

Total sel

03944.

Q-09773

भारतीय गैर न्यायिक

भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

WEST BENGAL
3534-00/01/2 Idam/c-38/96 (DL-17) A 040086

$D_5 = 22.9.08$

170-14

30000

1. 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365

Yeno Paly

1-2-20

Additional District Sub-Registrar,
Muknanager (Salt Lake) Circle.

DEED OF CONVEYANCE

VALUED AT RS. 19,00,000.00

THIS DEED OF CONVEYANCE made this 17th day of

.....Two thousand and six B E T W E E N (1)

SRI PRONAB BANERJEE , son of Sri Hitenra Nath Banerjee.

by occupation Business, residing at DL-130/7, Salt Lake

city , sector - II , Kolkata - 700091 , (2) SRI ASISH

AGARWAL, son of Sri Bimal Agarwal, by occupation -

student, residing at 3, Raja Raj Krishna Street, P.S.

$$f_{\text{eq}}(n) = 250/-$$
$$Y_{(n)} = 235$$

488

Burtolla ..

SUN CONSTRUCTION

Chaitin M

Proprietor



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 040087

2.

Burtolla , Kolkata - 700006 , and (3) SRI ASHIM BARMAN ROY , son of Late Lalit Mohan Barman Roy , by occupation Business, residing at Port Blair Lines , Barrackpore , P.S. Titagarh , Dist. North 24-- Parganas , all by faith Hindu , hereinafter referred to and called as the "V E N D O R S" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, adminis - trators, legal representatives and assigns) of the

FIRST PART :

SUN CONSTRUCTION

A N D ...

Sun
Proprietor



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 040088

3.

- A N D -

M/S. SEVAMA BIO - CONS (PVT) LTD. , a Company incorporated under the companies Act. 1956 having its registered office at Commerce House , 9th floor , Room No. 5 , 2A , Ganesh Chandra Avenue , Kolkata - 700013 , represented by its Managing Director - SRI MANISH KUMAR SINGHANIA , son of Late Ram Gopal Singhania , by faith Hindu, by occupation Business, residing at 20 , Mandevilla Garden , 2nd floor , Flat No. 2B , Kolkata - 700019 , hereinafter referred to and called as the "P U R C H A S E R" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its Directors for the time being and the heirs and successors in its office) of the SECOND PART :

- A N D -

SUN CONSTRUCTION



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 040089

SRI BRINDABAN NASKAR, son of Late Upendra Nath Naskar, by faith - Hindu, by occupation - Business, residing at Mahishbathan, P. S. Rajarhat, Dist. 24 - Parganas (N), hereinafter called as "CONFIRMING PARTY" (which terms shall unless excluded to the context be deemed to mean and to include his heirs, executors, administrators, legal representatives and assigns) of the THIRD PART :

WHEREAS :-

A) One Abinashi Chandra Naskar and Sashi Bhushan Naskar were the absolute owners of a plot of land measuring an area of .34 decimals lying and situated under Mouza - Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi no. 145, comprised in C.S. Dag no. 364, R.S. Dag no. 372, under C.S. Khatian no. 130, corresponding ^{R.S.} Khatian no. 122, L.R. Khatian no. K - 3, K - 215, K - 243, within the jurisdiction of Salt Lake East Police station, within the local limits of

SUN CONSTRUCTION

Bidhannagar ..

Propn



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 040090

5.

Bidhannagar Municipality, in the Dist. of North 24 -
Parganas .

B) While seized and possessed of the aforesaid property,
said Abinash Chandra Naskar and Sashi Bhushan Naskar sold ,
conveyed and transferred the same measuring an area of
.34 decimals unto the favour of one Upendra Nath Naskar ,
by virtue of one Deed of conveyance duly registered before
the Sub - Registrar at Cossipore Dum Dum and recorded in
Book No. I, Volume no. 21, Pages 198 to 199 , Being no.
1123 for the year 1945 , against valuable consideration
mentioned thereon.

C) While seized and possessed of the aforesaid property,

SUN CONSTRUCTION

said .3

[Signature]



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 040091

6.

said Upendra Nath Naskar died intestate leaving behind him - five sons Sri Brindaban Naskar , Sri Ajit Kumar Naskar, Sri Jitendra Nath Naskar, Sri Kashinath Naskar, Debabrata Naskar as his legal heirs and successors to his estate.

D) While seized and possessed of the aforesaid property , said U-Brindaban Naskar and five others sold , conveyed and transferred a portion of the same unto the favour of one Smt. Puspam Rani Naskar by virtue of one registered Deed of conveyance and in that circumstances said Sri Ajit Kumar Naskar , Sri Brindaban Naskar ,

SUN CONSTRUCTION

Sri ..

Proprietor

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
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पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

A 040092

7.

Sri Jitendra Nath Naskar, Sri Kashinath Naskar, Sri Debabrata Naskar and Smt. Puspa Rani Naskar became the absolute owners of the aforesaid property measuring an area of .34 decimals by virtue of inheritance and in terms of Hindu succession Act. 1956 and also by virtue of one registered Deed of conveyance.

E) While seized and possessed of the aforesaid property collectively by said Sri Ajit Kumar Naskar and others, one Deed of Partition was executed amongst themselves for separation of the aforesaid property in their individual name, registered before the Addl. Dist. Sub - Registry office at Bidhannagar (Salt Lake City) and recorded in Book No. I. Volume no. 213, Pages 239 to 260, Being no. 9307 for the year 1992.

SUN CONSTRUCTION P) ..

[Signature]
Proprietor



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 040093

8.

F) Thereafter said Sri Ajit Kumar Naskar sold, conveyed and transferred a portion of the same measuring an area of 4 (four) cottahs unto the favour of Sri Ashis Agarwal, by virtue of one Deed of conveyance duly registered before the Addl. Dist. Sub - Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No.164, Pages 83 to 90 , Being no. 7646 for the year 1994 , and Sri Brindaban Naskar sold, conveyed and transferred a portion of the same measuring an area of 4 (four) cottahs unto the favour of Sri Ashim Barman Roy , by virtue of one Deed of conveyance duly registered before the Dist. Registrar at Barasat and recorded in Book No. I, Vol No. 120, Pages 70 to 76 , Being no. 6575 for the year 1995 and thereafter

SUN CONSTRUCTION

[Signature]
stor

Sri Brindaban Naskar, Sri Ajit Kumar Naskar and Smt. Puspa Rani Naskar collectively sold, conveyed and transferred a portion of the same measuring an area of 4 (four) cottahs unto the favour of Sri Pranab Banerjee , by virtue of one Deed of Conveyance duly registered before the Addl. Dist. Sub - Registry office at Bidhan Nagar (Salt Lake City) and recorded in Book No. I, Vol. No. 164, Pages 91 to 100, Being no. 7647 for the year 1994, respectively against valuable consideration mentioned thereon.

G) Thereafter, said Sri Ashis Agarwal and two others became the absolute owners collectively a plot of land measuring 12 (twelve) cottahs and enjoyed the same peacefully and freely and also Ashis Agarwal recorded his name against L.R. Khatian no. 734 , Pranab Banerjee subsequently recorded his name against L.R. Khatian no. 733 but, Ashim Barman Roy has not yet been recorded . It is noted that in the Deed of Ashim Barman Roy , Page no. 5 and Page no. 6 , line no. 18 and 3 , it was unfortunately recorded as R.S. Khatian no. 54. As requested by Ashim Barman Roy , the previous vendor i.e. the Confirming party herein amended the same , where R.S. Khatian no. would be 122 in place of wrongly mentioned 54 and it would be affected on execution of these presents and subsequently the confirming party herein hereby confirm the same by signing on this Deed of conveyance, so that said Sri Ashim Barman Roy's property shall be recorded in due course and in proper way before the B.L & L.R.O .

H) Now the Vendors hereby agreed to sell and the Purchaser hereby agreed to purchase ALL THAT piece and parcel of a plot of land measuring an area of 12 (twelve)

SUN CONSTRUCTION

cottahs ..

[Signature]
Proprietor

cottahs , recorded as DANGA , together with the facilities of common passage lying and situated under Mouza - Mahishbathan , J.L. No. 18, R.S. No. 203 , Touzi no. 145 , comprised in C.S. Dag No. 364 , R.S. Dag no. 372 , 377 under C.S. Khatian no. 130 , corresponding R.S. Khatian No. 122 , L.R. Khatian No. K - 734 , K - 733 , within the jurisdiction of Salt Lake East Police station, within the local limits of Bidhannagar Municipality, in the Dist. of North 24 - Parganas , particularly mentioned in the schedule hereinafter written at or for the total consideration of Rs. 19,00,000/- (Rupees Nineteen lacs) only free from all sorts of encumbrances and for greater clearance of the same , one site plan is annexed herewith and delineated in RED mark which will be treated as a part of this Deed of conveyance.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

T H A T in pursuance of the said Agreement and in consideration of Rs. 19,00,000/- (Rupees Nineteen lacs) only to the Vendors paid by the Purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said

SUN CONSTRUCTION

Purchaser ..

[Signature]

Proprietor

11.

purchaser as well as the said land with common passages , particularly described in the schedule hereunder written the Vendors do hereby grant, sell, transfer, assign and assure unto the Purchaser herein all That piece or parcel of a plot of land measuring an area of 12 (twelve) cottahs recorded as D A N G A together with the facilities of common passage comprised as follows :-

C.S. Dag no.	R.S. Dag no.	C.S. Kh. No.	R.S. Kh. No.	L.R. Kh. No.	Area
364	372	130	122	K-243	3-10-0 Sft.
365	377	130	122	K-215	0-06-0 "
364	372	130	122	K-733	4-0-0 "
364	372	130	122	K-734	4-0-0 "
TOTAL					12-0-0 "

lying and situated under Mouza - Mahishbathan , J.L. No. 18, R.S. no. 203 , Touzi no. 145, within the jurisdiction of Salt Lake East Police station, within the local limits of Bidhannagar Municipality, in the Dist of North 24 - Parganas, morefully described in the schedule hereinafter written and delineated in the map or plan annexed hereto and therein bordered together with full benefits of passages, ways, water ways, rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments , liens etc. whatsoever and free from all acquisition and requisition **Sub CONSTRUCTION** alignments and any claim or adverse possession

and ..

Proprietor

12.

and the Vendors do hereby covenant with the purchaser as follows :-

1. T H A T notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid.
2. T H A T the purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the Vendors or any claiming through or under him.
3. FURTHER THAT the Vendors their heirs, executors, administrators, representatives or assigns, covenant with the purchaser its heirs, executors, administrators, representatives or assigns, to save harmless indemnify and keep indemnified the purchaser its heirs, administrators or assigns free or against all encumbrances, charges and equities whatsoever.

4..

SUN CONSTRUCTION.



Proprietor

4. T H A T the Vendors their heirs, administrators, or assigns, further covenant that the Vendors or they shall at the request and cost of the purchaser its heirs, administrators, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner afore - said according to the true intent and meaning of this deed.
5. T H A T the purchaser herein will be entitled to mutate its name in respect of the said piece or parcel of land with common passages, with the authorities concerned and will pay the proper - tionate sum of revenue to the State of West Bengal.
6. T H A T the land fully described in the schedule hereinafter written stands retained by the Vendors through operation of family ceiling as envisaged in Chapter II - B , West Bengal Land Reforms Act.
7. A N D that the said piece or parcel of land or any part or portion thereof or any interest there - in has not vested in and/or are / is not acquire by the State of West Bengal Estate Acquisition

SUN CONSTRUCTION

Act...

Proprietor

14.

Act 1956, or statutory modification thereof or under the Urban land ceiling and Regulations Act, 1976 or any other law for the time being in force.

8. ALL THE taxes, land revenue and impositions payable in respect of the said property upto date of these presents have been fully paid by the Vendors and if any portion of such taxes, levies impositions etc. found to have remained unpaid for the period upto the date hereof, the same shall be deemed to be the liability of the Vendors and realisable from the Vendors.

IT IS hereby declared that the land together with common passage described in the schedule below is the self acquired property of the Vendors and they are not the benamdar of anyone.

A N D the Vendors delivers this day Khas possession of the said land unto the Purchaser.

THE SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of a plot of land measuring an area of 12 (twelve) cottahs recorded as D A N G A together with the facilities of common passage lying

SUN CONSTRUCTION



Proprietor

and .s

and situated under Mouza - MAHISHBATHAN, J.L. No. 18,
R.S. No. 203, Touzi no. 145, comprised as follows :-

C.S. Dag No.	R.S. Dag No.	C.S. Kh. No.	R.S. Kh. No.	L.R. Kh. No.	Area
364	372	130	122	K-243	3-10-0 Sft.
365	377	130	122	K-215	0-6-0 Sft.
364	372	130	122	K-733	4-0-0 Sft.
364	372	130	122	K-734	4-0-0 Sft.
TOTAL					12-0-0 Sft.

within the jurisdiction of Salt Lake East Police station,
within the local limits of Bidhannagar Municipality, in
the Dist of North 24 - Parganas, which is butted and bounded
as follows :-

ON THE NORTH :- R.S. Dag No. 285 Partly and
thereafter District Boundary

ON THE SOUTH :- R.S. Dag No. 372 (Part)

ON THE EAST :- R.S. Dag No. 372 (Part), 377 (Part)

ON THE WEST :- R.S. Dag No. 372 (Part)

It is noted that one site plan is annexed herewith and
delineated in R E D mark which will be treated as a
part of this Deed of conveyance.

SUN CONSTRUCTION

[Signature]

Proprietor

IN. 2

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

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in presence of :-

1. Anukul Harold
Kishnapur Misra
Raj Rajar hat
24 Jy 1988

1. Ashis RA Aganwal

2. Pratik Bandy.

3. Ashim Bannan Ray

2. Bhakumdas
by Shyampr
Kulsi

SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER

DRAFTED & EXPLAINED BY ME :

(MR. DILIP HOM CHAUDHURY)
ADVOCATE
(B.C.R. NO. WB-713/18)

✓ Brindaban Naskar

SIGNATURE OF THE CONFIRMING PARTY

TYPED BY :

(K.N. GARAI)
A.D.S.R.O B/Nagar, Cal-91.

SUN CONSTRUCTION

Proprietor

MEMO OF CONSIDERATION

RECEIVED with thanks from the abovenamed Purchaser ,
a sum of Rs. 19,00,000/- (Rupees Nineteen lacs) only , being
the full consideration money of the aforesaid plot of land and
payment as per memo below :-

<u>M E M O</u>		
<u>Pay order no. & Date</u>	<u>Banker's Name</u>	<u>Amount (Rs)</u>
740680 dt. 08.05.06	Oriental Bank of Commerce - Service Br. Kolkata	Rs. 6,00,000/-
740679 dt. 08.05.06	-DO-	Rs. 6,00,000/-
740681 dt. 08.05.06	-DO-	Rs. 7,00,000/-
TOTAL :		Rs. 19,00,000/-

(RUPEES NINETEEN LACS) ONLY.

WITNESSES:

1. Anu Khat Mendel

1. Ashis KR Agarwal
2. Prakash Bhowmik

2. Bhola Mendel

3. Ashim Bandyopadhyay

SIGNATURE OF THE VENDORS

SUN CONSTRUCTION

Proprietor

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

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

 <i>Diplesh</i>	LH.					
	RH.					

ATTESTED :- *Diplesh*

 <i>Praveen Bani</i>	LH.					
	RH.					

ATTESTED :- *Praveen Bani*

 <i>Ashish KR Agarwal</i>	LH.					
	RH.					

ATTESTED :-

Ashish KR Agarwal

SUN CONSTRUCTION

[Signature]

Proprietor

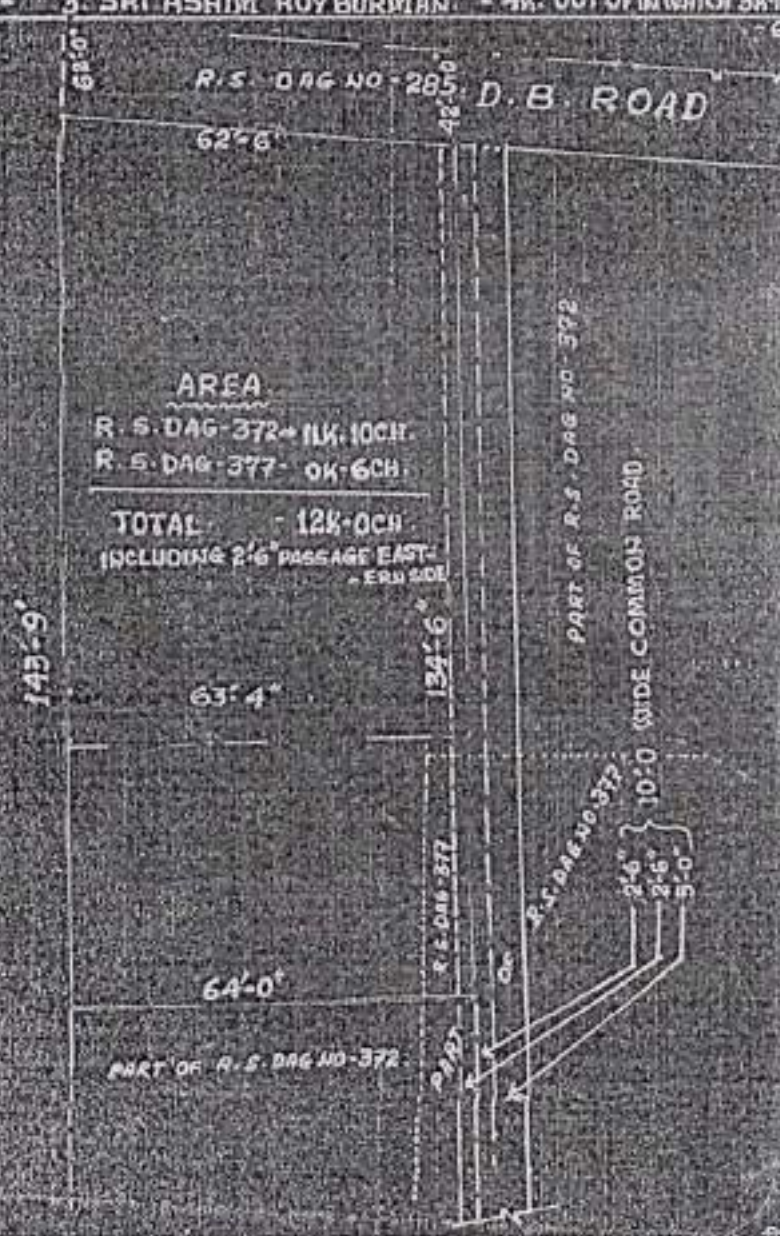
Dud No 09322

SITE PLAN OF LAND AT MOUZA- MOHISBATHAN;
-18; R.S. NO-203; TOUJI NO-147; C.S. KHATIAN NO-130; R.S.
TIAN NO-122; L.R. KHATIAN NO-KBI-733; 734; C.S. DAG
364 & 365; R.S. DAG NO-372 & 377; UNDER P.S. RAJARHAT, HAY
BIDHAN NAGAR EAST; DIST-NORTH-24 PARGANAS. SCALE-1:3

MR. MAHESH KR. SINGHANIA; DIRECTOR IN FAVOUR OF
LAND SOLD TO: M/S. SHYAMA BIO-CONSTRUCTION PVT. LTD.
2A GONESH CHANDRA AVENUE; KOLKATA-700013.

LAND SOLD BY:-
1. SRI PRANAB BANERJEE - 4K. IN R.S. DAG-372.
2. SRI ASISH AGARWAL - 4K. - 372
3. SRI ASHIM ROY BURMAN - 4K. OUT OF WHICH 3K. IN R.S. DAG-372
- 6K. IN R.S. DAG-377.

R. S. D A G N O - 373



AREA
R. S. DAG-372 - 11K. 10CH.
R. S. DAG-377 - 0K. 6CH.
TOTAL - 12K. 0CH.
INCLUDING 2'-6" PASSAGE EAST-
- EAST SIDE

PART OF R. S. DAG NO-372

PART OF R. S. DAG NO-372

10-0' WIDE COMMON ROAD

OF THE
TANT/
NT/SELLER/
R/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

 Ashim Bannan Ray	LH.					
	RH.					

ATTESTED :- Ashim Bannan Ray

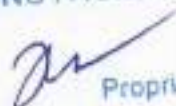
 Brindaban Naskar	LH.					
	RH.					

ATTESTED :- Brindaban Naskar

 PHOTO	LH.					
	RH.					

ATTESTED :-

SUN CONSTRUCTION


Proprietor

