

13939

2-12829



X
8.10.12
5-10

पश्चिम बंगाल WEST BENGAL

M 279976

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

Addl District Sub-Registrar
Bidhannagar, (Sak Lake Circle)

10 OCT 2012

DEED OF CONVEYANCE
0042-KYA-250912

DATED 8th OCTOBER, 2012

BETWEEN

RAJESH KUMAR JAIN - VENDOR

AND

EDAM INFRAESTATE PRIVATE LIMITED & Ors
In Re: 10 Decimal Land in Dag No. 199 in
Mouza - Patharjhata, P.S.: Rajarhat,
Dist.: North 24 Parganas

No. 882 Dt. 12/07/12 Rs. 10/-
Name H. C. Mahatma Adv.
Address
Stamp Vendor

SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS

Rehse Yel

14440



EDAM INFRAESTATE PVT, LTD.

Rehse Yel

Director Authorised Signatory

EDAM INFRATECH PVT, LTD.

Rehse Yel

Director Authorised Signatory

EPISTLE PROJECTS PVT, LTD.

Rehse Yel

Director Authorised Signatory

EPISTLE INFRATECH PVT, LTD.

Rehse Yel

Director Authorised Signatory



14441

Rajesh Kumar Sen



ADD District Sub Registrar
Bidhanagar (Salt Lake City)
- 8 OCT 2012

Identified by me
Manoj Prasad Adv
28/1, Judge's Court Road
KOL-27

THIS INDENTURE OF CONVEYANCE made this the 8th day of October, 2012 [TWO THOUSAND TWELVE]

B-E-T-W-E-E-N

RAJESH KUMAR JAIN, son of Late Hira Lal Jain, Nationality – Indian, by faith – Jain, by occupation – Business, residing at Flat No. 7A/3, Mousumi, 15B, Ballygunge Circular Road, Kolkata – 700 019, 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 his heirs, successors, executors, administrators, legal representatives, nominees, and/or assigns) of the **FIRST PART**;

AND

[1] **EDAM INFRAESTATE PRIVATE LIMITED**, [2] **EDAM INFRASTATE PRIVATE LIMITED**, [3] **EPISTLE PROJECTS PRIVATE LIMITED** and [4] **EPISTLE INFRASTATE PRIVATE LIMITED** all four Companies incorporated under the Companies Act. 1956, having its registered place of business at 55/1A, Strand Road, Kolkata – 700 006, represented by their Authorised Signatory namely - Rahul Kyal son of Balkishan Kyal residing at 30C, Southend Park, Kolkata – 700 029, hereinafter called and referred to as the **PURCHASERS** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest / office and/or assigns) of the **SECOND PART**;

W-H-E-R-E-A-S:

- A. The **VENDOR** is the sole and absolute owner of **ALL THAT** piece and parcel of 'DANGA' Land measuring **10 [ten] Decimal**, be the same a little more or less, out of total land area of 48 Decimal comprised in R.S. Dag No 199 [Vendor's share being 2,000 out of 10,000] corresponding to **L. R. Dag Nos. 199, appertaining to R. S. Khatian No. 165 corresponding to L. R. Khatian No. 283** in Mouza – Patharghata, J. L. No. 36, Touzi No. 10, P.S.: Rajarhat, within Patharghata Gram Panchayat, within the District of North 24 Parganas, hereinafter called and referred to as the said **LAND** and more fully and particularly mentioned and described in the **1st Schedule** hereunder written;
- B. The **Vendor** has acquired the title of the said **LAND** as described and narrated in the **ABSTRACT ON TITLE** contained in the **2nd Schedule** hereunder written;



1- 8 OCT 2024
Addl District Sub Post Office
Bichannagar, (Salt Lake City)

- C. At or before execution of these presents the **Vendor** herein has assured, declared and represented to the Purchaser as follows (hereinafter collectively referred to as **The Representations**):
- C.1 THAT the **Vendor** is the sole and absolute owner of the said **LAND** having acquired the title in respect of the same as described and narrated in the **ABSTRACT ON TITLE** contained in the **2nd Schedule** hereunder written;
- C.2 THAT the said **LAND** is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;
- C.3 THAT the **Vendor** holds free and marketable title in respect of the said **LAND**;
- C.4 THAT save and except the **Vendor** nobody has any right, title and interest of any nature whatsoever and howsoever in the said **LAND**;
- C.5 THAT the **Vendor** [or **Vendor's** predecessor-in-interest] exercised his option to retain the said **LAND** by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 **OR** the said **LAND** described in the **1st Schedule** hereunder written stand retained by the then raiyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;
- C.6 THAT the said **LAND** described in the **1st Schedule** hereunder written have been recorded in the finally published khanda-khatian of the **Vendor** [or **Vendor's** predecessor-in-interest] as the case may be;

- C.7 THAT the said **LAND** described in the 1st **Schedule** hereunder written stand retained by the **Vendor** through operation of family ceiling as envisaged in Chapter II-B of West Bengal Land Reforms Act;
- C.8 THAT the **Vendor** is not a member of Scheduled Caste or Tribe and hence is not required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said **LAND**;
- C.9 THAT the **Vendor** has not entered into any Agreement for Sale or lease or transfer in any other manner whatsoever in respect of the said **LAND** with any other person or persons save and except the **Purchaser** herein;
- C.10 THAT the **Vendor** is and his predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party;
- C.11 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat in respect of the said **LAND** have been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the **Vendor** forthwith on demand without any demur. The **Vendor** also agrees to pay all such outgoings which may be levied with retrospective effect in future by the authorities;
- C.12 THAT the said **LAND** or any part or portion thereof is not subject to any notice of acquisition or requisition neither the **Vendor** has been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;

- C.13 THAT there is no Bargadar and/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said **LAND** or any part or portion thereof;
- C.14 THAT the **Vendor** [or **Vendor's** predecessor-in-interest] nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation or in respect of the land or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land;
- C.15 THAT no part or portion of the said **LAND** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;
- C.16 THAT the said **LAND** nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the **Vendor** or the said **LAND** or part or portion thereof, which has the effect of prevailing or restraining the **Vendor** in dealing with and/or disposing of the said lands which can prejudicially affect the title to the same;
- C.17 THAT the **Vendor** is in possession, power or control of the documents of title and further confirm that no document of title has been delivered, deposited or handed over by the **Vendor** or any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

- C.18 THAT the **Vendor** has agreed to indemnify and keep indemnified the **Purchaser** against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the **Vendor** of any nature whatsoever and properties of the **Vendor** shall be liable and responsible for discharge of the indemnity;
- C.19 THAT the **Vendor** is lawfully seized and possessed of or otherwise well and sufficiently to the said **LAND** described in the **1st Schedule** hereunder written;
- C.20 THAT the **Vendor** is fully entitled and legally capable to sell and transfer the said **LAND** described in the **1st Schedule** hereunder written in favour of the **Purchasers**;
- C.21 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force in the **Vendor** effecting sale and transfer of the said **Land** in favour of the **Purchaser**;
- D. Having decided to sell and dispose of the said **LAND** the **Vendor** approached the **Purchaser** and made the aforesaid **Representations** to the **Purchaser** and offered to sell and transfer the said **LAND** in favour of the **Purchaser** at or for a **TOTAL CONSIDERATION** of Rs.27,63,360/- [Rupees Twenty Seven Lacs Sixty Three Thousand Three hundred and sixty only];
- E. Relying upon the **Representations** of the **Vendor** as aforesaid and believing the same to be true and acting on faith thereof the **Purchaser** has accepted the offer of the **Vendor** and the **Purchaser** has agreed to purchase and acquire the said **LAND** from the **Vendor** at or for a **TOTAL CONSIDERATION** as aforesaid on the terms and conditions hereinafter recorded;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that pursuant to the **Representations** and Offer made by the **Vendor** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendor** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the

offer of the ~~Vendor~~ and in **TOTAL CONSIDERATION** of a sum of Rs.27,63,360/- [Rupees Twenty Seven Lacs Sixty Three Thousand Three hundred and sixty only]; of the lawful money of the Union of India well and truly paid by the ~~Purchaser~~ to the ~~Vendor~~ at or before the execution of these presents (the receipt whereof the ~~Vendor~~ doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the ~~Purchaser~~ and the said **LAND** hereby intended to be sold transferred and conveyed) the ~~Vendor~~ doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the ~~Purchaser~~ the said **LAND** being **ALL THAT** piece and parcel of 'DANGA' Land measuring **10 [ten] Decimal**, be the same a little more or less, out of total land area of 48 Decimal comprised in R.S. Dag No 199 [Vendor's share being 2,000 out of 10,000] corresponding to **L. R. Dag Nos. 199, appertaining to R. S. Khaitan No. 165 corresponding to L. R. Khaitan No. 283** in Mouza - Patharghata, J. L. No. 36, Touzi No. 10, P.S.: Rajarhat, within Patharghata Gram Panchayat, within the District of North 24 Parganas, hereinafter called and referred to as the said **LAND** and more fully and particularly mentioned and described in the **1st Schedule** hereunder written and **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the ~~Vendor~~ or any person or persons from whom the ~~Vendor~~ can or may

procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, wakfs, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

AND THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendor** done or executed or knowingly suffered to the contrary the **Vendor** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **LAND** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendor** or any of his/her ancestors or predecessors-in-title the **Vendor** has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
- c. **THAT NOTWITHSTANDING** anything contained herein, the said **LAND** shall always be put to use for such purposes as the **Purchaser** deem fit and proper in accordance with law;
- d. **AND THAT** the said **LAND** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease,

license, tenancy, development agreement, easement, right of passage, exchange, wakfs, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the ~~Vendor~~ or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the ~~Vendor~~ in the said lands together with structures appurtenant thereto hereby sold in the manner aforesaid.

- e. **AND THAT** the ~~Purchaser~~ shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the ~~Vendor~~ or any person or persons lawfully claiming through from under or in law or trust for the ~~Vendor~~ or any of his/her ancestors or predecessors-in-title.
- f. **AND FURTHER THAT** the ~~Vendor~~ and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the ~~Vendor~~ or any of his/her ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the ~~Purchaser~~ make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said ~~Purchaser~~ forever in the manner as aforesaid, as the said ~~Purchaser~~ shall or may reasonably require **AND FURTHER MORE THAT** the ~~Vendor~~ shall at all times hereafter indemnify and keep indemnified the ~~Purchasers~~ against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the ~~Vendor~~ or any breach of the covenants hereunder contained;
- g. **AND ALSO** the ~~Vendor~~ had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **LAND** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or

portion thereof is or may be impeached or encumbered or affected in title or otherwise.

- h.** **AND THAT** the **Vendor** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchasers' name in the records of Block Land & Land Revenue Officer and/or also with such other statutory body or bodies.
- i.** **AND** the **Vendor** doth hereby further covenant and assure the **Purchaser** that he has not encumbered the said **Land** together with structures appurtenant thereto hereditament and premises in any way and have full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchaser** is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendor** shall and will indemnify the **Purchaser** entirely for the losses and damages to be suffered by them in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises hereby sold.
- j.** **AND THAT** the **Purchaser** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendor** or any person or persons lawfully or equitably claiming as aforesaid.
- k.** **AND FURTHER THAT** the **Vendor** doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.

- l. **AND FURTHER THAT** the **Vendor** shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendor or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.
- m. **AND** the **Vendor** has agreed to indemnify and keep the **Purchaser**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendor** covenant and assured the **Purchaser** that all title deeds, muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **1st Schedule** hereunder written shall remain in custody, control and power of the **Vendor** herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchaser** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **Vendor** herein, and the **Vendor** shall produce the original of these Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the **Purchaser** herein upon 48 hours prior notice in writing.
- o. **AND THAT** the **Vendor** also declare and confirm that they are in khas and vacant possession of the said **land** together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- p. **AND THAT** the **Vendor** herein declare and confirm that the said **land** more fully and particularly mentioned and described in the **1st Schedule** hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

AND that pursuant to the **Representations** and Offer made by the **VENDOR** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendor** as



aforsaid and believing the same to be true and acting on faith thereof doth hereby complete the sale on the declaration by them that there is no defect in title of the Vendor and they do hereby assure and covenant with the ~~Purchaser~~ that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the ~~Vendor~~ shall cause such defect to be removed, remedied and at their own costs and expenses and have agreed to keep the ~~Purchaser~~ saved, harmless and fully indemnified from and against all loss, damage, costs [be it remote, consequential or any other type] charges, claims, actions, suits and proceedings by reason of any such defect in title and/or misrepresentation;

AND THAT the ~~Vendor~~ never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the ~~Vendor~~ for the acquisition or the said **LAND** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the ~~Vendor~~ have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **LAND** or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **LAND** or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the ~~Vendor~~ and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **LAND** or any part or portion thereof 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 ~~Purchaser~~ make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **LAND** and every part or portion thereof unto and to the use the ~~Purchaser~~ as shall or may be reasonably required.

AND FURTHER THAT Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

Simultaneously with the execution of this Deed of Conveyance the **Vendor** has made over to the **Purchaser** the actual, khas, physical, vacant and peaceful possession of the said **LAND**;

//////////

THE 1st SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT piece and parcel of 'DANGA' Land measuring 10 [ten] Decimal, be the same a little more or less, out of total land area of 48 Decimal comprised in R.S. Dag No 199 [Vendor's share being 2,000 out of 10,000] corresponding to **L. R. Dag Nos. 199**, appertaining to **R. S. Khatian No. 165** corresponding to **L. R. Khatian No. 283** In Mouza - Patharghata, J. L. No. 36, Touzi No. 10, P.S.: Rajarhat, within Patharghata Gram Panchayat, within the District of North 24 Parganas, upon payment of proportionate annual revenue and/or taxes as payable to the Government of West Bengal at the Office of the B.L. & L.R.O., Rajarhat as also upon payment of proportionate taxes with the concerned Gram Panchayat, **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED** which is butted and bounded in the manner following:-

ON THE NORTH	: By R.S.Dag No. 198
ON THE EAST	: By Part of R.S.Dag No. 199
ON THE SOUTH	: By R.S.Dag No. 203
ON THE WEST	: By R.S.Dag No. 200

//////////

THE 2nd SCHEDULE ABOVE REFERRED TO
(ABSTRACT ON TITLE)

The **Vendor** has acquired the title in respect of the said **LAND** in the manner following:-

1. At all material times one Sabujan Bibi, wife of Jamat Ali was the sole and absolute owner in respect of **ALL THAT** piece and parcel of 'DANGA' Land measuring **10 [ten] Decimal**, be the same a little more or less, out of total land area of 48 Decimal comprised in R.S. Dag No 199 [Vendor's share being 2,000 out of 10,000] corresponding to **L. R. Dag Nos. 199, appertaining to R. S. Khatian No. 165 corresponding to L. R. Khatian No. 283** in Mouza - Patharghata, J. L. No. 36, Touzi No. 10, P.S.: Rajarhat, within Patharghata Gram Panchayat, within the District of North 24 Parganas, hereinafter called and referred to as the said **LAND** and more fully and particularly mentioned and described in the **1st Schedule** hereunder written;
2. While she was fully seized and possessed of the said **10 Decimal** Land comprised in **Dag No. 199** in Mouza - Patharghata, J. L. No. 36, P.S.: Rajarhat, within the District of North 24 Parganas the said Sabujan Bibi wife of Jamat Ali died intestate leaving her surviving her two sons namely - [1] Mujit Ali Mulla and [2] Ajan Ali Mulla and three daughters namely - [1] Rupjan Bibi, [2] Hinguljan Bibi and [3] Mayurjan Bibi as her legal heirs who jointly inherited the said **10 Decimal** Land comprised in **Dag No. 199** in Mouza - Patharghata, J. L. No. 36, P.S.: Rajarhat, within the District of North 24 Parganas previously owned by Sabujan Bibi wife of Jamat Ali;
3. By a Deed of Conveyance dated 3rd day of February, 2012, duly registered before the Additional District Sub- Registrar Bidhannagar, Salt Lake City, in Book No. I, CD Volume No. 2, Pages 9404 to 9423, Being No. 01229, for the year 2012, the said [1] Mujit Ali Mulla [2] Ajan Ali Mulla [3] Rupjan Bibi, [4] Hinguljan Bibi and [5] Mayurjan Bibi sold transferred and conveyed the said **LAND** in favour of Hasem Ali Molla, son of Sukur Ali Molla;

- 4. By a Deed of Conveyance dated 13th day of July, 2012, duly registered before the Additional District Sub- Registrar Bidhannagar, Salt Lake City, in Book No. I, CD Volume No. 13, Pages 6198 to 6212, Being No. 09300, for the year 2012, the said Hasem Ali Molla, son of Sukur Ali Molla sold transferred and conveyed the said LAND in favour of Rajesh Kumar Jain, son of Late Hira Lal Jain, the Vendor herein;
- 5. Since then the said Vendor, is holding uninterrupted possession of the said LAND and is fully seized and possessed of the said LAND and is well and truly entitle to the same;

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seals after going through the contents of this Deed of Conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata in Presence of:

- 1. Somkar Mistri
Sulunguri sh. para
P.O - NEW TOWN
KOL-59
- 2. Alamgir Reza Adv
28/1, Budget Court Road
KOL-27

Rajesh Kumar Jain
(PAN: ACPPJ2861B)
SIGNATURE OF THE VENDOR

SIGNED SEALED AND DELIVERED

by the Purchaser at Kolkata in Presence of:

- 1. Somkar Mistri
Sulunguri sh. para
P.O - NEW TOWN
KOL-59
- 2. Alamgir Reza Adv

EDAM INFRAESTATE PVT. LTD.
Rehul Gupta
Director Authorised Signatory
ED AM INFRAESTATE PVT. LTD.
Rehul Gupta
Director Authorised Signatory
EPISTLE PROJECTS PVT. LTD.
Rehul Gupta
Director Authorised Signatory
EPISTLE INFRAESTATE PVT. LTD.
Rehul Gupta
Director Authorised Signatory
SIGNATURE OF THE PURCHASER

RECEIVED of and from the within-named PURCHASERS the within-mentioned sum of Rs.27,63,360/- [Rupees Twenty Seven Lacs Sixty Three Thousand Three hundred and sixty only] being the TOTAL CONSIDERATION money payable under these presents as per memo below:

MEMO OF CONSIDERATION

Sl.	Date	Cheque No.	Favouring	Bank	Amount [Rs.]
1.	08.10.2012	141711	Rajesh Kumar Jain	Indian Overseas Bank, Kalighat Branch	6,90,840/-
2.	-do-	141813	-do-	-do-	6,90,840/-
3.	-do-	956260	-do-	-do-	6,90,840/-
4.	-do-	141760	-do-	-do-	6,90,840/-
				Total	27,63,360

(RUPEES TWENTY SEVEN LACS SIXTY THREE THOUSAND THREE HUNDRED AND SIXTY ONLY)

Rajesh Kumar Jain

SIGNATURE OF VENDOR

WITNESSES:

Signature Somkar Mishra

Name:

Father's Name:

Address Sulankeri sh. para
P.O & P.S. New Town, 24 Pys(N)

Prepared in my office :

Signature Atangir Peza

Name:

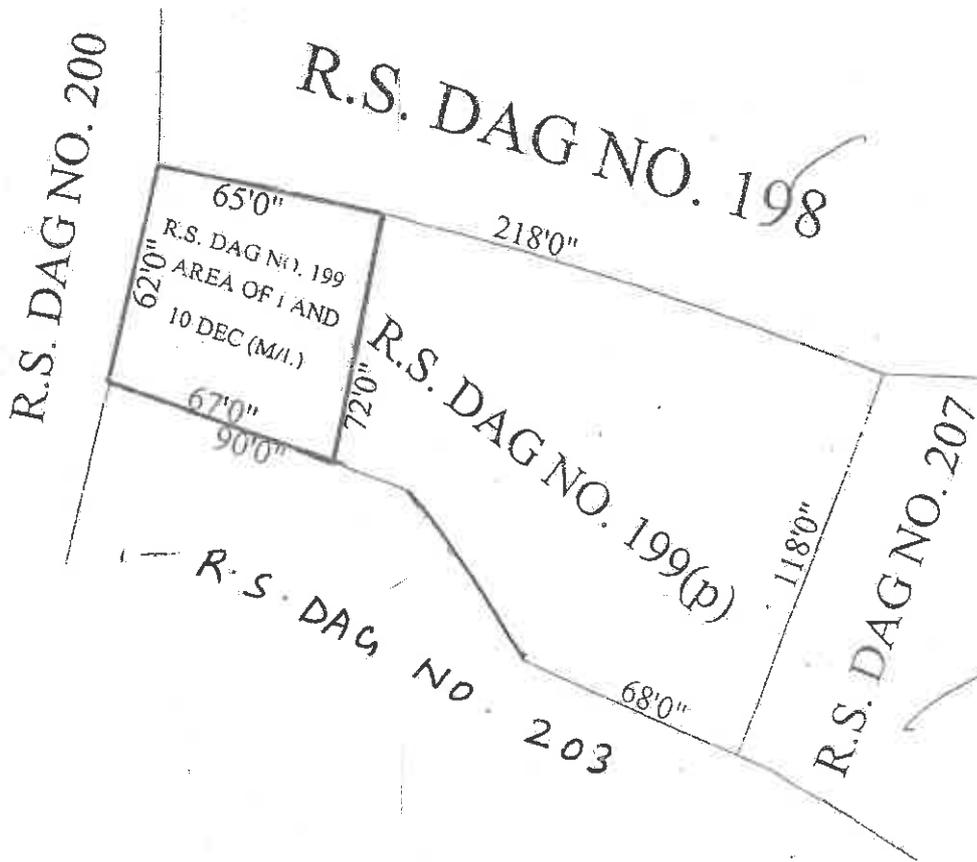
Father's Name:

Address: 28/1 Judge Court Road
'Kol-27

Atangir Peza Advocate,
F-1194/03

Wipare Judges Court
Kol-27

SITE PLAN OF R.S. DAG NO. - 199 R S KHATIAN NO 165
 LR KHATIAN NO. 283 AT MOUZA PATHARGHATA J.L NO 36
 R S NO 225 TOUZI NO 10 P S RAJAR HAT NOW UNDER RAJAR HAT
 NEW TOWN DIST NORTH 24 PARGANAS AREA SHOWN IN RED BORDER
 SCALE = N.T.S.



Rajesh Kumar L

EDAM INFRAESTATE PVT, LTD.
Rajesh Kumar L
 Director Authorised Signatory

ED AM INFRAEATECH PVT, LTD
Rajesh Kumar L
 Director Authorised Sign

EPISTLE PROJECTS PVT, LTD.
Rajesh Kumar L
 Director/Authorised Signatory

EPISTLE INFRAEATECH PVT, LTD.
Rajesh Kumar L
 Director/Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS

<p align="center">PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Rehna Singh</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Rajesh Kumar Soni</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
<p align="center">PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	



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

Endorsement For Deed Number : I - 12879 of 2012
(Serial No. 13939 of 2012)

On

Payment of Fees:

On 08/10/2012

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

Presented for registration at 17.10 hrs on :08/10/2012, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 08/10/2012 by

1. Rajesh Kr Jain, son of Lt Hira Lal Jain , Ballygunge Circular Rd, 15 B, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business

2. Rahul Kyal
Authorised Signatory, Edam Infraestate Pvt Ltd, Strand Rd, 55/1 A, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorised Signatory, Edam Infratech Pvt Ltd, Strand Rd, 55/1 A, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorised Signatory, Epistle Projects Pvt Ltd, Strand Rd, 55/1 A, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorised Signatory, Epistle Infratech Pvt Ltd, Strand Rd, 55/1 A, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006.
, By Profession : Others

Identified By A Reza, son of - -, Judges Court Rd, 28/1, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Advocate.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/10/2012

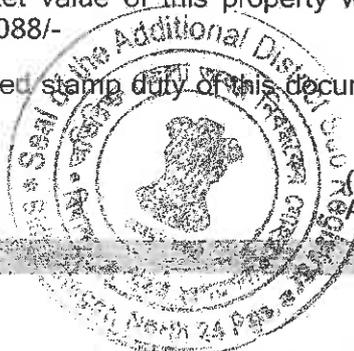
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-29,09,088/-

Certified that the required stamp duty of this document is Rs.- 174565 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/10/2012



10 OCT 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 12879 of 2012
(Serial No. 13939 of 2012)

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. 0.00/-, on 10/10/2012

Amount by Draft

Rs. 32013/- is paid , by the draft number 296004, Draft Date 09/10/2012, Bank Name State Bank of India, ALIPORE, received on 10/10/2012

(Under Article : A(1) = 31999/- ,E = 14/- on 10/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 174565/- is paid, by the draft number 296003, Draft Date 09/10/2012, Bank Name State Bank of India, ALIPORE, received on 10/10/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

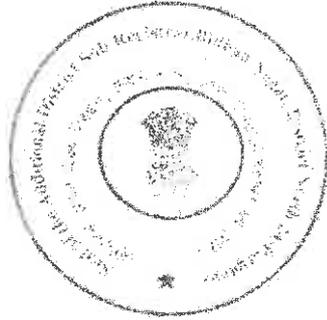


10 OCT 2012

Addi District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 4811 to 4832
being No 12879 for the year 2012.



X
(Debasish Dhar) 11-October-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

PS Vinayak Heights LLP

Debasish Dhar
Authorised Signatory

PS Vinayak Heights LLP

Pranab Chakraborty
Authorised Signatory

