



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

E 366015

5 TE/5

The endorsement sheets attached to the document are the part of this document

From Dist. sub-Registrar,
Bishnupur, South 24 Pgs.

22 SEP 2011


: DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE made this the 16th day of August, 2011 (Two thousand eleven) BETWEEN - (i) SRI BAIDYANATH NASKAR, (ii) SRI MANORANJAN NASKAR, (iii) SRI SANATAN NASKAR, all sons of late Kinuram Naskar, (iv) SMT. CHANCHALA NASKAR, wife of late Kinuram Naskar, (v) GAYATRI SARDAR, wife of Sri Amal Sardar, (vi) SMT. MADHURI SARDAR, wife of Sri Swapan Sardar, all by faith Hindu, by occupation cultivators and housewife, by nationality Indian, all residing at Vill. Nowabad, P.O.

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Handwritten signatures and notes at the bottom left of the page, including a large signature and the text '5-50' and '70-628/11'.

Basapunja, P.S.Bishnupur, in the District South 24-Parganas, W.B. hereinafter called and referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the FIRST PART :

 The First Part Vendors being represented by their Attorney- SRI ALOK KUMAR NASKAR son of Sri Ananta Kumar Naskar, by faith Hindu, by occupation business, residing at Nandabhanga, P.O.Kanganberia, P.S.Bishnupur, in the District South 24-Parganas, W.B. vide a General Power of Attorney dt. 9.7.2011 registered at the office of the A.D.S.R. Bishnupur, South 24-Parganas and as recorded in Book No.IV, Deed No.38 for 2008. *The Said Prineedpals are all alive and the Said Power is valid*

AND

Alok Kumar Naskar till date
M/S.TIRUPATI ENCLAVE PVT. LTD., a Private Limited Company, incorporated under the Indian Companies Act, having its office at 23A, N.S.Road, 4th floor, Room No. 6 in the town of Kolkata-700001, W.B. represented by its Director-SRI ARUN BHUTORIA son of late Sumer Mal Bhutoria, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the

context be deemed to mean and include its successors in office and assigns) of the SECOND PART :

WHEREAS by a Deed of Conveyance dt. 16.6.1970 registered at the office of the A.D.S.R. Bishnupur, Kinuram Naskar, since deceased, the Predecessors in interest of the Vendors herein purchased of an area more or less 20 sataks out of 45 sataks situate and lying at Mouza Uttar Kajirhat, P.S. Bishnupur, Pargana Magura, Touzi Nos. 3,4, 5 J.L.No.22, comprised under R.S.Khatian No.179, appertaining to Dag No. 74 in the District South 24-Parganas and the said Deed was duly registered at the said A.D.S.R. Bishnupur, and recorded in Book I, Deed No.6244 for the year 1970. And while he had in peaceful possession and occupation over the said property died intestate leaving behind him surviving his 3 sons-Sri Baidyanath Naskar, Sri Manoranjan Naskar, Sri Sanatan Naskar, one wife Smt. Chanchala Naskar, and 2 daughters- Gayatri Sarkar, and Smt. Madhuri Sarkar, as his legal heirs, and successors who have inherited the said property in equal one-sixth share each.

AND WHEREAS thus the Vendors herein are in peaceful possession and occupation over the said property by way of inheritance.

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AND WHEREAS on 9.7.2008 the said Vendors have duly appointed, nominated and constituted their agent Sri Alok Kumar Naskar sonof Sri Ananta Kumar Naskar of Nandabhanga, P.O.Kanganberia, P.S. Bishnupur, in the District South 24-Parganas as their Attorney to act, deed or things in connection with the property as described in the Schedule hereunder, and the said Deed was duly executed and registered at the office of the A.D.S.R. Bishnupur and recorded in Book I, Deed No.38 for the year 2008.

AND WHEREAS thus the said Attorney Sri Alok Kumar Naskar being the attorney of the Vendors herein being empowered to sell the said property .

NOW due to legitimate and reasonable need of money the Vendors through their Attorney intend to sell and the said purchaser has agreed to purchase the said property as described in the Schedule below and hereinafter called the said property at or for the price of Rs. 5,00,000 [Rupees five lakhs] only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,00,000/- (Rupees Five lakhs) only well and truly paid by the said purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby

acquit, release forever discharge the sell, assure and assigns unto the said purchaser.

AND you the purchaser shall and will and may at all times hereafter peacefully and quietly hold, possess and enjoy the the said land and hereditaments or every part thereof and paying the rents to the appropriate authorities upon getting the names mutated in the office of the Panchayet office and also in the N.L.R.O. Office and receive the rents, issues and profits thereof and without any lawful eviction, interruption claim and demand whagsoever and any claim to any court by the Vendor or any of his predecessors intitle will be rejected to court of law.

The Vendord declare that the land hereby sold had not been previously leased, mortgaged sold nor in any way transferred by and there is no charge liens, lispensens or any attachments etc. The Vendors further declares that the Scheduled land is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. office and the property is free from all sorts of encumbrances and have good faith, right, title and full power to sell the said pr perty as described in the Schedule hereunder written. If any of the statements or covenants made herein before is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same and if any ommission, error is found to have taken place in this Deed in future any supplimentary deed or deeds of Declaration in favour of the said purchaser without any charge of the said instant purchaser.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of recorded sali land now being used as agricultural purpose measuring more or less 20 sataks situate and lying at Mouza Uttar Kajirhat, P.S. and A.D.S.R. Office Bishnupur, Pargana Magura, Touzi Nos. 3,4,5, J.L.No.22, comprised under R S.Khatian No. 179, appertaining to part of R. S. and L.R.Dag No.74 in the District South 24-Parganas. The property is being butted and bounded in the following manner :

ON THE NORTH : Dag no. 92

ON THE SOUTH : Dag no. 74

ON THE EAST : Dag no. 79

ON THE WEST : Dag no. 73.

The said property hereby sold is shown in the map or plan being demarcated by red border lines which forms to be the part and parcel of this document.

IN WITNESS WHEREOF the Vendors have hath hereunto sets and subscribed their hands and seals on this the day, month and year first above written.

WITNESSES:

- 1). *[Handwritten signature]*
[Handwritten text]
- 2). *[Handwritten signature]*
[Handwritten text]

[Handwritten signature: Aloke Kumar Naskar]

Signature of the Vendors.
As an Attorney for Sri Baidyanath Naskar, Sri Manoranjan Naskar, Sri Sanatan Naskar, Smt. Chanchala Naskar Gayatri Sardar and Smt. Madhuri Sardar.

: MEMO OF CONSIDERATION :

RECEIVED of and from the within named purchaser the within mentioned the sum of Rs. 5,00,000.00 (Rupees Five lakhs) only being the full and entire consideration as per Memo below :-

Memo :-

By R.B.I. notes of 100 Rupee denomination Rs. 5,00,000.00

(Rupees Five lakhs) only

WITNESSES:

1). *Handwritten signature*
Signature - *Handwritten signature*
Address - *Handwritten signature*

Handwritten signature

Signature of the Vendors.
As an Attorney for Sri Baidyanath Naskar, Sri Manoranjan Naskar, Sri Sanatan Naskar, Smt. Chanchala Naskar, Gayatri Sardar and Smt. Madhuri Sarkar.

2). *Handwritten signature*
Signature - *Handwritten signature*

Prepared by me,

Handwritten signature
Advocate.

Handwritten signature

Advocate

Alipore Criminal Court
Reqn. No. WB/2037/1999

Typed by me

Handwritten signature
Alipore Police Court,
Kolkata-27.

THE SALE DEED PLAN.

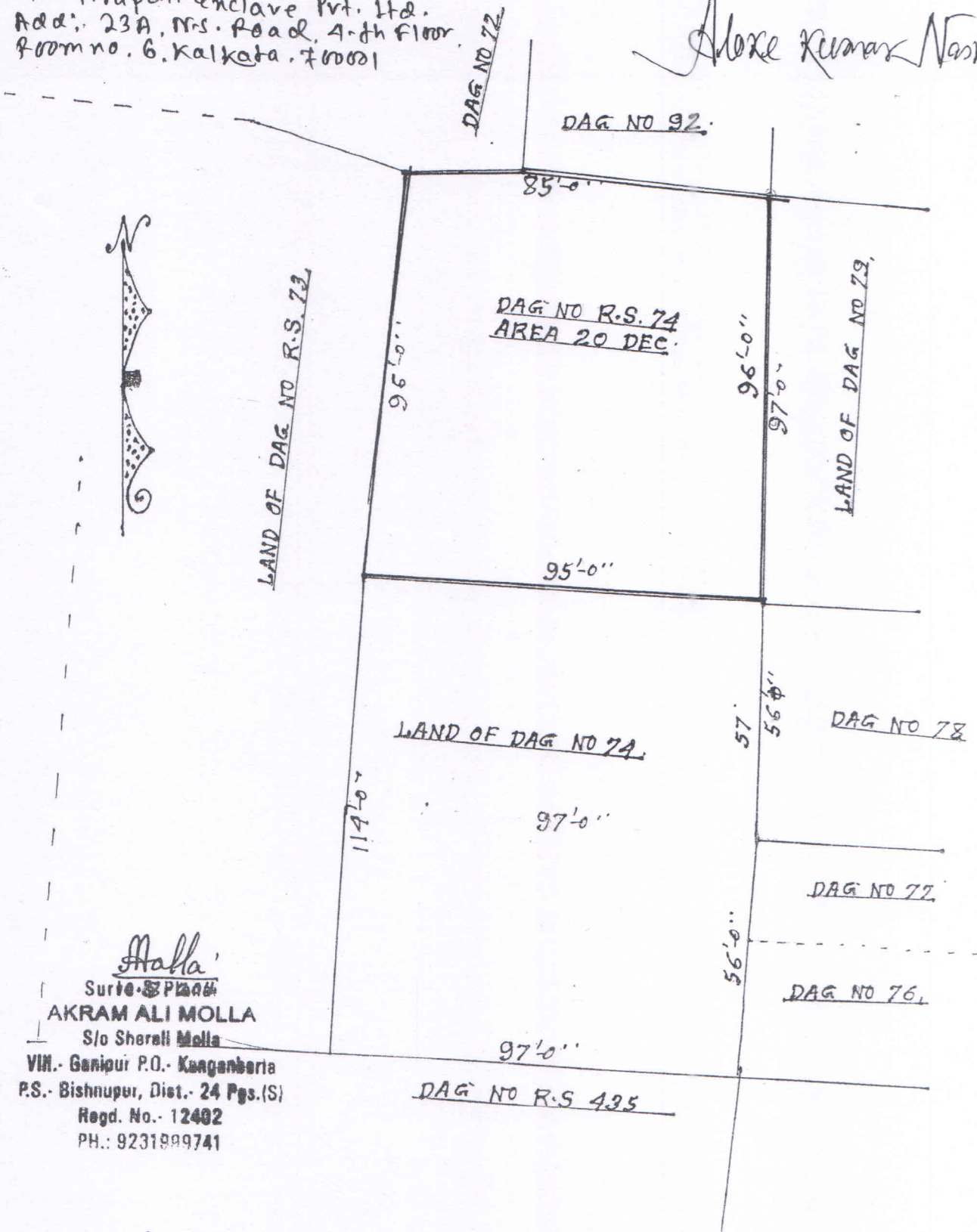
THE PLAN SHOWING AT MOUZA UTTARKAZIR HAT J.L. NO 22
KHATIAN NO. 179... P.S BISHNUPUR DIST 24 PARGANAS(S)
DAG NO R.S. 74. AREA 20 DEC OUT OF 45 DEC.
SHOWN THE PLOT BY RED BORDER,
SCALE 1" = 33'

SIGNATURE OF THE VENDOR.

VENDEE.

M/s. Tirupati Enclave Pvt. Ltd.
Add: 23A, N.S. Road, 4-th floor.
Room no. 6, Kolkata, 70001

Alexe Kumar Naxos



Molla
Surto-Sp...
AKRAM ALI MOLLA
S/o Sherali Molla
VII. Ganipuri P.O. - Kanganberia
P.S. Bishnupur, Dist. 24 Pgs.(S)
Regd. No. 12402
PH.: 9231999741



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

Endorsement For Deed Number : I - 05208 of 2011
(Serial No. 04502 of 2011)

On

Payment of Fees:

On 09/09/2011

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

Presented for registration at 17.30 hrs on :09/09/2011, at the Private residence by Sri Alok Kumar Naskar ,Executant.

Executed by Attorney

Execution by

1. Sri Alok Kumar Naskar, son of Sri Ananta Kumar Naskar , Village:Nandabhanga, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Kanganberia By Caste Hindu By Profession: Business,as the constituted attorney of 1.Sri Baidyanath Naskar 2.Sri Manoranjan Naskar 3.Sri Sanatan Naskar 4.Smt. Chanchala Naskar 5. Gayatri Sardar 6.Smt. Madhuri Sardar is admitted by him.

Identified By Yeakub Sk, son of Year Sk, Village:Chakjaydi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 22/09/2011

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:

Amount By Cash

Rs. 5496/-, on 22/09/2011

(Under Article : A(1) = 5489/- ,E = 7/- on 22/09/2011)

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.-500000/-

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

22/09/2011 15:01:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05208 of 2011
(Serial No. 04502 of 2011)

Certified that the required stamp duty of this document is Rs.- 25010 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

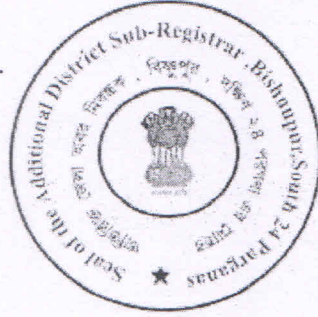
Deficit stamp duty Rs. 24010/- is paid 91842822/09/2011 State Bank of India, BAKHRAHAT, received on
22/09/2011

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 220 to 232
being No 05208 for the year 2011.



(Jawed Akhter) 22-September-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... VIROPATI ENCLAVE PVT. LTD.

Signature... *[Handwritten Signature]*
Director



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... Alok Kumar Nandan

Signature... *[Handwritten Signature]*

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name.....

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name

Signature