



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted
to registration, the signature sheets and
the endorsement sheets attached with
this document are part of this document

70 250.00
72 100.00
2 350.00
realised
H. S. S.
H. S. S.

Sub-Registrar-1
Alipore
Registration Act 1908
- 4 AUG 2011

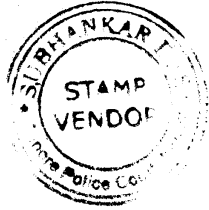
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 30 day of July,
2011 (Two Thousand and Eleven) at Kolkata

BETWEEN

1000/-

No. 3307 Rs. Date 27/07/11
Name Bhattar Infrastructure Pvt Ltd
Address 6, Bishop Lefroy Road,
Vender Sri. Subhan Kar Sar Kal-20
Alipore Collectory
South 24 Parganas



Raj Kumar Bhattar



Bhattar Infrastructure Pvt. Ltd.

Raj Kumar Bhattar



JOYOTU LAND DEVELOPMENT PVT. LTD.

Alok Kumar
Managing Director

Sub-Registrar to
South 24 Parganas, Alipore.
Registrar U/S 1 (1) of
Registration Act 1908
2 AUG 2011

Sub-Registrar to
South 24 Parganas, Alipore.
Registrar U/S 1 (1) of
Registration Act 1908

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 4751 to 4764
being No 06028 for the year 2011.



(Dulal ChandraSaha) 11-August-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06028 of 2011
(Serial No. 05716 of 2011)

On

Payment of Fees:

On 02/08/2011

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

Presented for registration at 19.13 hrs on :02/08/2011, at the Private residence by Raj Kumar Bhatler ,Claimant.

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

Execution is admitted on 02/08/2011 by

1. Alope Burman
Director, Joyutu Land Development Pvt Ltd, 21/2d Monoharpukur Rd, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 .
, By Profession : ----
2. Raj Kumar Bhatler
Director, Bhatler Infrastructure Pvt Ltd, 14/1 Paul Mansion 6 Bishop Lefroy Rd, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : ----

Identified By Bappa Mondal, son of Jayanta Mondal, 35/1 Panchanantala Lane Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034 , By Caste: Hindu, By Profession: ----.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 03/08/2011

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.-2250000/-

Certified that the required stamp duty of this document is Rs.- 112510 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 04/08/2011

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

04/08/2011 17:20:00

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06028 of 2011
(Serial No. 05716 of 2011)

Amount By Cash

Rs. 24778/-, on 04/08/2011

(Under Article : A(1) = 24739/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/08/2011)

Deficit stamp duty

Deficit stamp duty Rs. 111570/- is paid, by the draft number 028751, Draft Date 27/07/2011, Bank Name State Bank of India, Alipore, received on 04/08/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

04/08/2011 17:20:00

JOYTU LAND DEVELOPMENT PVT. LTD. a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office at 21/2D, Monoharpukur Road, P.S. Lake, Kolkata - 700029 represented by its Director Mr. Alope Burman son of late Kalipada Burman, resident of 11/1, Barik Para Road, P.S. Behala, Kolkata - 700034 hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

BHATTER INFRASTRUCTURE PVT. LTD. a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office at 14/1, Paul Mansion, 6, 1st floor, Bishop Lefroy Road, P.S. Bhawanipore, Kolkata - 700 020 represented by its Director Mr. Raj Kumar Bhatler son of late Jay Kishan Bhatler, resident of 17/1D, Alipore Road, P.S. Alipore, Kolkata - 700027 hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one Sher Ali Molla was the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of an area of agricultural land having Rayati Dakhali Sattya measuring about 119 decimal under R.S. Dag No.266 in R.S. Khatian No.607, J.L.No.20, R.S.No.92, Pargana Magura, Collectorate Touzi No. 14, under Mouza-Bhasa, Police Station Bishnupur, in the District of 24-Pargana (South)

AND WHEREAS the said Sher Ali Molla while seized and possessed of the said agricultural land measuring about 119 decimal gifted therefrom, out of natural love and affection, an area of land measuring a little more or less 69 decimal under R.S.Dag No.266 in R.S. Khatian No.607, Mouza Bhasa to his son Kalimuddin Molla by virtue of a Deed of Gift registered in the office of the S.R. Bishnupur and recorded in Book No. I, Vol.No.21, Pages 179 to 184 Being No.1775 for the year 1986 and the balance area of the said land measuring about 50 decimal to his other son Kutubuddin Molla under R.S.Dag No. 266 in R.S. Khatian No. 607 under Mouza- Bhasa by virtue of a Deed of Gift, out of natural love and affection, registered in the office of the S.R. Bishnupur and recorded in Book No. I, Vol.-21, Pages 203 to 208, Being No. 1779 for the year 1986.

JOYTU LAND DEVELOPMENT PVT. LTD. a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office at 21/2D, Monoharpukur Road, P.S. Lake, Kolkata - 700029 represented by its Director Mr. Alope Burman son of late Kalipada Burman, resident of 11/1, Barik Para Road, P.S. Behala, Kolkata - 700034 hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

BHATTER INFRASTRUCTURE PVT. LTD. a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office at 14/1, Paul Mansion, 6, 1st floor, Bishop Lefroy Road, P.S. Bhawanipore, Kolkata - 700 020 represented by its Director Mr. Raj Kumar Bhatler son of late Jay Kishan Bhatler, resident of 17/1D, Alipore Road, P.S. Alipore, Kolkata - 700027 hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one Sher Ali Molla was the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of an area of agricultural land having Rayati Dakhali Sattya measuring about 119 decimal under R.S. Dag No.266 in R.S. Khatian No.607, J.L.No.20, R.S.No.92, Pargana Magura, Collectorate Touzi No. 14, under Mouza-Bhasa, Police Station Bishnupur, in the District of 24-Pargana (South)

AND WHEREAS the said Sher Ali Molla while seized and possessed of the said agricultural land measuring about 119 decimal gifted therefrom, out of natural love and affection, an area of land measuring a little more or less 69 decimal under R.S.Dag No.266 in R.S. Khatian No.607, Mouza Bhasa to his son Kalimuddin Molla by virtue of a Deed of Gift registered in the office of the S.R. Bishnupur and recorded in Book No. I, Vol.No.21, Pages 179 to 184 Being No.1775 for the year 1986 and the balance area of the said land measuring about 50 decimal to his other son Kutubuddin Molla under R.S.Dag No. 266 in R.S. Khatian No. 607 under Mouza- Bhasa by virtue of a Deed of Gift, out of natural love and affection, registered in the office of the S.R. Bishnupur and recorded in Book No. I, Vol.-21, Pages 203 to 208, Being No. 1779 for the year 1986.

AND WHEREAS by virtue thereof both the said Kalimuddin Molla thus being the absolute owner and seized and possessed of all that piece and parcel of 69 decimal and well and sufficiently entitled to the same and the said Kutubuddin Molla being the absolute owner and seized and possessed all that piece and parcel of 50 decimal of agricultural land aggregating to 119 decimal of land under R.S. Dag No. 266 in R.S. Khatian No. 607, under Mouza- Vasa, S.R. & P.S. Bishnupur, 24-Paraganas(S).

AND WHEREAS thereafter the said Kalimuddin Molla duly mutated his name in the Record of Right in respect of land measuring about 69 decimal pertaining to .S.Dag No. 266 in R.S. Khatian No. 607 and the said Kutubuddin Molla duly mutated his name in the Record of Right in respect of land measuring about 50 decimal pertaining to Dag No. 241 and 14 decimal pertaining to Dag No. 349 and 16 decimal pertaining to R.S. Dag No. 266 in R.S. Khatian No. 607, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south).

AND WHEREAS thereafter by a Deed of Conveyance dated 1st November, 2006 registered in the office of Addl. Registrar of Assurances - I at Kolkata and recorded in Book No. I, Volume No.12, Pages 7032 to 7042, Being No. 5142 for the year 2011, the said Kalimuddin Molla and Kutubuddin Molla mentioned therein as vendors sold and transferred their entire respective lands aggregating to 119 decimal of land comprised in R.S. Dag No. 266 under R.S. Khatian No. 607, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) in favour of the present owner namely Joyutu Land Development Pvt. Ltd. mentioned therein as Purchaser.

AND THUS WHEREAS by virtue thereof the said company Joyutu Land Development Pvt. Ltd. became the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the said 119 decimal of land comprised in R.S. Dag No. 266 under R.S. Khatian No. 607, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south).

AND WHEREAS the said agricultural (Sali) lands are free from all encumbrances, charges, liens, dispendences, mortgage and / or any other nature whatsoever and have no acquisition or requisition or any other legal proceedings both civil and criminal under the jurisdiction of the Learned Court or elsewhere and no one else had or have right, title and interest, claim or demand save and except the owner herein.

AND WHEREAS the said Joyutu Land Development Pvt. Ltd., the vendor company herein came in contact with the purchaser Company herein and expressed its desire to sell all that the piece or parcel of agricultural (Sali) land measuring about 15 Decimal out of the said 119 Decimal, pertaining to R.S. Dag No. 266 under R.S. Khatian No. 607, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) morefully and particularly described in the SCHEDULE written hereunder and hereinafter referred to as 'the said property' and subsequently the purchaser Company has also agreed and expressed its readiness to purchase the said property at a valuable consideration.

AND WHEREAS the purchaser Company has agreed to purchase and the vendor Company has agreed to sell the said property as described in the schedule written hereunder at the agreed consideration of Rs.6,04,047/- (Rupees six lakhs four thousand forty seven) only as specifically mentioned in the Memo of Consideration written hereunder.

NOW THIS INDENTURE WITNESSETH as under :

That in pursuance of the said agreement and in consideration of the said sum of Rs.6,04,047/- (Rupees six lakhs four thousand forty seven) only to be true and lawful money of the Union of India in hand to the Vendor company herein paid by the Purchaser Company at or before the execution of these presents, the receipt whereof the Vendor company does hereby by the receipt hereunder written admitted, acknowledged of the same and hereby acquit, release and forever discharge the Purchaser Company as well as ALL THAT piece and parcel of agricultural land measuring about 15 Decimal out of the said 119 Decimal, pertaining to R.S. Dag No. 266 under R.S. Khatian No. 607, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20 under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) more fully and particularly described in the schedule written hereunder and hereafter called and referred to as the "said Property" the Vendor Company does hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser Company free from all encumbrances all that the schedule land drains, water, water courses, water supply, electricity and telephone line, sewer line and other pipe lines etc. and other rights, liberties, easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever of Vendor's in the said property free from all encumbrances to hold the same absolutely and forever, comprising under Mouza - Bhasa, Police Station Bishnupur, now recorded in Dag No. 266 under Khatian No. 607

in the District of 24 Parganas (South) more fully and particularly mentioned and described in the schedule written hereunder and hereinafter referred to as the said property or HOWSOEVER OTHERWISE the said property now is or are at any time heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished together with all and singular erections, fixtures and fittings, sewers, drains, paths, passages, lights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as part and parcel of number thereof or appurtenant thereto with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents, issues, profits of and from the said property in entirety hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Vendor or in and upon the said property to be used by the Purchaser Company for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended so to be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the said property or any part thereof concerning the said property at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the Vendor TO HAVE AND TO HOLD the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the purchaser Company absolutely and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever and the Vendor does hereby covenant with the purchaser Company that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Vendor made, done, executed, occasioned or suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person(s) lawfully or equitably claiming or to claim from under or in trust for the owners the right and privileges and that free and clear and freely and clearly and absolutely acquitted, exonerated or

discharged or otherwise by the Vendor well and sufficiently saved and kept harmless and indemnified of from and against all and manner of former or other estates encumbrances, claims, demands, charges, liens, lispendensis, debts and attachments, whatsoever and made done executed occasioned or suffered by the Vendor Company or any person or to claim from under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, executed, discharged, or otherwise by the Vendor Company well and sufficiently saved and kept harmless and indemnified or otherwise estates, right, title, lease, mortgage, charges, trusts, wakf, debuttar, attachments, executions, lispendensis, claim, demand and encumbrances, whatsoever made done occasioned or suffered by the Vendor Company or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Vendor Company further that the Vendor Company and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said property hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Vendor Company shall and will from time to time and at all times hereafter at the request and cost of the Purchaser Company do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser Company in the manner aforesaid shall or may be reasonably required AND that the Purchaser Company hereby covenants that the purchaser company will and shall maintain the said property and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Vendor Company or in trust for the Vendor into and upon the adjoining area of land belonging to the Vendor Company other than the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser Company for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as aforesaid the Vendor Company has now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and that the purchaser Company shall and may from time to time and at all times hereafter peaceably and quietly hold, use, possess and enjoy the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and to receive the rents, issuance and profits thereof without

any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor Company or of the said property and that the purchaser company upon mutation in respect thereof will pay the rates and taxes relating to the said property.

SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY)

ALL THAT the piece and parcel of agricultural (Sali) land having Rayati Dakhali Sattya measuring 15 Decimal out of 119 Decimal pertaining to R.S. Dag No. 266 under R.S. Khatian No. 607, corresponding to L.R. Dag No. 271, Pargana Magura, Collectorate Touzi No. 14, J.L. No. 20, R.S. No.92, under Mouza Bhasa, Police Station Bishnupur, Dist. 24 Parganans (south) within the jurisdiction of District Sub Registrar – IV at Alipore and Sub Registrar office at Bishnupur, within the ambit of Paschim Bishnupur Gram Panchayat Area, together with all rights and liberties, easements, appendages, appurtenances thereto

IN WITNESS WHEREOF the parties hereunto set, sealed and subscribed their hands and seals in this Deed of Conveyance on this day , month and year above first written .

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :

WITNESSES:

1. NASIM AHMED

Nasim Ahmed

JOYOTU LAND DEVELOPMENT PVT. LTD.

ALOK Kumar
Managing Director

VENDOR

2. Rabin Mandal

Sushil Mandal
vill ritter Bag
P.O. & P-3 Bishnupur
24 Pgs (S)

Bhatter Infrastructure Pvt. Ltd.

Raj Kumar Shetty
Director

PURCHASER

Drafted by

Pooja Joshi

Advocate

		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

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	left hand					
	right hand					

Name *Alok Kumar*

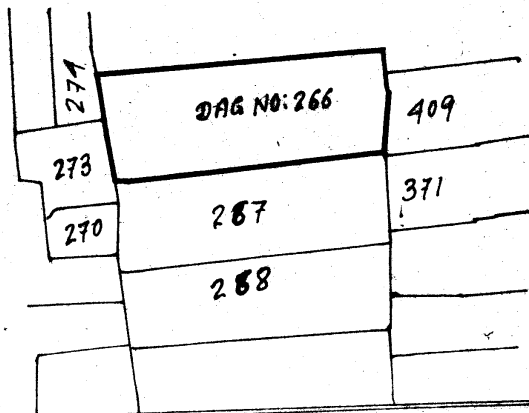
Signature *Alok Kumar*

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

Name

Signature *Raj Kumar Bhatia*

SITE PLAN OF MOUZA GAHSA, P.S. BISHNUPUR
DIST. 24 PARGANAS (S) PART OF DAG NO: 266.
KHATAI NO: 607, J.L. NO: 20.
AREA OF LAND: 15 DECIMAL OUT OF 119 DECIMAL
MORE OR LESS SHOWN IN RED BORDER



Drawn by
C.S. Saha

JOYOTU LAND DEVELOPMENT PVT. LTD.
Ack
 Managing Director

Raj Kumar Bhattacharya

MEMO OF CONSIDERATION

RECEIVED from the withinnamed purchaser by the withinnamed vendor the within mentioned sum of Rs.6,04,047/- (Rupees six lakhs four thousand forty seven) only being the full consideration money paid on account of sale under these presents in the manner following :-

By Manager's cheque No. ~~120722~~ 120722, dated 02.08.2011
drawn on HDFC Bank, ~~Stephen House~~ Royd Street : Rs.6,04,047.00

TOTAL : Rs.6,04,047.00

(Rupees six lakhs four thousand forty seven) only

WITNESSES :

1. Momin Hossain, Mandal.
Bhagesh 14 No
Bhagesh pur
2. Rabin Mandal

JOYOTU LAND DEVELOPMENT PVT. LTD.

Managing Director
VENDOR

Rij Kumar