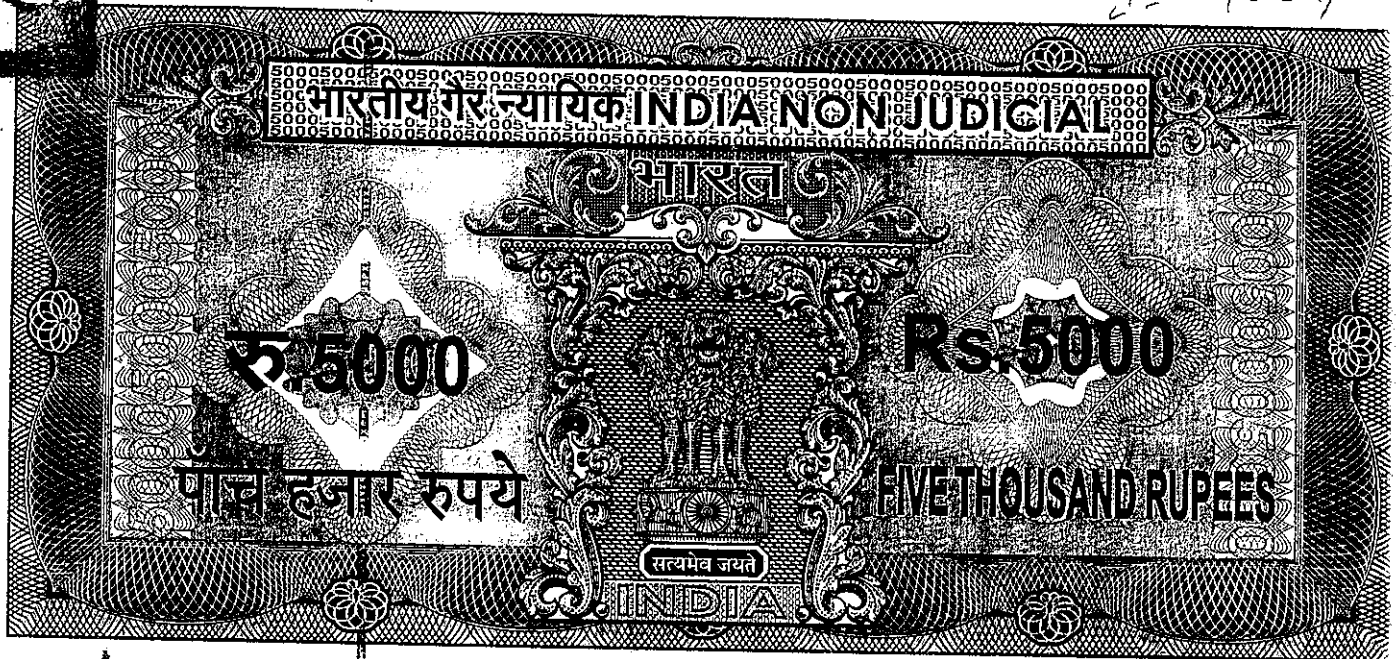


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

560042

Certify that the document is admitted to registration. The signature ~~sheet~~ and the endorsement sheets attached with this document are the part of this document.

Add. District Sub-Registrar
Bishan Nagar (Salt Lake City)

22 FEB 2010

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made on this the 19th day of February Two Thousand Ten (2010) **BETWEEN SRI PINAKI CHATTOPADHYAY**, son of Sri Sudhir Kumar Chattopadhyay, residing at Bishnupur (Ghosh Para), P.O. Rajarhat Bishnupur, Kolkata -700135 under Rajarhat Police Station, in the district of North 24-Parganas by religion Hindu, by Nationality Indian, by Occupation Serviceholder, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, legal representatives, executors administrators and assigns) of the **ONE PART**;

AND (1) **SRI BRAHMA PADA SARKHEL**, son of Late Biswanath Sarkhel residing at "Rupsagar Apartment", H-D/28/2, Chakulal Bagui Lane, P.O. Aswininagar, P.S. Baguiati, Kolkata - 700 059. (2) **SRI TAPAS CHANDA** son of Late Soubhagya Chanda, residing at 6/2D, Rani Rashmani Garder Lane, P.S. Tangra, Kolkata - 700 015, and (3) **SRI BASUDEV DEY** son of Ranada Prasad Dey, residing at Village Rankrishna Pally, P.O. Batanagar, P.S. Mahestala, Kolkata - 700 140, District - South 24 Parganas, all by religion Hindu, Nationality Indian, all by occupation Business, hereinafter collectively called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, legal representatives, executors administrators and assigns) of the **OTHER PART** ;

WHEREAS By a Bengali Deed of Gift (Danpatra) dated 20th day of June 2000 made between the Smt. Sandhya Rani Debi (Chattopadhyay) therein called the Donor of the One Part and Sri Pinaki Chattopadhyay therein called the Donee of the Other Part and registered at Additional District Sub-Registration Office Bidhan Nagar (Salt Lake City) recorded in Book No. I, Volume No. 81 at pages 179 to 188 Being No. 3243 for the year 2000 the said Smt. Sandhya Rani Debi (Chattopadhyay) for the consideration therein mentioned by way of natural love and affection granted, transferred and conveyed unto the said Sri Pinaki Chattopadhyay, the Vendor herein **ALL THAT** piece or parcel of Danga Land measuring an area of 40 (Forty) Decimals out of 2 Acres and 40 Decimals comprised in C.S. Dag No. 15, R.S./L.R. Dag No. 23 under Jaminder Khatian No. 25, C.S. Khatian No. 85, R.S. Khatian No. 65 and L.R. Khatian No. 848, J. L. No. 42, R.S. No. 124, Touzi No. 10 of Mouza Jamalpara under Rajarhat Police Station in the district of 24-Parganas fully described in the Schedule hereunder written.

AND WHEREAS Thus the said Sri Pinaki Chattopadhyay the Vendor herein is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property an absolute estate of inheritance in fee simple in fee simple possession to the said Land hereditaments and premises measuring an area of 40 (Forty) Decimals out of 2 Acres and 40 Decimals comprised in C.S. Dag No. 15, R.S./L.R.

Dag No. 23 under Jaminder Khatian No. 25, C.S. Khatian No. 85, R.S. Khatian No. 65 and L.R. Khatian No. 848, J. L. No. 42, R.S. No. 124, Touzi No. 10 of Mouza Jamalpara within the jurisdiction of Raharhat Bishnupur II No. Gram Panchayet, Additional District Sub Registration Office Bidhannagar (Salt Lake City) under Rajarhat Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property')

AND WHEREAS The Vendor has agreed with the Purchasers for absolute sale to his the said land measuring an area of 40 (Forty) Decimals out of 2 Acres and 40 Decimals comprised in C.S. Dag No. 15, R.S./L.R. Dag No. 23 under Jaminder Khatian No. 25, C.S. Khatian No. 85, R.S. Khatian No. 65 and L.R. Khatian No. 848, J. L. No. 42, R.S. No. 124, Touzi No. 10 of Mouza Jamalpara and legal inheritance thereon in fee simple in possession at or for the sum of Rs.12,68,555/- (Rupees Twelve lacs sixty eight thousand five hundred fifty five only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.12,68,555/- (Rupees Twelve lacs sixty eight thousand five hundred fifty five only) of the lawful money of Union of India in hand well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit release and forever discharge the said property as well as the Purchasers) he the Vendor doth hereby absolutely and indefeasible grant, convey, sell, transfer, assign and assure unto the Purchasers **ALL THAT** piece or parcel of Danga land measuring an area of 40 (Forty) Decimals out of 2 Acres and 40 Decimals comprised in C.S. Dag No. 15, R.S./L.R. Dag No. 23 under Jaminder Khatian No. 25, C.S. Khatian No. 85, R.S. Khatian No. 65 and L.R. Khatian No. 848, J. L. No. 42, R.S. No. 124, Touzi No. 10 of Mouza Jamalpara within the jurisdiction of Raharhat Bishnupur II No. Gram Panchayet, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under Rajarhat Police Station in the district of North 24 Parganas fully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property

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HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situate butted, bounded called known numbered described in or distinguished **TOGETHER WITH** all structures, erections, walls, boundary, walls pits, area, yards, water water courses, water connection and sanitary connections, sewers, drains, ways paths and passages **AND** all and all manner of former and other lights liberties and advantages easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto **AND ALL** the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the legal incidence and inheritance thereof **AND** all the estate right title interest use possession property claim and demand whatsoever of the Vendor both at law and in equity of the Vendor into and upon the said property or any part thereof **TOGETHER WITH** he and every part of his rights, liberties and appurtenances whatsoever unto and to the Purchasers **TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property **TO HAVE AND TO HOLD** the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part or parts hereof unto the Purchasers absolutely and for ever free from all encumbrances whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS
as follows :-

(a) That notwithstanding any act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said property hereby sold granted transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent to or 40(Forty) Decimals thereto and free from all encumbrances whatsoever.

(b) That the Vendor has good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property

and every part thereof unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

(c) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges liens and demands whatsoever made done executed or knowingly suffered by the Vendor.

(d) That the Vendor shall and will unless prevented by fire or other irresistible accident from time to time and at all times thereafter upon every reasonable request and at the cost of the Purchasers produce or cause to be produced or cause to be produced before the Purchasers or their attorney or attorneys or agent or agents or before any court, tribunal Board, Authority or firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the Vendor and shall also at the like request and cause deliver to the Purchasers such attested or other copies of or extracts therefrom as the Purchasers may require. The Vendor shall be liable to indemnify the Purchasers to the extent of consideration required or any part thereof in case it is found that the Vendor did not have title over the property transferred to the Purchasers.

(e) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do make acknowledge and execute or cause to be done made acknowledge and execute or cause to be done made acknowledged and

executed all such further and other acts, deeds things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

(f) . The Vendor herein stated and declared that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the vendor for realisation of arrears for Recovery Act or any other Act for the time being in force.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of Danga land measuring an area of **40 (Forty) Decimals equivalent to 1 Bigha, 4 Cottahs, 3 Chittaks and 9 Square feet** more or less out of 2 Acres and 40 Decimals comprised in C.S. Dag No. 15, R.S./L.R. Dag No. 23 under Jarainder Khatian No. 25, C.S. Khatian No. 85, R.S. Khatian No. 65 and L.R. Khatian No. 848, J. L. No 42, R.S. No. 124 Touzi No. 10 of Mouza Jamalpara within the jurisdiction of Rajarhat Bishnupur II No Gram Panchayet, Additional District Sub-Registration Office Bidhannagar (Salt Lake City) under Rajarhat Police Station in the district of North 24-Parganas.

The Said property is butted and bounded as follows :

ON THE NORTH : By Part of R.S. Dag No.23.

ON THE SOUTH : By R.S. Dag Nos. 16, 17, 21 and 22.

ON THE EAST : By R.S. Dag No. 57

ON THE WEST : By Part of R.S. Dag No.23.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands the day month and year first above written

SIGNED AND DELIVERED by

the **VENDOR** at Kolkata

in the presence of

Pinal Chatterjee

1. *Susanta Gu.*
via - D. Sumit Majhi Pura

2. *Gauti Chg -*
Choto Chatterjee PVR

Drafted prepared by me

Bhabendra Krishna Roy
Advocate,

High Court, Calcutta

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RECEIVED of and from within named Purchasers the within mentioned sum of Rs.12,68,555/- (Rupees Twelve lacs sixty eight thousand five hundred fifty five only) in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

By Pay Order No. 023489 dated 09.02.2010 Rs.9,68,555=00
On Central Bank of India, Lake Town Sector-B,
Kolkata-700089.

By Cash Rs. 3,00,000=00

Total Rs.12,68,555=00
=====

(Rupees Twelve lacs sixty eight thousand five hundred fifty five only)

WITNESSES :

1. *Susanta Ray*
vill - Bisnupur (majher para)

Pradeep Chatterjee

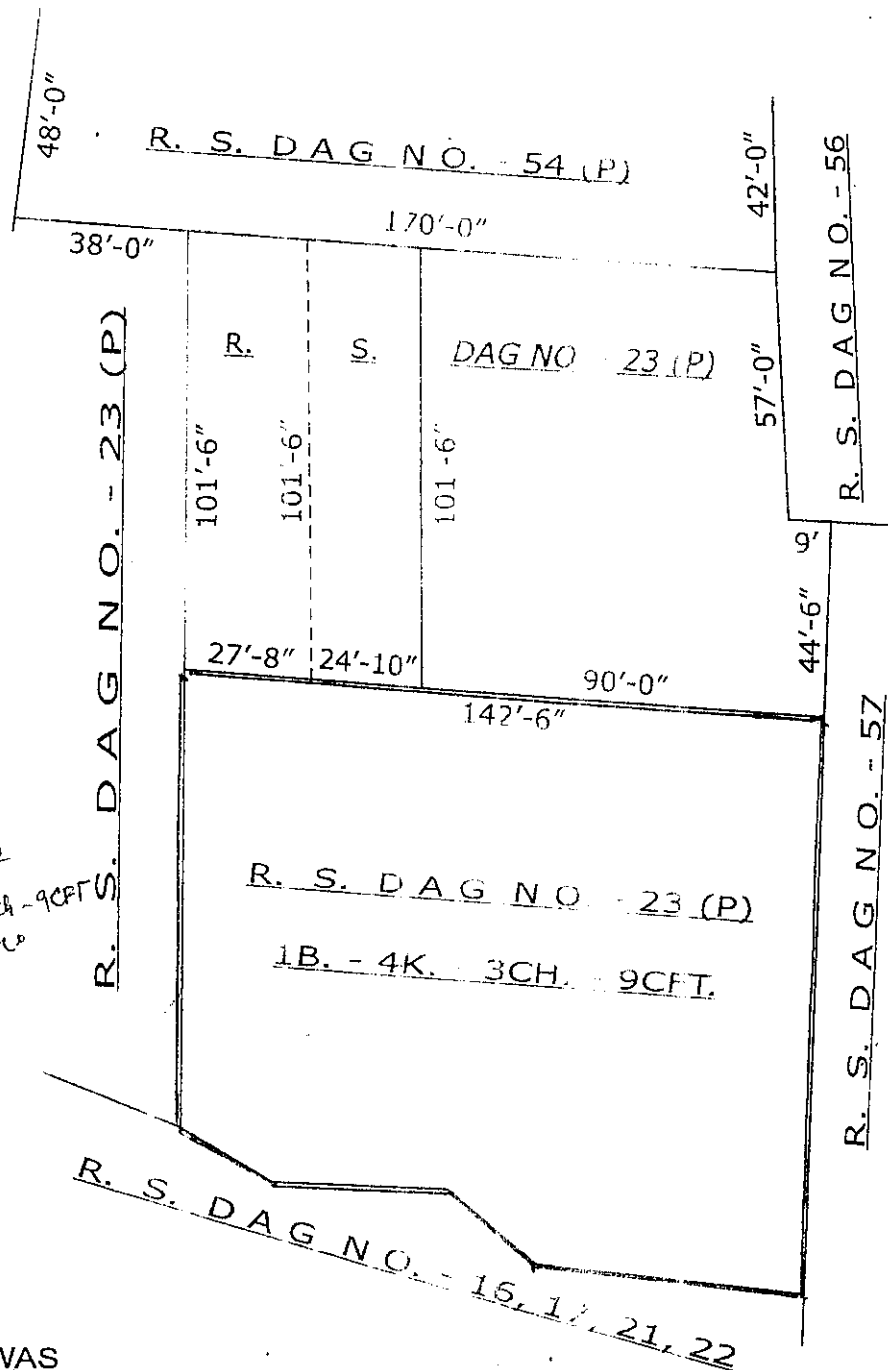
SIGNATURE OF THE VENDOR

2. *Pradeep Chatterjee*

SITE PLAN OF R. S. DAG NO. - 23(PART), AT MOUZA - JAMALPARA,
J. L. NO. - 42, L. R. KH. NO. - 848, P. S. - RAJARHAT, DIST. - NORTH
24 PARGANAS.



For site plan of
 23 (P) - 1B-4K-3CH-9CFT
Pinali Chatterjee



DRAWN BY :

SARAFAT BISWAS
RAJARHAT
REGD. NO. - 12054
MOB NO. : 9830110918

PLOT NO. & COLOUR	REFERENCE	REFERENCE			
		ACRE	B.	K.	CH. SFT.
RED	R. S. DAG NO. - 23 (PART)		01	04	03 09

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7620 to 7633
being No 01687 for the year 2010.



(Rajendra Prasad Upadhyay) 23-February-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01687 of 2010
(Serial No. 01808 of 2010)

On 19/02/2010

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

Presented for registration at 23.40 hrs on 19/02/2010, at the Private residence by Pinaki Chattopadhyay, Executant.

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

Execution is admitted on 19/02/2010 by

1. Pinaki Chattopadhyay, son of Sudhir Kr Chattopadhyay, Bishnupur (Ghosh Para) Kol, Thana Rajarhat, Pin 700135, By Caste Hindu, By Profession : Service
Identified By Susanta Dey, son of Late Santi Ranjan Dey, Rajarhat Bishnu Pur (Majher Para) 24 Pgs North, Thana: Rajarhat, By Caste: Hindu, By Profession: Business

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 22/02/2010

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:

Fee Paid in rupees under article : A(1) = 18414/- , E = 14/- on 22/02/2010

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.-1674512/-

Certified that the required stamp duty of this document is Rs 83746/- and the Stamp duty paid at Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid 20498119/02/2010 STATE BANK OF INDIA. Swasthya Bhawan, received 22/02/2010
2. Rs. 29750/- is paid 20498619/02/2010 STATE BANK OF INDIA. Swasthya Bhawan, received 22/02/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
22 FEB 2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 1

OF THE
 TANT/SELLER/
 ER/CAIMENT
 WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

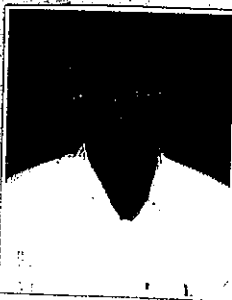
N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :-

Mr. M. K. Sarma

	LH.					
	RH.					

ATTESTED :- *Tapas Choudhary*

	LH.					
	RH.					

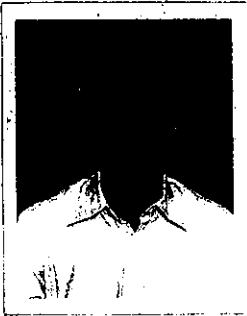
ATTESTED :- *Basudeb Das*

OF THE
TANT/
ANT/SELLER/
VER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS



LH.



RH.



ATTESTED :- *Pinali Chatterjee*

 PHOTO	LH.					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-