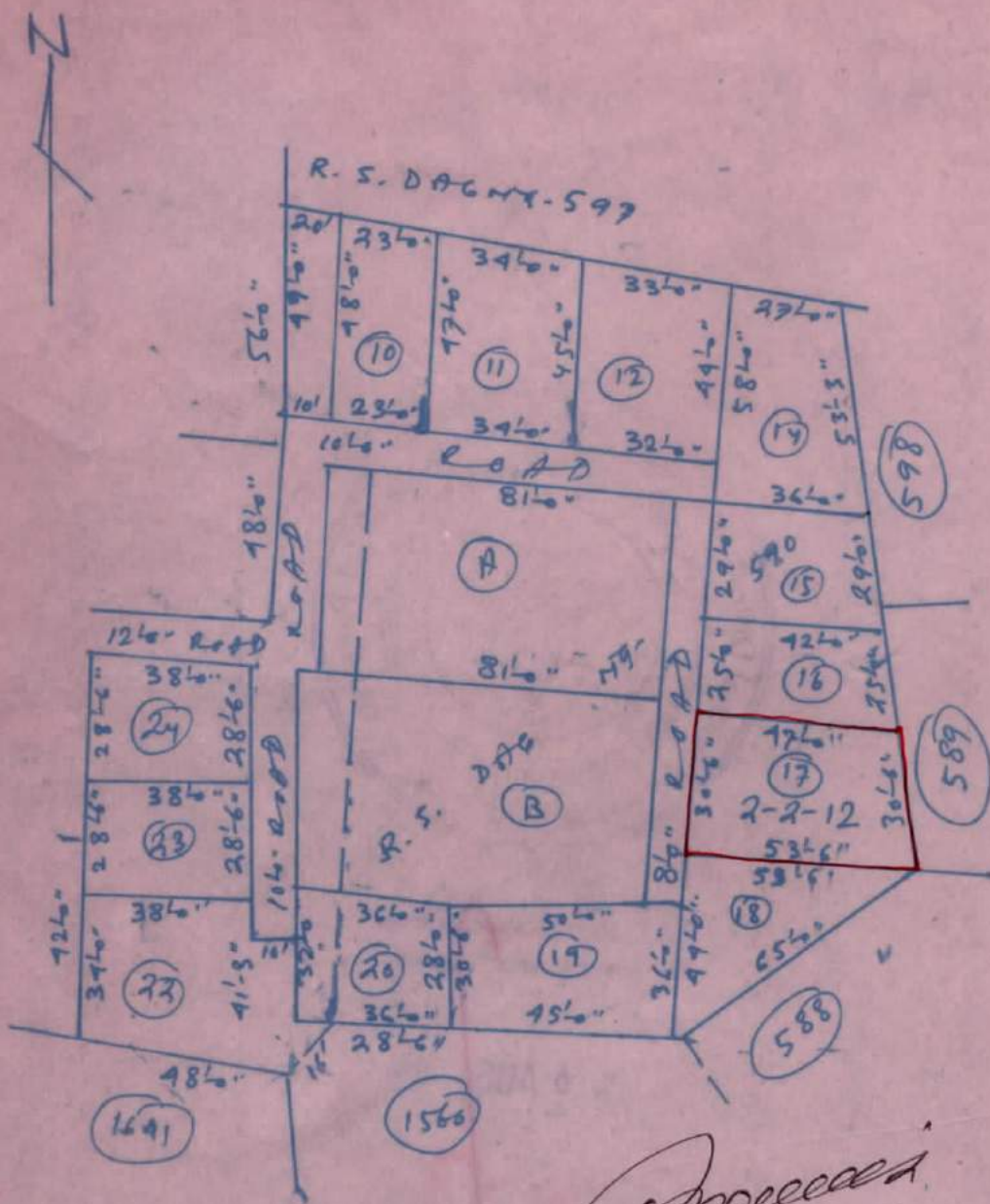
(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs

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SITE PLAN OF R.S. DAGNO-590, AT MOURA-RAM
 CHANDRAPUR, J.L. NO-58, P.S. SONARPUR, DIST.
 RAPG5, (S.) AREA OF LAND COLOUR IN RED
 BORDER SCALE, 1" = 33'0"



Proceed
Ramesh Ramania

Surveyed by
Shri Ramania
22/10/10



Adll. Dist. Sub-Registrar
Sonarpur, South 24 Pgs

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 3845 to 3858
being No 09443 for the year 2010.



(Anima Sinha) 10-August-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal