

2

14958

T 13016/10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

821678

Dr. No. 26726/10
25/11/10

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

Adl. District Sub-Registrar
Sonapat, South 24 Parganas

25 NOV 2010

2024/6
2056/196

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 25th day
of November 2010 (Two Thousand Ten) **BETWEEN ROSE VELLY**
ENCLAVE PRIVATE LIMITED, a Private Limited Company,

1234

Date

18/11/10

RS

5000/-

SR. No.

Name

Swapan Kr. Ghosh & other

Address

A/17 Rajnarayan Park; Rangkul; Borail; Kal. 154

SANKAR KUMAR SARKAR
STAMP VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)



Pankaj Das
S/o. Jyotirban Das
Sauruddat Nandipara
P-5 - Sonarpur
Co-2 - 151
Business

25 NOV 2010

incorporated under Indian Companies Act, 1956, formerly having its Registered Office at 12, Darga Road, Police Station : Beniapukur, Kolkata : 700017, presently at 14F, Swinhoe Street, P.S.-Gariahat, Kolkata -700019, PAN No. AADCR6571P, being represented by one of Its Directors namely Sri ANANT NATHANY, son of SRI RAJESH NATHANY, residing at 5A, Muktaram Babu Street, P.O.-Barabazar, Police Station :Girish Park, Kolkata : 700007, hereinafter called and referred to as "the VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the ONE PART.

AND

(1) Sri. Swapan Kr.Ghosh (2) Sri Nimai Ghosh, son of Late Haridas Ghosh, (3) Smt. Gita Ghosh, w/o Sri Swapan Kr. Ghosh, (4) Sri Rajib Ghosh s/o Sri Swapan Kr. Ghosh, (5) Smt. Rupali Ghosh w/o Sri Nimai Ghosh, (6) Sri Kesab Ch. Saha s/o Late Satis Ch. Saha (7) Smt. Uma Ghosh Saha w/o Sri Kesab Ch. Saha (8) Sri Tulshi Kr. Deb s/o Late Nibaran Ch. Deb, all are by faith : Hindu, by nationality : Indian, by occupation :Business, and all are residing at A/17, Rajnarayan Park, Rangkal Boral, P.S.- Sonarpur, Kolkata : 700154, Dist-24 Parganas (South) (9) Sri Dilip Kr. Ghosh s/o Sri Khitish Ch.Ghosh (10) Smt Rekha Ghosh w/o Sri Dilip Kr.Ghosh by faith Hindu by Occupation-Business, Nationality-Indian, both are residing at Madhya Baluria (Gupta Colony) Nabapally, P.S - Barasat, Kolkata-700126, Dist-24 Parganas (North) (11) Smt. Luna Ghosh w/o Sri Rajat Ghosh, by faith- Hindu, by occupation -Housewife, Nationality-Indian,



✓
Addl Dist. Sub-District
SOUNDING SOUTH 24 Dist.
2-5 NOV 2010

residing at Digantika, Tetultala Narayanpur, P.O.-Rajarhat - Gopalpur, P.S-Airport, Kolkata-700136 Dist-24 Parganas (North) hereinafter called and referred to as "the **PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS :-

- A. One Nandalal Chakraborty, son of Late Chandra Kumar Chakraborty, was the recorded Owner amongst other of **ALL THAT** sali land measuring about 1.29 Acres in C.S. & R.S. Dag No.918, .14 Decimal of tank in C.S. & R.S. Dag No.919 and 37 Decimals of pond side (pukur par) land in C.S. & R.S. Dag No.920, in total 1.80 acre under C.S. & R.S. Khatian No. 1003 in Mouza : Jagaddal, J.L. No.71, Pargana: Magura, R.S. No.233, Touzi No.82, having intermediary Rayati rights therein, under Police Station : Sonarpur, Sub Registry Office Baruipur, District 24 Parganas (South).
- B. While in possession and enjoyment of the said land in the manner stated above said Nandalal Chakraborty by one Deed of Conveyance dated 30th September, 1943 sold, transferred and conveyed the said total land measuring about 1.80 Acre more or



✓

Sub-Registrar
South Arcot District, Karaikal

25 NOV 2010

less in R S Dag No.918 Sali Land measuring 1.29 Decimal R.S. Dag No. 919 Pukur measuring 14 Decimal & R.S. Dag No. 920 Pukur Par measuring 37 Decimal under R.S. Khatian No. 1003 in Mouza : Jagaddal, J.L. No. 71, Touzi No. 82, R.S. No. 233 Pargana - Magura, Police Station : Sonarpur, District : 24 Parganas (South), to Smt. Gouri Bala Biswas, wife of Nandalal Biswas for valuable consideration. Said Deed was registered in the Office of the District Registrar at Alipore and recorded in Book No.I, Volume No.60, Pages 211 to 214, Being No.6915 for the year 1943.

- C. While in possession of the said land said Gouri Bala Biswas by one Deed of Conveyance dated 27th January, 1961 sold 33 Decimals of land from the Westerns portion of the said land to one Bela Rani Ghosh and subsequently said Gouri Bala Biswas again repurchased the said land measuring about 33 Decimals from said Bela Rani Ghosh on 14th August, 1961. Thus said Gouri Bala Biswas became the sole and absolute Owner of the said entire land and was in possession thereof without any interference from others and her name was recorded in R.S. Record of Right as absolute owner.

- Da. Said Gouri Bala Biswas as Owner sold land transferred land measuring about 26½ Decimals of Sali land out of total land of 1.29 Acres in R.S. Dag No.918(P), under Khatian No. 1003, Mouza : Jagaddal J.L. No. 71 on diverse dates to one Girja



✓
Adil, Dist. Sub-Registrar
... Scherren, South 24 P.W.S.

25 NOV 2010

Bhusan Sur, son of Late Nilmoni Sur for valuable consideration mentioned therein vide five Deed of Conveyances particular of which are given hereunder :-

Date	Office	Book No	Volume No	Pages	Being No	Area of Land
17/08/62	S.R Baruipur	1	93	157-159	8027	.08 ¼ Decimal
17/08/64	S.R Baruipur	1	105	107-109	8020	.03 ¼ Decimal
17/08/64	S.R Baruipur	1	105	110-112	8021	.05 Decimal
10/05/66	S.R Baruipur	1	83	95-97	6111	.05 Decimal
10/05/66	S.R Baruipur	1	79	150-152	6112	.05 Decimal

Db. Said Smt. Gouri Bala Biswas as Owner also sold and transferred .14 Decimal of Sali Land out of said total land of 1.29 Acres in R.S. Dag No. 918(P) under R.S. Khatian No. 1003, Mouza-Jagaddal, J.L. No. 71 to Smt. Basanti Chakraborty w/o Sri Harolal Chakraborty for valuable consideration mentioned therein Said Deed of Conveyance was registered in the office of Sub Registrar Baruipur and recorded in Book No.-I, Volume No.143, Pages 257-259, Being No.11546 for the year 1967.

Dc. Said Smt. Gouri Bala Biswas as Owner also transferred Sali Land measuring about 17 Decimal out of her said total land of 1.29 Acres in R.S. Dag No. 918(P) under R.S. Khatian No.1003, Mouza - Jagaddal, J.L. No.71 to Sri Haro Prasad Biswas s/o Sri Matilal Biswas vide one deed of gift duly registered in the office of the A.D.S.R at Sonarpur and recorded in Book No.I, Volume No.123, Pages -324 - 328, Being No.8787 for the year 1993.



✓

2010 (Met. Sub-Regional)
Sub-Regional: North 24 Pcs.

25 NOV 2010

- E. While in possession and enjoyment of the remaining land said Gouri Bala Biswas died intestate on 25/08/1999 leaving behind her two sons namely, Surendra Nath Biswas and Motilal Biswas and two daughters namely, Bimala Ghosh (Biswas) and Maya Ghosh (Biswas) as her only heirs and successors, who jointly inherited the properties left by said deceased including Sali land measuring about 71½ Decimal in R.S. Dag No.918(P), 14 Decimals in R.S. Dag No.919 and 37 Decimals in R.S. Dag No.920, under R.S. Khatian No. 1003 in Mouza : Jagaddal, District: 24 Parganas (South).
- F. Thereafter said Motilal Biswas died intestate on 20th March, 2006 leaving behind him his only son Haro Prasad Biswas, who inherited the share of the said deceased in the properties left by him.
- G. Said Girija Bhusan Sur also died intestate on 4th January, 2003 leaving behind him his one daughter namely, Rita Kar and one son namely, Amit Sur, as his only heirs, who jointly inherited the properties left by the said deceased including 26½ Decimals of Sali land in R.S. Dag No.918(P).
- H. Subsequently by one registered Deed of Conveyance duly executed on 6th August, 2007 and registered on 27th July, 2008 said heirs and successors of Gouri Bala Biswas and Girija Bhusan Sur namely, Surendra Nath Biswas, Haro Prasad



Add. Adm. Sub-Regional
Commission, South 24 P.O.

25 NOV 2010

Biswas, Bimala Ghosh, Maya Ghosh, Amit Sur and Rita Kar jointly sold and transferred sali land measuring about 98 Decimals in R.S. Dag No.918(P), L.R. Dag No. 1069, 14 Decimals Pukur in R.S. Dag No.919, L.R. Dag No. 1070, 37 Decimals Pukur Par in R.S. Dag No.920, L.R. Dag No. 1071, under R.S. Khatian No. 1003 corresponding to L.R. Khatian No.476, in total land measuring about 149 Decimals in Mouza : Jagaddal, lying within the local limits of the Rajpur- Sonarpur Municipality, under Ward No.26, being Holding No. 182, Ram Chand Dey Street, under Police Station : Sonarpur, District : 24 Parganas (South), to **ROSE VELLV ENCLAVE PRIVATE LIMITED**, the Vendor herein, for valuable consideration. Said Deed of Conveyance was registered in the Office of the Additional Registrar of Assurances - I, Kolkata and recorded in Book No.I, Volume No.77, Pages 10327 to 10348, Being No.07889 for the year 2008. Be it stated here that in the said deed of conveyance Amit Sur and Rita Kar were represented by their Constituted Attorneys namely Sri Moloy Ghosh and Snehasis Biswas who were appointed by one general power of Attorney dated 7.5.2003 & registered in the office of A.D.S.R. Sonarpur & recorded in Book No.IV, Volume No.5 Pages 107 to 111, Being No.402 for the year 2003.

v

- I. Being the Owner in the manner stated above, the Vendor herein mutated its name in the Office of the B.L. & L.R.O. in respect of the said land measuring about 1.49 Acres in Mouza : Jagaddal



✓

Adit. (M.A. Sub-Registrar)
Tirunelveli, South 24 P.W.

25 NOV 2010

in L.R. Plot Nos.1069, 1070 & 1071, under L.R. Khatian No.2606, Police Station : Sonarpur, District: 24 Parganas (South), vide M/Case No.3518/IX/BL-SNP/08 dated 26th June, 2009 and its name has already been recorded as Owner in the L.R. Record of Rights and remaining land measuring about 31 Decimals in R.S Dag No. 918(P), L.R. Dag No.1069 was recorded in the name of Sri Haro Prasad Biswas.

- J. Since then the Vendor is now in possession and enjoyment of the said land as absolute Owner without any interference or interruption from others.
- K. The Vendor herein has declared for absolute sale of the undivided land measuring about 24 Decimals or 14kt-8ch-14sft more or less as per local measurement i.e. 16 Decimals Sali Land out of 98 Decimal in R.s. Dag No.918(P), L.R. Dag No. 1069, 2 Decimal Pukur out of 14 Decimals in R.S. Dag No.919 L.R. Dag No.1070 and 6 Decimals Pukur Par out of 37 Decimals in R.S. Dag No. 920, L.R. Dag No. 1071 under R.S. Khatian No. 1003, corresponding to L.R. Khatian No.2606 in Mouza : Jagaddal & J.L. No. 71, at present lying within the local limits of Rajpur Sonarpur Municipality under Ward no. 26 being portion holding no.182, Ramchand Dey Street, Police Station : Sonarpur, Kolkata 700151 District : 24 Parganas (South) and the Purchasers herein have jointly agreed to purchase the said land, morefully and particularly described in SCHEDULE below



✓

Adilabad District Sub-Registrar
Warangal, South 4th Div.
25 NOV 2010

at or for the total consideration of Rs.9,00,000/- (Rupees Nine Lakhs) only free from all encumbrances.

NOW THIS INDENT RE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.9,00,000/- (Rupees Nine Lakhs) only truly paid by the Purchaser to the Vendor on or before the execution of these present the receipt whereof the Vendor hereby admits and acknowledges as per Memo of Consideration hereunder written and the Vendor hereby sell, transfer, convey, assign and assure **ALL THAT** piece and parcel of undivided land measuring about 24 Decimals or 14kt-8 ch-14sft more or less as per local measurement i.e. 16 Decimals Sali Land out of 98 Decimal in R.s. Dag No.918(P), L.R. Dag No. 1069, 2 Decimal Pukur out of 14 Decimals in R.S. Dag No.919 L.R. Dag No.1070 and 6 Decimals Pukur Par out of 37 Decimals in R.S. Dag No. 920, L.R. Dag No. 1071 under R.S. Khatian No. 1003, corresponding to L.R. Khatian No.2606 in Mouza : Jagaddal & J.L. No. 71, at present lying within the local limits of Rajpur Sonarpur Municipality under Ward no. 26 being portion holding no.182, Ramchand Dey Street, Police Station : Sonarpur, Kolkata 700151 District : 24 Parganas (South) morefully described in the **SCHEDULE** below and hereinafter referred to as **"the SAID PROPERTY"**, unto and to the Purchasers herein absolutely and forever **TO BE HELD, ENJOYED AND POSSESSED BY** them or their nominee/s together with all fixtures, yard, courts, areas, sewers, drains, ways, paths, passages, common fences, water, water courses, rights, liberties, privileges, easements and appurtenances whatsoever



u

Adil, Dist. Sub-Inspector
Samaru, South 74 P.O.

12.5 NOV 2010

to the said property belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all these estate, right, title, interest, claim and demand whatsoever of the Vendor into or upon the said property or any part thereof together with all deeds, pattahs and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or hereinafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said property hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby covenants with the Purchasers **THAT NOTWITHSTANDING** any acts, deeds or things by the Vendor done executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use, trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such acts, deeds or things whatsoever as aforesaid the Vendor hath now in itself good right and full power to grant, convey the said property hereby granted or expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without



✓

Adl. Dist. Sub-Registrar
Sonarpore, South 24 Parg.

25 NOV 2010



any lawful eviction interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for itself and that free and clear and clearly and absolutely discharged saved harmless and keep indemnified the purchasers against all claims estate and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor and the vendor herein shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

MOREOVER THE VENDOR declares that the rent and taxes for the said property hereby sold has been paid till this date and there is no arrear of dues of rates, rents and taxes in respect of the said property further that the Vendor shall execute all documents, Deed of Declaration or Rectification or any other supplementary Deed or Deeds, at the cost of the Purchasers to establish their good and effective title and the Purchasers shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the said passage as shown in the PLAN attached herewith and finally the Purchasers shall have right to cause separate assessment by mutating their names in the Office of the B.E. & L.R.O. as well as



Adult, Dist. Sub-Registry
Sharada, South 74 Pgs.

.25 NOV 2010

in the Rajpur-Sonarpur Municipality or any other Government Office in place of the name of the Vendor to which the Vendor shall give all consents and signature, if necessary and the Purchasers also shall have right to sell, transfer, convey and mortgage the said property at their discretion and the Vendor declares that the said property hereby sold is not subject to any attachment alignments, liens, charges or mortgage neither the said property is attracted by any provisions of Urban Land Ceiling Act, nor it is subject to any suit or execution of any Court of Law and the said property is free from all encumbrances.

FURTHER THAT the Purchasers shall have right to bring water, electric and gas connection through or under the passage appertaining to the said property and also shall have right to use the said passage for their ingress and egress. The Vendor herein also declares that if any defect of title or that of possession be transpired afterwards then the Vendor shall refund the entire consideration money to the Purchasers at a time.

THE SCHEDULE ABOVE REFERRED TO
(Description Of The Property Hereby Conveyed)

ALL THAT piece and parcel of undivided land measuring about 24 Decimals or 14kt-8ch-14sft more or less as per local measurement out of 1.49 Acres be the same a little more or less lying in Mouza : Jagaddal, Pargana : Magura, J.L. No.71, R.S. No.233, Touzi No.82, at present lying within the local limits of the Rajpur-Sonarpur Municipality, under Ward No. 26 being Holding No. 182, Ram Chand



✓

Adlt. Dist. Sub-Registrar
Bangalore, South 2d Div.

25 NOV 2010

Dey Street, Police Station, Sonarpur, Kolkata -700151 Sub-Registry Office at Sonarpur, District-24 Parganas (South), under the following Dags and Khatians:-

R.S. Khatian No	R.S. Dag No	L.R. Dag No	L.R. Khatian No	Area of Land Sold	Nature of Land	Out of Area Decimals
1003	918(P)	1069	2606	.16	Sali	98 Decimal
1003	919	1070	2606	.02	Pond	14 Decimal
1003	920	1071	2606	.06	Pond side land (Pukur Par)	37 Decimal

TOTAL Sold Land 24 Decimal out of 149 Decimals.

:: ENTIRE LAND BUTTED AND BOUNDED BY ::

ON THE NORTH

Dag Nos. 918 Partly Road and land in Mouza -Elachi, Dag No. 1096 & 1999

ON THE SOUTH

: Dag No. 918 Partly, 924, 921

ON THE EAST

: Dag No. 942

ON THE WEST

: Partly by Dag No. 918 and partly by Ram Chand Dey Street.

Land hereby sold has been shown and delineated by "RED" border line in the MAP or PLAN annexed hereto.

The proportionate annual rent of Rs.5/- (Rupees Five) only payable to the Collector, South 24 Parganas, the Government of West Bengal.



✓

Adtl. Dist. Sub-Registrar
at Coimbatore, South India.

25 NOV 2010

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

SIGNED, SEALED & DELIVERED
by the Parties at Kolkata
in the presence of :

WITNESSES :-

1. Subrata Mazumder
29 Southend garden
Tamb, Kolkata - 700089
2. Goban Kumar Ghosh
A/17 Rajnarayan Park,
Boral, Kolkata - 700154.

Drafted by me:-

Parthapratim Mazumder
PARTHAPRATIM MAZUMDER
Advocate
Alipore Judges's Court, Kol-27

Computer Typed by :-
Tapati Das
MONIKA
Tapati Das
Garia, Kolkata -84

Rose Valley Enclaves Pvt. Ltd.

Pratima
Director

Signature of the VENDOR

- Swapan Kumar Ghose
- Mani Ghose
- Citaghash.
- Rajib Ghosh
- Rupali Ghosh
- Kesab Chandra Saha.
- Uma Ghosh Saha
- Jishu Kumar Saha
- Dilip Kumar Ghosh.
- Rekha Ghosh.
- Luna Ghosh

Signature of the PURCHASERS



Adil Ali, Sub-Registrar
Sonepore, South 24 Pals
25 NOV 2010

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 9,00,000/- (Rupees Nine Lakhs) only towards total consideration of this Deed, as per Memo below :-

MEMO

<u>Sl No</u>	<u>Cheque No</u>	<u>Dated</u>	<u>Bank/ Branch</u>	<u>Amount (Rs.)</u>
1.	078436	22/11/2010	Indian Overseas Bank, Garia Branch, Kolkata-700047	2,00,000.00
2.	282682	22/11/2010	- do -	2,00,000.00
3.	271545	22/11/2010	- do -	2,00,000.00
4.	288422	22/11/2010	- do -	2,00,000.00
5.	189276	22/11/2010	- do -	1,00,000.00
			Total	<u>Rs 9,00,000.00</u>

(Rupees Nine Lakhs) only.

WITNESSES :-

1. *Subrata Majumdar*
23 Southend garden
Garia, Kolkata-700094

2. *Gitan Kaman Ghosh*
A/17 Raj Narayan Park,
Boral, Kolkata-700154.

Essa Valley Enclave Pvt. Ltd.

[Signature]
Director.

Signature of the VENDOR



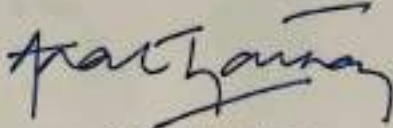
✓

25.11.2010. Sub-Registrar
Coimbatore. Sheet No. 26 Pgs.

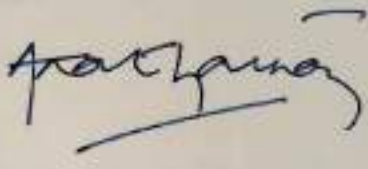
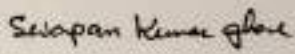
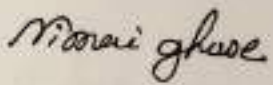
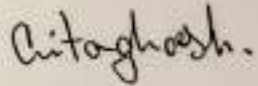
25 NOV 2010

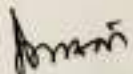
Government
Department of Finance (Revenue), Directorate
Office of the A. D. S. R. SOHMA
Signature / LTI Sheet of Serial No. 1435
Name of the Presentant
Agent: Maheshwari

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. 14358 / 2010, Deed No. (Book - I , 13014/2010)
 Signature of the Presentant

Name of the Presentant	Signature with date
Anant Nathany	 25-11-10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anant Nathany Address -5 A, Muktaran Babu Street, Kolkata, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :- Barabazar Pin :-700007	Self		 LTI	
			25/11/2010	25/11/2010	
2	Swapan Kr Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self		 LTI	
			25/11/2010	25/11/2010	
3	Nimai Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self		 LTI	
			25/11/2010	25/11/2010	
4	Gita Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self		 LTI	
			25/11/2010	25/11/2010	


 (Ashoke Kumar Biswas)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. SONARPUR



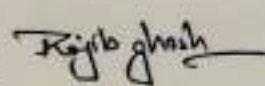
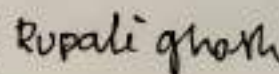
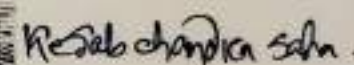
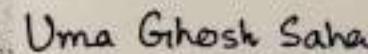
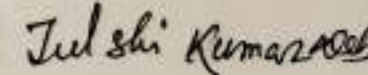
[Signature]
Sub-Registrar
Sonarpur, South 24 Parg.

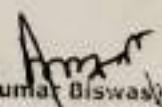
25 NOV 2010

Department of Financial
Office of the
Signature / LTI Sheet
Signature of the person(s):
No. Admission of Execution
5 Rajib Ghosh
Address - A/17 Rajnaray
Park, Bangkal Horal, Ko
Thana - Sonarpur,
District - South 24 Parg

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. 14358 / 2010, Deed No. (Book - I , 13014/2010)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Rajib Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700154	Self	 25/11/2010	 LTI 25/11/2010	
6	Rupali Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self	 25/11/2010	 LTI 25/11/2010	
7	Keshab Ch Saha Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self	 25/11/2010	 LTI 25/11/2010	
8	Uma Ghosh Saha Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self	 25/11/2010	 LTI 25/11/2010	
9	Tulshi Kr Deb Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self	 25/11/2010	 LTI 25/11/2010	
10	Dilip Kr Ghosh Address -Madhya Balunia (Gupta Colony) Naba Pally, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700126	Self	 25/11/2010	 LTI 25/11/2010	


(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR

Department of Finance
 Office of the
 Signature / LTI Sh
 Name of the person(s)
 Admission of Executi
 11
 Rickha Ghosh
 Address - Madhya Balu
 (Gupta Colony) Naba f
 Thana: - Haras



✓
 Add. Dist. Sub-Registrar
 Sonamree, South 24 Pgs

25 NOV 2010

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. 14358 / 2010, Deed No. (Book - I , 13014/2010)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Rekha Ghosh Address -Madhya Baluria (gupta Colony) Naba Pally, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700126	Self	 25/11/2010	 LTI 25/11/2010	Rekha Ghosh.
12	Luna Ghosh Address -Digantika, Tetultala Narayanpur, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat Gopalpur Pin :-700126	Self	 25/11/2010	 LTI 25/11/2010	Luna ghosh.

Name of Identifier of above Person(s)

Pankaj Das
Jagaddal Nandi Para, Kolkata, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India,
P.O. :- Pin :- 700151

Signature of Identifier with Date

Pankaj Das
25-11-2010




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

25 NOV 2010



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

Endorsement For Deed Number : I - 13014 of 2010
(Serial No. 14358 of 2010)

On

Payment of Fees:

On 25/11/2010

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 : 23.4 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 Cash

Rs. 22630/-, on 25/11/2010

(Under Article : A(1) = 22616/- E = 14/- on 25/11/2010)

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.-2056196/-

Certified that the required stamp duty of this document is Rs.- 123392 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 849431, Draft Date 22/11/2010, Bank Name State Bank of India, GARIA, received on 25/11/2010
2. Rs. 40000/- is paid, by the draft number 849523, Draft Date 22/11/2010, Bank Name State Bank of India, GARIA, received on 25/11/2010
3. Rs. 38400/- is paid, by the draft number 849522, Draft Date 22/11/2010, Bank Name State Bank of India, GARIA, received on 25/11/2010

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

Presented for registration at 12.26 hrs on 25/11/2010, at the Office of the A. D. S. R. SONARPUR by Anant Nathany, Executant.

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

Execution is admitted on 25/11/2010 by

1. Anant Nathany
Director, Rose Velly Enclave Pvt. Ltd., 14 F, Swinhoe Street, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019.
By Profession : Business

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR



Aditi Datta, Sub-Registrar
Sonamurti, Sonamurti District, West Bengal

25 NOV 2010



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

Endorsement For Deed Number : I - 13014 of 2010
(Serial No. 14358 of 2010)

2. Swapn Kr Ghosh, son of Lt Haridas Ghosh , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
3. Nimai Ghosh, son of Lt Haridas Ghosh , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
4. Gita Ghosh, wife of Swapn Kr Ghosh , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
5. Rajib Ghosh, son of Swapn Kr Ghosh , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
6. Rupali Ghosh, wife of Nimai Ghosh , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
7. Keshab Ch Saha, son of Lt Satish Ch Saha , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
8. Uma Ghosh Saha, wife of Keshab Ch Saha , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
9. Tulshi Kr Deb, son of Lt Nibaran Ch Deb , A/17 Rajnarayan Park, Rangkal Borai, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
10. Dilip Kr Ghosh, son of Khitish Ch Ghosh , Madhya Baluria (gupta Colony) Naba Pally, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700126 , By Caste Hindu, By Profession : Business
11. Rekha Ghosh, wife of Dilip Kr Ghosh , Madhya Baluria (gupta Colony) Naba Pally, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700126 , By Caste Hindu, By Profession : Business
12. Luna Ghosh, wife of Rajat Ghosh , Digantika, Tetultala Narayanpur, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat Gopalpur Pin :-700126 , By Caste Hindu, By Profession : House wife

Identified By Pankaj Das, son of Janardhan Das, Jagaddal Nandi Para, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700151 , By Caste Hindu, By Profession: Business.

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

ne of Registration under
Registered in Book - 1
CD Volume number 31
Page from 3309 to 3334
Being No 13014 for the year



Adkl. Dist. Sub-Registrar
Sonamangla, South 24 Pgs.

25 NOV 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 3309 to 3334
being No 13014 for the year 2010.



(Ashoke Kumar Biswas) 25-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

AT MOUZA - JAGADDAL, I.L. NO. - 71, R.S. NO. - 233, PARGANA - MAGURA,
R.S. DAG NO. - 918(P), 919 & 920, L.R. DAG NO. - 1069, 1070, 1071 UNDER
NO. - 1003, CORRESPONDING TO L.R. KHATIAN NO. - 2606, WITHIN THE LOCAL LIMIT
IN SONARPUR MUNICIPALITY, UNDER WARD NO. - 26, BEING PORTION HOLDING NO. - 182
RANCHAND DEY STREET, P.S. - SONARPUR, KOLKATA - 700151, DIST. - 24 PARGANAS(S), SUB-
REGISTRY OFFICE - SONARPUR AND D.S.R. - IV, ALIPORE.

UNDIVIDED AREA OF THE SOLD LAND = 24 DECIMALS (14K - 08CH - 14 SQFT) MORE OR LESS
OUT OF TOTAL LAND AREA 1.49 ACRE WHICH IS SHOWN IN RED BORDER.

SCALE - 1:750

BREAK UP OF THE UNDIVIDED LAND SOLD

R.S. DAG	R.S. KH.	L.R. DAG	L.R. KH.	AREA SOLD (DECIMAL)	NATURE OF LAND	OUT OF LAND AREA(DECIMAL)
918(P)	1003	1069	2606	16	SALT	98
919	1003	1070	2606	02	POND	14
920	1003	1071	2606	06	PUKUR PAR	37
TOTAL - 24 DECIMAL OUT OF 149 DECIMAL						



Satapan Kumar Ghose
Rajib Ghosh
Litaghash.
Rekha Ghosh.
Dilip Kumar Ghosh

Uma Ghosh Saha
Zulshi Kumar Saha
Keshab Chandra Saha
Nimai Ghose
Rupali Ghosh
Luna Ghosh.
SIGNATURE OF PURCHASERS-

Shree Vally Estates Pvt. Ltd.
Signature of Vendor

Sutripta Sen Roy
SUTRIPTA SEN ROY
M.B.(STRUCTURE & CIVIL)
278A, BHOJODHAR KOL-93
SIGNATURE OF ENGINEER

ENDOR/PRESEN

LAND LEFT HAND



✓

Attest. That Sub-Registrar
Singapore, South 24 Nov.

25 NOV 2010

VENDOR/PRESENTANT/EXECUTANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME ANANT NATHANY.

SIGNATURE *Anant Nathany*
Rose Vally Enclave Pvt. Ltd.
Director.

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME SWAPAN KUMAR GHOSH SIGNATURE *Swapan Kumar Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME NIMAI GHOSH.

SIGNATURE *Nimai Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME GITA GHOSH.

SIGNATURE *Gita Ghosh*

ENDORSE PRESEN

IT HAND LEFT HAND



✓

Attest: Dist. Sub-Registrar
South Arcot, Tamil Nadu

25 NOV 2010

VENDOR/PRESENTANT/EXECUTANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME RAJIB GHOSH

SIGNATURE *Rajib Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME RUPALI GHOSH

SIGNATURE *Rupali Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME KESAB CHANDRA SAHA

SIGNATURE *Kesab Chandra Saha*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

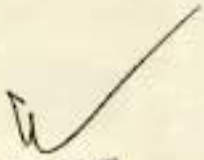
NAME UMA GHOSH SAHA

SIGNATURE *Uma Ghosh Saha*

TENDOR/PRESEN

HAND LEFT HAND




Adell D. Sub-Registrar
Soweto, South Africa

25 NOV 2010

VENDOR/PRESENTANT/EXECUTANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME TULSHI KUMAR DEB.

SIGNATURE *Tulshi Kumar Deb*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME DILIP KUMAR GHOSH.

SIGNATURE *Dilip Kumar Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME REKHA GHOSH.

SIGNATURE *Rekha Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME LUNA GHOSH.

SIGNATURE *Luna Ghosh*



u

Dist. Sub-Registrar
Coimbatore, South 24
125 NOV