

T-02234/2015

और उपर्ये

Rs. 100

5. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 064743

stated that the document is a notice of registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

1 2 MAR 2015

THIS DEED OF CONVEYANCE made this 12th day of March Two Thousand Fifteen (2015) BETWEEN

Contd.P/2



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

Endorsed for Deed Number : I - 02234 of 2015
(Serial No. 02387 of 2015 and Query No. 1604L000003042 of 2015)

On 12/03/2015

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

Presented for registration at 20.06 hrs on :12/03/2015, at the Private residence by Gargi Datta, Executant.

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

Execution is admitted on 12/03/2015 by

- Gargi Datta, wife of Alok Kr Dutta, 1a/3a/2 Hazra Bagan Lane, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Others
Identified By Mihir Nandi, son of Rajmohan Nandy, 78 Thana Rd Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 13/03/2015

Certificate of Market Value (Under 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.-51,56,661/-

Certified that the required stamp duty of this document is Rs.- 360977 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 16/03/2015

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:

Amount by Draft

- Rs. 16760/- is paid, by the draft number 232427, Draft Date 13/03/2015, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
- Rs. 40000/- is paid, by the draft number 232427, Draft Date 13/03/2015, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015

(Under Article : A(1) = 56716/-, E = 7/-, M(b) = 4/-, Excess amount = 5/- on 16/03/2015)

Deficit stamp duty



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : I - 02234 of 2015
(Serial No. 02387 of 2015 and Query No. 1604L000003042 of 2015)

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 232404, Draft Date 12/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
2. Rs. 49000/- is paid , by the draft number 232405, Draft Date 12/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
3. Rs. 49000/- is paid , by the draft number 232406, Draft Date 12/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
4. Rs. 49000/- is paid , by the draft number 232407, Draft Date 12/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
5. Rs. 49000/- is paid , by the draft number 232408, Draft Date 12/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
6. Rs. 49000/- is paid , by the draft number 232409, Draft Date 12/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
7. Rs. 49000/- is paid , by the draft number 232403, Draft Date 12/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
8. Rs. 17880/- is paid , by the draft number 232426, Draft Date 13/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

16/03/2015 13:13:00

Endorsement Page 1 of 2

GARGI DUTTA (PAN : ADQPD 4983 Q) wife of Sri Alok Kumar Datta, residing at 1A/3A/2, Hazra Bagan Lane, P.S. - Entally, Kolkata - 700 015, hereinafter referred to as "the **VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

REWARD BUILDCON PRIVATE LIMITED (PAN : AAHCR 1610 B) a private limited company incorporated under the provisions of the Companies Act, 1956, (CIN : U70102WB2015PTC204878) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. Hare Street, Kolkata - 700 001 represented by its Director **ABHISHEK AGARWAL** (PAN : AGYPA 8541 Q) son of Sri Hari Narayan Agarwal residing at P-511, Parnashree Pally, P.S. - Parnashree, Kolkata - 700 060, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the **OTHER PART**.

WHEREAS at all material times one Mr. Janaki Nath Basu Bahadur (since deceased) was the sole and absolute owner in respect of ALL THAT piece and parcel of Bagan Land measuring 15 Katha 3 Chittack comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South hereinafter referred to as the "**Janaki Nath Basu's Land**".

AND WHEREAS the said Mr. Janaki Nath Basu Bahadur a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving son Sudhir Kumar Basu and others, as his legal heirs who inherited the entirety of the said Janaki Nath Basu's Land.

AND WHEREAS the said Mr. Sudhir Kumar Basu, died intestate leaving behind him surviving his wife Smt. Santilata Basu and one daughter Manjula Nag as his legal heiresses who jointly inherited the entirety of the said Janaki Nath Basu's Land along with other properties with other co-owners.

AND WHEREAS disputes and differences arose among the said Santilata Basu and other co-owners regarding better enjoyment of their properties including the said Janaki Nath Basu's Land (**Said Disputes**) and all of them referred the Said Disputes to the arbitration and conciliation of Mr. Santi Kumar Dutt (**Arbitrator**) for passing an award settling the Said Disputes. Pursuant to the above, the Arbitrator passed an award resolving the Said Disputes as per Indian Arbitration Act, 1940 by a Deed of Award dated 22.05.1953 in the year 1953 and the same was registered at the office of A.D.S.R. Alipore 24 Parganas, recorded in Book No. I, Volume No. 45, Pages 99 to 105, Being No. 2222 for the year 1953, wherein Santilata Basu was exclusively and absolutely allotted the said Janaki Nath Basu's Land earmarked as 'E3' in the said Deed of Award.

AND WHEREAS the said Smt. Santilata Basu, died intestate on 24.08.1959 leaving behind her only daughter Manjula Nag as her legal heiress who inherited the entirety of the said Janaki Nath Basu's Land.

AND WHEREAS the said Manjula Nag, also died intestate leaving behind her son Shibashish Nag and two daughters namely Suchismita Mitra and Madhumita Ghosh as her legal heir and heiresses who jointly inherited the said Janaki Nath Basu's Land in equal shares.

AND WHEREAS by virtue of inheritance the said Shibashish Nag, Suchismita Mitra and Madhumita Ghosh became the joint and absolute owners and were seized and possessed of and or otherwise well and sufficiently entitled to the said Janaki Nath Basu's Land being ALL THAT piece and parcel of Bagan Land measuring 15 Katha and 3 Chittack comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21,

lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South absolutely and forever free from all encumbrances.

AND WHEREAS By and under an agreement for sale dated 21.08.1996 the said Shibashish Nag, Suchismita Mitra and Madhumita Ghosh agreed to sell, transfer and convey the said Janaki Nath Basu's Land to Bholanath Tiwari and Shyamal Roy and/or their nominees free from all encumbrances and liabilities whatsoever on the terms and conditions and made an advance as mentioned therein.

AND WHEREAS by a Bengali Kobala dated 06.05.1997 made between the said Shibashish Nag, Suchismita Mitra and Madhumita Ghosh the therein referred to as the Vendors and the said Bholanath Tiwari and Shyamal Roy therein referred to as the Confirming Parties and Gargi Dutta the Vendor herein, therein referred to as the Purchaser and recorded at the Office of the Dist. Sub-Registrar IV, Alipur and recorded in Book No. 1, Volume No. 47, Pages 235 to 244, Being No. 1537 for the year 1997, the Vendor therein for the consideration therein mentioned granted transferred sold conveyed assigned and assured unto and in favour of the Purchaser therein ALL THAT piece and parcel of Bagan Land measuring 13 Katha and 3 Chittack out of 15 Cottahs 3 Chittaks, comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South absolutely and forever free from all encumbrances.

AND WHEREAS by virtue of aforesaid Deed of Sale (Bengali Kobala) Gargi Dutta the Vendor herein has become the sole and absolute Owner and is seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Danga Land measuring 13 Katha and 3 Chittack equivalent to 22 Decimal more or less, comprised

- 5 -

in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South and thereafter the Vendor herein got her name mutated in the records of B.L. & L.R.O. Sonarpur under L.R. Khatian No. 1617 and hereinafter referred to as the **"said Entire Property"** absolutely and forever free from all encumbrances.

A. The Vendor herein has held out, represented before, warranted and assured the Purchaser, as follows:-

- i. That the Vendor is legal owner of the said Entire Property and that no person or persons has/have ever claimed title or ownership of the said Entire Property or any part thereof adversely to the Vendor;
- ii. That no part or portion of the said Entire Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Entire Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Entire Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Entire Property;
- iv. That the said Entire Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;

- v. That no declaration has been made or notification published for acquisition or requisition of the said Entire Property;
- vi. That said Entire Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Entire Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii. That the said Entire Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Act or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Entire Property or any portion thereof unto and in favour of the Purchaser;
- ix. That no action, suit, appeal or litigation in respect of the said Entire Property or in any way concerning the said Entire Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Entire Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Entire Property or any portion thereof;

- x. That the said Entire Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Entire Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- xii. That there is no defect in the Vendor's title to the said Entire Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Entire Property or any part thereof or in the Vendor's title thereto;
- xiii. That no document judgment or any other order is in force as on date affecting the said Entire Property or any part thereof nor is the said Entire Property or any part thereof vested in

the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

xiv. That the Vendor has not done anything whereby the rights title or interest of the Vendor in the said Entire Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. That the Purchaser relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendor has agreed to sell ALL THAT piece and parcel of demarcated Danga Land measuring 10 Decimal more or less out of said Entire Property comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, L.R. Khatian No. 1617, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and herein referred to as the '**said Property**' at or for a total consideration of Rs. 51,50,000/- (Rupees Fifty One Lacs Fifty Thousand only) free from all encumbrances and liabilities whatsoever.

C. The Purchaser has at or before execution of this Deed of Sale paid full consideration money to the Vendor and the Vendor has put the Purchaser in Khas, Peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 51,50,000/- (Rupees Fifty One Lacs Fifty Thousand only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same

hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor herein doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser ALL THAT piece and parcel of Danga Land measuring 10 Decimal more or less out of the said Entire Property comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, L.R. Khatian No. 1617, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South togetherwith all other easements and/or facilities attached thereto including the right of access to the said land more particularly described in Schedule hereunder written and delineated in the map or plan hereto annexed and thereon border **RED** and hereinbefore as well as hereinafter for the sake of brevity referred to as the **"said Property"** TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are

or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispens, encumbrances and liabilities whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure 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 in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever accord their consent.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at her own costs, expenses, risk and

responsibility, forthwith take all necessary steps to remove and/or rectify.

- d) That the Vendor shall remain liable for all rents, rates, taxes and all other outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.
- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargainers bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.

- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.
- h) That the Vendor doth hereby further covenant with the Purchaser and declares that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- ii) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- j) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or

intended so to be or any part 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 and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND THE VENDOR BOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

1. THAT the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khazna, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
2. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

3. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

(the Property sold herewith)

ALL THAT piece and parcel of Danga Land measuring 10 Decimal more or less out of Vendor's area 22 Decimal (out of total Dag area 53 Decimals), comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, L.R. Khatian No. 1617, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South and delineated in the map or plan hereto annexed and thereon bordered RED with all other easements and/or facilities attached thereto including the right of access to the said land and butted and bounded in the manner as follows:

ON THE NORTH : By part of Dag No. 1 & Common Passage

ON THE SOUTH : By part of Dag No. 1

ON THE EAST : By Dag No. 2

ON THE WEST : By Mouza Manikpur

IN WITNESS WHEREOF the Vendor hereto has set and subscribed her hands the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the
VENDOR At Kolkata in the presence of :-

1. Kogal Kumar Adak
Advocate
8/1, Anant 2nd Lane
Kal - 14

2. Nibhis Nanda
18, Thana Road, Khordah
24 PGS (N)

George Datta
(VENDOR)

Drafted by me

Tuhin Ranjan Chakraborty
(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

WB/1319/1990

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 51,50,000/- (Rupees Fifty One Lacs Fifty Thousand) only being the full amount of the consideration money under this Indenture as per Memo of Consideration below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name & Branch</u>	<u>Amount</u>
09.03.2015	026560	ICICI Bank, Portuguese Church Street, Branch	8,50,000/-
09.03.2015	026561	- do -	10,50,000/-
09.03.2015	026562	- do -	7,50,000/-
09.03.2015	026563	- do -	8,75,000/-
09.03.2015	026564	- do -	6,75,000/-
09.03.2015	026566	- do -	9,50,000/-
			<u>51,50,000/-</u>

(Rupees Fifty One Lacs Fifty Thousand only)

WITNESSES :

1. *Kajal Kaur Adak.*
Adv.

Laxmi Datta
(VENDOR)

2. *Mihir Nandi*

SALE DEED PLAN

7

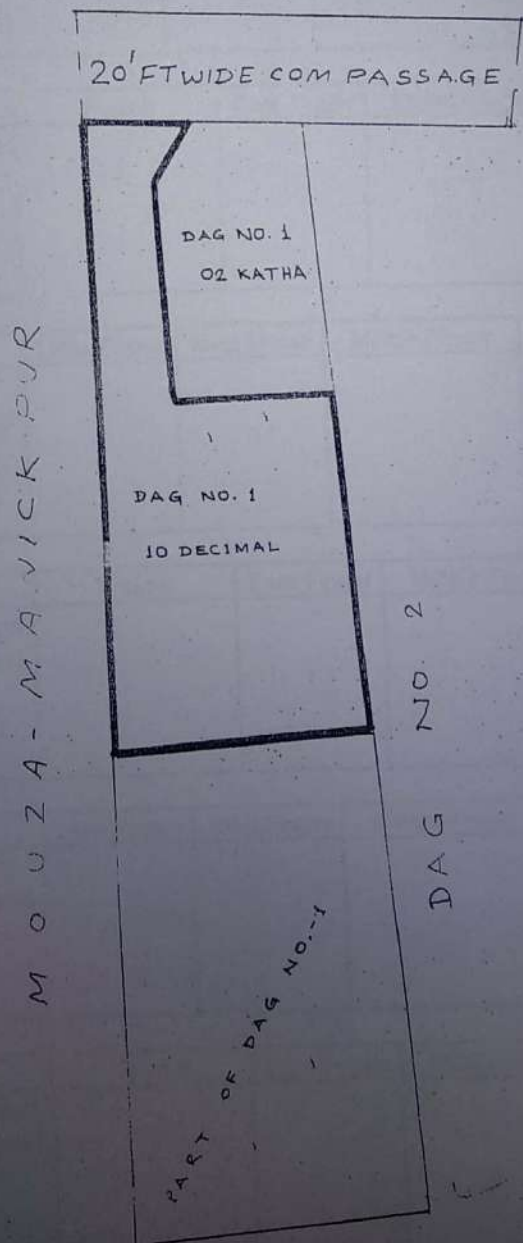
MOUZA - MALANCHHA, J.L. NO. 78, L.R. KHATIAN NO. 1617, R.S.
L.R. DAG NO. 1, P.S. - SONARPUR, DIST. - 24 PARGANAS (S)

SOLD AREA OF LAND 10 DECIMAL

SHOWN IN RED BORDER 

NAME OF PURCHASER : **REWARD BUILDCON PVT. LTD.**

N
4



Longi Datta

SPECIMEN FORM FOR TEN FINGERPRINTS

Large Print

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Direct Unaltered Signature

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2410 to 2431
being No 02234 for the year 2015



(Tridip Misra) 16-March-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal