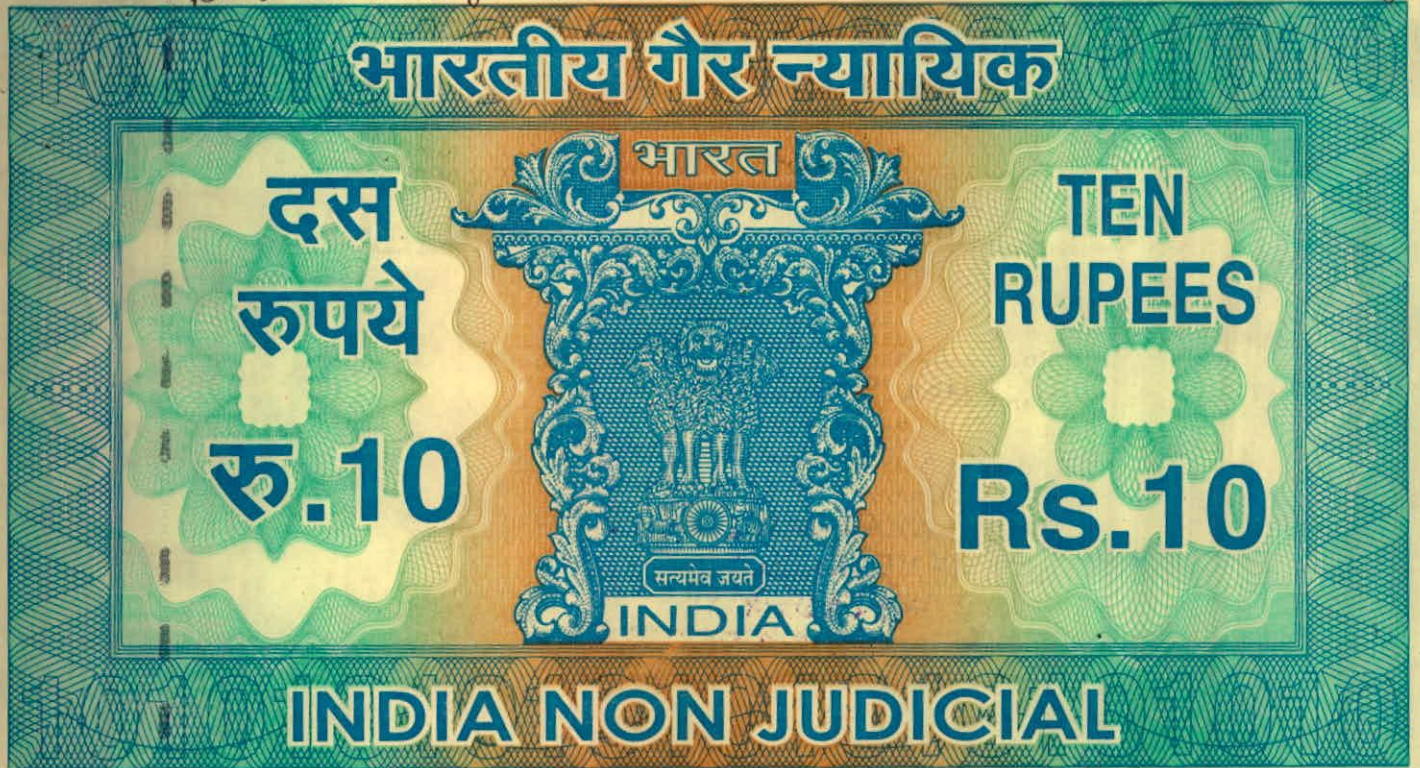


Subhas Das



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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10 MAY 2016

No.....Rs 10/- Date.....

Name: MANOJ MALLICK

Advocate

Address: Alipore Police Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



F (I) (II).....Rs.  
G (a).....Rs.  
G (b).....Rs.  
Xerosing.....Rs.  
Stamp.....Rs.  
C/Plan. P/Plan.....Rs.  
C.F.S.....Rs.

Total Rs.

Copy Prepared Signed Seal and  
Delivered to the applicant as per  
Order No.....dt.....

2206/2016

16/5/2016

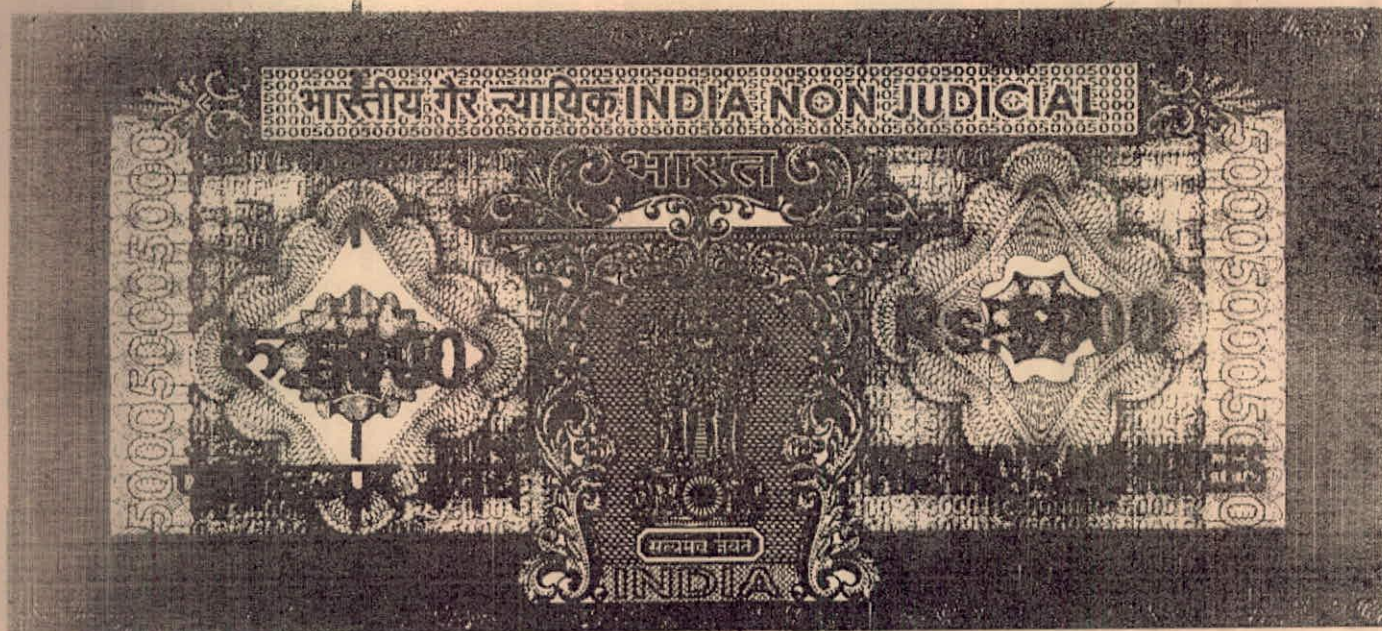
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
16.5.16





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पश्चिम बंगाल WEST BENGAL

731511

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

*[Signature]*

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 OCT 2010

### DEED OF CONVEYANCE

**THIS INDENTURE OF CONVEYANCE** is made on this the 27<sup>th</sup> day of October two thousand and ten **BETWEEN SRI RAJESH GOLCHA** son of Sri Kamal Kumar Golcha, residing at 8, Brojo Dulal Street, P.S. Jorasanko, Kolkata- 700006, District- Kolkata, by faith Hindu, by Occupation- Business, by nationality Indian, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to







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স্থান ভেদার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. জি. ও

মোট স্টাম্প ক্রয় তাং

চালান নং মোট কত টাকা খরচ

SHRI - RAJESH GOLCHA

8, Brojo Dulal Street

P.S. Jorasanko

08 OCT 2010

Kolkata-700006

উত্তরী বারাকপুর জেতার মিতা দত্ত

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Rajesh Golcha

Rajesh Golcha

Gauranjani

Goleinda dutta.

Sho Sachon dutta.

AA/171, Deshbandhu Nagar

Baguihati.

Kol-59.

P.S. Baguihati.

(Business)



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 OCT 2010







the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the **ONE PART**.

- **AND** -

**SRI GAURAV JAIN** son of Madan Chand Jain, residing at P-873, 3<sup>rd</sup> floor, Block-A, Lake Town, P.S. Lake Town, Kolkata- 700089, by faith Hindu, by occupation- Business, by nationality Indian, 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 his legal heirs, executors, administrators representatives nominees and assigns) of the **OTHER PART**.

**WHEREAS:**

A) One Sri Shyamal Krishna Mullick was the sole and absolute owner in respect of ALL THAT piece or parcel of land measuring an area of 10(ten) Cottahs be the same a little more or less comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229 within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas (previously 24 Parganas, by virtue of purchased by a registered Deed of Sale (Kobala), registered at Sub-Registry office at Cossipore Dum Dum and recorded in Book No. I, Volume No. 57, Pages 245 to 247, Being No. 4104, in the year 1958 dated 3<sup>rd</sup> June, 1958 against valuable consideration mentioned thereon, absolutely free from all encumbrances whatsoever.

B) By virtue of the aforesaid purchased, the said Sri Shyamal Krishna Mullick sold transferred and conveyed his right title and interest of a portion from the same measuring an area of 5(five) Cottahs together with all easement rights out of said 10(ten) Cottahs comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S.







No. 180, Touzi No. 228/229 within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas to Smt. Malati Sarkar wife of Sri Gourpada Sarkar of 32/3/5B, Sahitya Parishad Street, in the Town of Kolkata, by a registered Deed of Conveyance registered at Sub-Registry office at Cossipore Dum Dum and recorded in Book No. I, Volume No. 142, Pages 293 to 299, Being No. 5660 in the year 1983 dated 02.06.1983, against valuable consideration mentioned thereon, absolutely free from all encumbrances whatsoever.

C) While seized and possessed of the aforesaid plot of land, by virtue of above purchased, the said Smt. Malati Sarkar sold transferred and conveyed her right title and interest of land measuring an area of 5(five) Cottahs together with all easement rights comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229 within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas to Allen Laboratories Limited of 35, A.P.C. Road, Kolkata- 700009, by a registered Deed of Conveyance/ Indenture registered at A.D.S.R. office Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 19, Pages 291 to 296, Being No. 843 in the year 1996 dated 8<sup>th</sup> March, 1996, against valuable consideration mentioned thereon, absolutely free from all encumbrances whatsoever.

D) While seized and possessed of the aforesaid plot of land, by virtue of above purchased, the said Allen Laboratories Limited of 35, A.P.C. Road, Kolkata- 700009, facilitate free entry and access to the aforesaid landed property, compelled to leave some portions of its for making common passages/road and accordingly after actual physical verification the said land area had been found as **04(four) Cottahs 08(eight) Chittacks** more or less, free from all encumbrances, charges, mortgage, liens attachments etc.







E) While seized and possessed of the aforesaid plot of land measuring an area of **04(four) Cottahs 08(eight) Chittacks** more or less the said Allen Laboratories Limited of 35, A.P.C. Road, Kolkata- 700009 sold transferred and conveyed its right title and interest of land measuring an area of **04(four) Cottahs 08(eight) Chittacks** more or less together with all easement rights comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229 within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas to M/s. S.D. CONSTRUCTIONS a partnership firm constituted under the provisions of the Indian Partnership Act. 1932, having its office at AC-256, Rabindrapally, P.S. Baguiati (previously Rajarhat), Kolkata- 700101, in the District of North 24 Parganas and the said firm represented by its partners named (1) SRI SWAPAN KUNDU son of Late Kanailal Kundu, of 89, P.K. Saha Lane, P.S. Baranagar, Kolkata- 700036, District North 24 Parganas and (2) SRI DEBRAJ DAS son of Sri Dilip Das of AD-204, Rabindrapally, Krishapur, P.S. Baguiati (previously- Rajarhat), Kolkata- 700101, in the District of North 24 Parganas, by a registered Deed of Sale registered at A.D.S.R. office Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No.1, Pages 9476 to 9491, Being No. 00498 in the year 2008 which executed on 26.11.2007, against valuable consideration mentioned thereon, absolutely free from all encumbrances whatsoever.

F) While seized and possessed of the aforesaid plot of land, the said M/s. S.D. CONSTRUCTIONS duly recorded and mutated its name to the Rajarhat Gopalpur Municipality as absolute owner and possessor thereof being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. at Mouza- Krishnapur, P.S. Baguiati (previously- Rajarhat), Kolkata- 700102, in the District of North 24 Parganas





and had been regularly paying the Municipal taxes, rates and other outgoings in respect thereof.

G) While seized and possessed of the aforesaid plot of land, the said M/s. S.D. CONSTRUCTIONS prepared a five storied building plan through an Engineer in its name and submitted the same before the competent authority – Rajarhat Gopalpur Municipality for its sanction and subsequently the said authority duly sanctioned the said building plan being sanctioned plan No. Sl. No. 359/08/09, dt. 01.10.2008.

H) Thereafter the said M/s. S.D. CONSTRUCTIONS started the constructional works of the said proposed new five storied building on the Schedule 'A' property in accordance with the said sanctioned Building Plan and thereafter completed the entire constructional works of the said five storied new building named as 'SATYAM APARTMENT' consisting with various flats including three Nos. flats viz (i) Flat No. '4A' at the North-West facing measuring super built up area 818 square feet more or less on the **fourth floor** (ii) Flat No. '4B' at the 'South – West' facing, measuring super built up area of 810 square feet more or less on the **fourth floor** and (iii) Flat No. '4D' at the 'North-East' facing, measuring super built up area 808 square feet more or less on the **fourth floor** of the said new building named as 'SATYAM APARTMENT' comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229 within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas together with common areas and facilities of the said building 'SATYAM APARTMENT' along with proportionate undivided interest or share of land.





I) And thereafter the aforesaid Rajarhat Gopalpur Municipal Authority duly grant an approved completion Drawing/Plan vide sanction dated 18.06.2009 and also granted an occupancy certificate for the said approved completion Drawing/Plan of the Five storied new building vide office No. CC S.L. No. 185/09/10 dated 18.06.2009.

J) While seized and possessed of the said three flats, said M/s. S.D. CONSTRUCTIONS sold transferred and conveyed three Nos. flats viz (i) Flat No. '4A' at the North-West facing measuring super built up area 818 square feet more or less on the **fourth floor** (ii) Flat No. '4B' at the 'South - West' facing, measuring super built up area of 810 square feet more or less on the **fourth floor** and (iii) Flat No. '4D' at the 'North-East' facing, measuring super built up area 808 square feet more or less on the **fourth floor** of the said new building named as '**SATYAM APARTMENT**' comprised in R.S. Dag No. 3146 under R.S. Khatian No.55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229 within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas together with common areas and facilities of the said building along with proportionate undivided interest or share of land to **SRI RAJESH GOLCHA** son of Sri Kamal Kumar Golcha, residing at 8, Brojo Dulal Street, P.S. Jorasanko, Kolkata- 700006, District- Kolkata (the Vendor herein), by a registered Deed of Conveyance registered at A.D.S.R. office Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 5, pages 11054 to 11082, Being No. 03203 in the year 2010 dated 30.03.2010 against valuable consideration mentioned thereon.





K) Since then the vendor herein *SRI RAJESH GOLCHA* is seized and possessed of the said three flats viz. (i) Flat No. '4A' at the North-West facing measuring super built up area 818 square feet more or less on the **fourth floor** (ii) Flat No. '4B' at the 'South - West' facing, measuring super built up area of 810 square feet more or less on the **fourth floor** and (iii) Flat No. '4D' at the 'North-East' facing, measuring super built up area 808 square feet more or less on the **fourth floor** of the said new building named as '**SATYAM APARTMENT**' comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229 within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas together with common areas and facilities of the said building along with undivided interest or share of the said land more fully and particularly described in the schedule hereinafter written by virtue of above purchased and has been enjoying the same peacefully, freely absolutely and without any interruptions from any corners whatsoever by paying usual Municipal taxes to the proper authorities in his name as absolute owner and possessor thereof and has the full right to transfer the same to any body in any way as the vendor herein shall think fit and proper.

L) Now the vendor herein *SRI RAJESH GOLCHA* has agreed to sell and the purchaser herein- *SRI GAURAV JAIN* has agreed to purchase the said three flats viz. (i) Flat No. '4A' at the North-West facing measuring super built up area 818 square feet more or less on the **fourth floor** (ii) Flat No. '4B' at the 'South - West' facing, measuring super built up area of 810 square feet more or less on the **fourth floor** and (iii) Flat No. '4D' at the 'North-East' facing, measuring super built up area 808 square feet more or less on the **fourth floor** of the said new building named as '**SATYAM APARTMENT**'





mentioned in the Schedule - 'B' hereinafter written duly constructed on the land measuring an area of **04(four) Cottahs 08(eight) Chittacks** more or less comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229 within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas (*hereinafter called as the 'said Flats'*) mentioned in the Schedule - 'A' hereinafter written together with common areas and facilities of the said building along with undivided interest or share of the said land at or for the total consideration of Rs. 85,26,000/- (**Rupees eighty five lacs twenty six thousand**) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 85,26,000/- (Rupees eighty five lacs twenty six thousand) only** to the vendor paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged the purchaser from the said amount and every part thereof) the vendor hereby herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances **ALL THAT** brick built self contained and independent complete three flats viz. (i) Flat No. '4A' at the North-West facing measuring super built up area 818 square feet more or less on the **fourth floor** (ii) Flat No. '4B' at the 'South - West' facing, measuring super built up area of 810 square feet more or less on the **fourth floor** and (iii) Flat No. '4D' at the 'North-East' facing, measuring super built up area 808 square feet more or less on the **fourth floor** mentioned in the Schedule-'B' hereinafter written of the said new building named as '**SATYAM APARTMENT**' duly constructed on the land **04(four) Cottahs**





08(eight) Chittacks more or less together with one new five storied building called and known as "Satyam Apartment" along with all easement rights of the same comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- **KRISHNAPUR**, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas as more fully and particularly described in the schedule -'A' hereunder written together with right of power and enjoy common space including stair case, as described in the Schedule-'C' hereinafter written together with right to use the common entrance and stair up to the said flats TOGETHER WITH the undivided absolute ownership of the proportionate impartible share on area of the said land message, heriditaments and premises AND ALSO TOGETHER WITH BENEFITS AND LIBERTIES and rights of support and easements and appurtenances and right of egress and ingress and common user as more fully set forth and described in the Schedule -'D', subject to clear up the common expenses for the common purposes as mentioned in the Schedule-'E' hereinafter written OR HOWSOEVER OTHERWISE the said flats called known numbered described and distinguished together with the common open side space shown in fixtures, sewers, drains, ways, paths, passages, fences, walls, easements, appurtenances whatsoever to the said complete flats and the said property belonging to or anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenances thereto and all the estate right title interest and claims and demand whatsoever of the vendor together with all deeds, things of title whatsoever exclusively relating to or covering the said complete flats as where as is basis condition or any part thereof which now is or hereafter shall or may be in any possession, power, control of the vendor or any other person or persons from whom he or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the





said complete flats together with undivided proportionate impartial share in the said land hereby granted, transferred and conveyed or expressed so to be unto and to the use of the purchaser absolutely and forever subject nevertheless to the covenants and conditions including respective rights duties, obligations to be enjoyed performed and carried out by the purchaser as contained in the schedule hereunder written which shall be deemed to be part of these presents and shall run with the said flats and the said property respectively and the vendor do hereby covenants with the purchaser that notwithstanding any act, deed or things by the vendor do executed or knowingly suffered to the contrary the vendor is now lawfully right fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said complete flats together with proportionate undivided impartial interest or share in the said plot of land hereby granted, transferred or conveyed or expressed so to be and every part thereof for perfect and indefeasible estate of inheritance without any manner or encumbrances, charges, conditions user or trust or any other, thing whatsoever to alter, defect, encumber and to make void the said flats and that notwithstanding any such act, deed or thing whatsoever as aforesaid the vendor has now in herself good right and full power and absolute authority to grant, convey assign and assure the said complete flats with vacant possession together with the other appurtenances thereto and together with proportionate right title and interest in the said land described in the First Schedule hereinafter written hereby granted, transferred or conveyed or expressed so to be unto the use of the purchaser in the manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the said complete flats with full right to transfer the said flats by way of sale, gift mortgaged, lease whatsoever, together with other appurtenances thereto and to 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 equitably claiming from under or in trust for the vendor and that free and clear, freely and clearly and absolutely exonerated, discharged





saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any person or persons having lawfully or equitably claiming any estate or interest in the said flats or the said land or any of her or any part thereof from 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 do and execute or cause to be done or executed all such acts deeds and things whatsoever for further more perfectly assuring the said complete flats and every part thereof and also the undivided proportionate impartible share in the land unto and to the use of the purchaser absolutely and forever in manner aforesaid as shall pay proportionate share or rent and taxes of the said land and flats to the Government of West Bengal and local authority and that the purchaser has further agreed to have the flats registered under the West Bengal Apartment ownership act or any other similar act along with the other flats owners and comply with all terms and conditions as specified in the Fourth Schedule hereinafter written.

**THE SCHEDULE 'A' OF THE PROPERTY REFERRED TO :**

(Description of land with building)

ALL THAT piece and parcel of homestead land measuring an area of 04(four) Cottahs 08(eight) Chittacks more or less together with one new five storied building called and known as "Satyam Apartment" along with all easement rights of the same comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza- KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas, under Additional District Sub-registered Office at Bidhannagar (Salt Lake), in the District of





North 24 Parganas, in the state of West Bengal and the said property is butted and bounded as under:

ON THE NORTH BY : R.S. Dag No. 3094.  
 ON THE SOUTH BY : R.S. Dag No. 3146 (Part).  
 ON THE EAST BY : R.S. Dag No. 3146 (Part).  
 ON THE WEST BY : 12'-0" wide Municipal Road.

**THE SCHEDULE- 'B' ABOVE REFERRED TO:**

**(Description of Flats hereby sold by the vendor herein)**

ALL THAT fully finished three self contained residential flats viz. (i) Flat No. '4A' at the North-West facing measuring super built up area 818 square feet more or less on the fourth floor (ii) Flat No. '4B' at the 'South - West' facing, measuring super built up area of 810 square feet more or less on the fourth floor and (iii) Flat No. '4D' at the 'North-East' facing, measuring super built up area 808 square feet more or less all flats on the fourth floor and each flat consisting with two bed rooms, one living/dining, one kitchen, one bath with privy, one W.C. and one Balcony of the said new building named as 'SATYAM APARTMENT' duly constructed on the said land comprised in R.S. Dag No. 3146 under R.S. Khatian No. 55, lying and situated at Mouza-KRISHNAPUR, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/213/Block-E, Ward No. 32 (previously 17) being Premises No. AG-245, Talbagan 16' ft. within the jurisdiction of Rajarhat (now Baguiati) Police Station, in the District of North 24 Parganas, Kolkata- 700102, together with the undivided proportionate share or interest over the land as mentioned in the Schedule-'A' hereinabove written, with common passages, entrances, staircase and common use of drain and common use of the final roof top, water tank on the roof top, septic tank and provision for separate electric meter, water line,





sewerage line and also right of egress and ingress of the maintenance /gate through stairs to the flats and other common facilities, amenities and benefits in respect thereof of the said new building named as 'Satyam Apartment'

And for greater clearance three floor plans is annexed herewith marked by red border which will be treated as a part of this indenture.

THE SCHEDULE - 'C' REFERRED TO:

(Common areas and utilities).

1. The entire land or space lying vacant within the said premises building.
2. The open space with the building comprised of the entrance thereon staircase, landing, lobbies roof and the common toilet if any.
3. The foundation columns, main wall, the main gate of the premises and the passage leading to the building and the staircase.
4. The installation of common service such as the drainage system in the premises, water supply including deep tube - well arrangements in the premises and electric connection and other civic amenities, if any to the premises.
5. Water Tank on the roof of the top floor of the building, motor pipes, ducts and all apparels and installations in the premises for common use.
6. Septic tank, soak pits and the sewerage line thereto.
7. Darwan's room, servants toilet/bath etc. if any.





THE SCHEDULE-'D' ABOVE REFERRED TO:

(Rights and obligations of the purchaser)

1. That the purchaser shall and will enjoy the said Three Nos. of flats viz. (i) Flat No. '4A' at the North-West facing measuring super built up area 818 square feet more or less on the **fourth floor** (ii) Flat No. '4B' at the 'South - West' facing, measuring super built up area of 810 square feet more or less on the **fourth floor** and (iii) Flat No. '4D' at the 'North-East' facing, measuring super built up area 808 square feet more or less on the **fourth floor** of the super structure constructed on the said schedule-A plot of land along with undivided impartible and proportionate share or interest over the land which has been purchased by the purchaser. The purchaser shall enjoy the same together with rights in common with all other flat purchaser(s)/owner(s).

2. That the purchaser shall become and remain member of any Society, Company or Association, if formed or to be formed by the owners of other flat(s) for the purpose of attending to or safe-guarding and maintaining all matters of common interest like repair, white washing, colour washing or painting of the common parts of the building and repairing road, compound wall and other common amenities.

3. That the purchaser shall and will observe the perform all the terms and conditions and bye laws and the rules and regulations of the Society, Company or Association, if formed or to be formed, under the provisions of the West Bengal Apartment Ownership Act, 1972.

4. That the purchaser shall and will give the owner of the other





Flat(s), the necessary verbal, horizontal and lateral support for his respective flat(s) and also right of way over all common road, passage etc. and shall and will be entitled to similar right from the other flat owner(s) of the said building.

5. That the walls and fences separating the flat from the remaining flat(s) shall be deemed to be party walls and the fences and the fall pipes and water pipes serve the flat(s) jointly shall be maintained and repaired and cost thereof shall be borne by the purchaser and other occupier(s) for the time being of the same jointly provided always that purchaser herein and his successors in title shall not by virtue of this Deed acquire any right or rights which would prejudice the free use and enjoyment of the common rights of the said building by the owner/occupier (s) of the flats.

6. That the purchaser shall be liable to pay directly to the Concerned Municipal Authority or other appropriate authorities or Contribute in proportionate the floor area of the said flats being Nos. 4A, 4B & 4D i.e. **situated on the fourth floor** towards or on account of the payment of Municipal taxes and other outgoings payable in respect of the said respective three Nos. flats and the said plot of land and/or premises and in case whereof the said payment shall not be made directly to the Rajarhat Gopalpur Municipality or any statutory authorities as aforesaid the same shall be made by the purchaser to the Association or Society of the purchaser of the undivided share in the said land thus becoming owner(s) of the several flats in the building on default the purchaser shall be liable for payment thereof with costs or litigation upon being used by the other purchaser(s) of the Association or Society as the case may be.

7. That the purchaser shall have full proprietary right, and interest and shall be entitled to sell, mortgage, let out, lease out or transfer the said





three flats along with the undivided impartible proportionate share or interest over the land in the said building in any manner permitted by the law without requiring to have seek any consent for the purpose from the any other owner or owners of the flat(s).

8. That the Purchaser's undivided interest in the said soil or land described in the Schedule-A hereinabove shall remain joint forever with the owners of the other flat(s) of the said new building. It being hereby further declared that the interest in the said soil or the said plot of land is impartible.

9. That the said Three Nos. flats being Nos. **4A (N-W facing), 4B(S-W facing) and 4D (N-W facing)** i.e. situated on the Fourth floor of the said new building named as **Satyam Apartment**, has to be maintained by the purchaser at his own cost and further the purchaser is liable to repair the half of the depth in all the joints along its ceiling and the floor and all other common wall or walls.

**THE SCHEDULE 'E' ABOVE REFERRED TO :**

*[(The common expenses to be incurred by the purchaser along with other purchaser(s) of the flat (s)]*

1. The expenses of maintaining, repairing, reconstructing, constructing and the renewing main structure and the drainage system, rain water discharge arrangements and deep tube-well arrangements for supply of electricity and allo common areas contained in the said premises.
2. The costs of the cleaning and lighting the entrance of the building, the passage and spaces around the building, lobby, corridors etc.
3. The costs of the repairing and decorating by colour washing etc. of the exterior of the building.





4. The taxes, levies and impositions, deposits etc. for the premises as a whole.
5. All costs relating to the common parts, and common interest in the building.
6. All salaries, wages, fees and remuneration of all workman, staff and experts engaged and hired for the common purposes.
7. Costs of separating, replacing and installing implements, including pumps, motor, pipes etc. for common service and such expenses as would be necessary for the incidental to the said maintenance and up-keep of the premises and of the common areas, facilities and amenities.
8. Premium of insurance for the building, if any.
9. The cost of formation and operations of the Association of the Co-operative Society for management of the building/premises. Maintenance costs will be notified after possession of the flats.

*IN WITNESS WHEREOF* the Vendor and the purchaser have hereunto set and subscribed their respective hands and seal 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 Parties at Kolkata in presence of :

1. *Arun Singh*  
S/o. Ashok Kumar Singh.

2. *Gopinath Saha*  
S/o Lachin Saha.

*Rajesh Chatterjee*  
**SIGNATURE OF THE VENDOR**

*Gourang*  
**SIGNATURE OF THE PURCHASER**





MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 85,26,000/- (Rupees eighty five lacs twenty six thousand) only being the full consideration money of the fully finished three flats mentioned in the Schedule-'B' hereinabove written and payment as per memo below.

MEMO

By cash of R.B.I. Notes.

Rs. 85,26,000/-

(Rupees eighty five lacs twenty six thousand) only

WITNESSES:

1. Mum Singh  
S/o. Ashok Kumar Singh.
2. Gopinath Dutta.  
S/o Sachin Dutta.

Rajesh Raldua  
SIGNATURE OF THE VENDOR

Deed prepared by:

Bhabendra Prasad  
(Advocate)  
High Court, Calcutta.

Composed by:

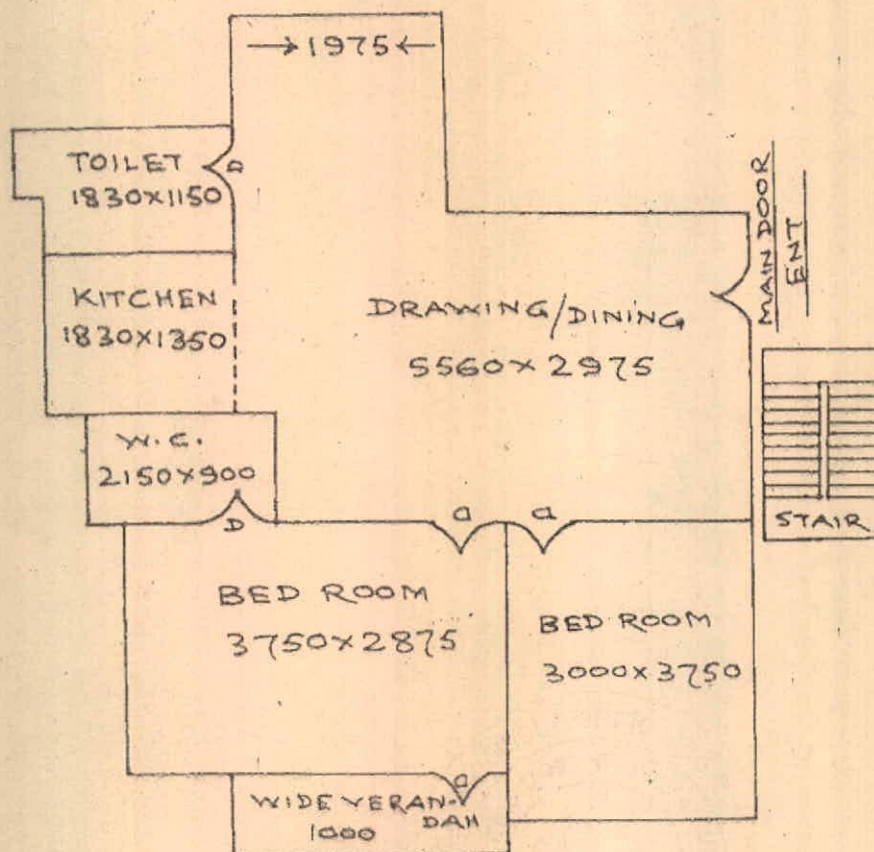
Rahamat SK.  
(Rahamat Shaikh)  
Typists' Association Room  
A.D.S.R. office Bidhannagar, Kolkata- 91.





FLOOR (FLAT) PLAN BEING NO "4A" AT  
THE NORTH-WEST FACING ON THE 4TH  
FLOOR OF THE NEW BUILDING NAMED  
"SATYAM APARTMENT" SITUATE LYING  
AT AND BEING MUNICIPAL PREMISES  
NO. AG-245 AND HOLDING NO - AS/213/  
BLOCK - E, AND COMPRISED IN R.S.  
DAG NO - 3146, R.S. KHATIAN NO. 55  
J.L. NO. 17. MOUZA - KRISHNAPUR, TALBAGAN -  
16 FT. P.S. - BAGUATI (FORMERLY  
RAJARHAT) KOLKATA - 700102, UNDER  
WARD NO. 32 (PREVIOUSLY - 17) OF  
RAJARHAT GOPALPUR MUNICIPALITY,  
IN THE DISTRICT 24 PGS. (N)  
AREA OF FLAT = 818 SQ. FT. (SUPER BUILT UP)

NOT TO SCALE



Rajesh Khatun

Gouranjan

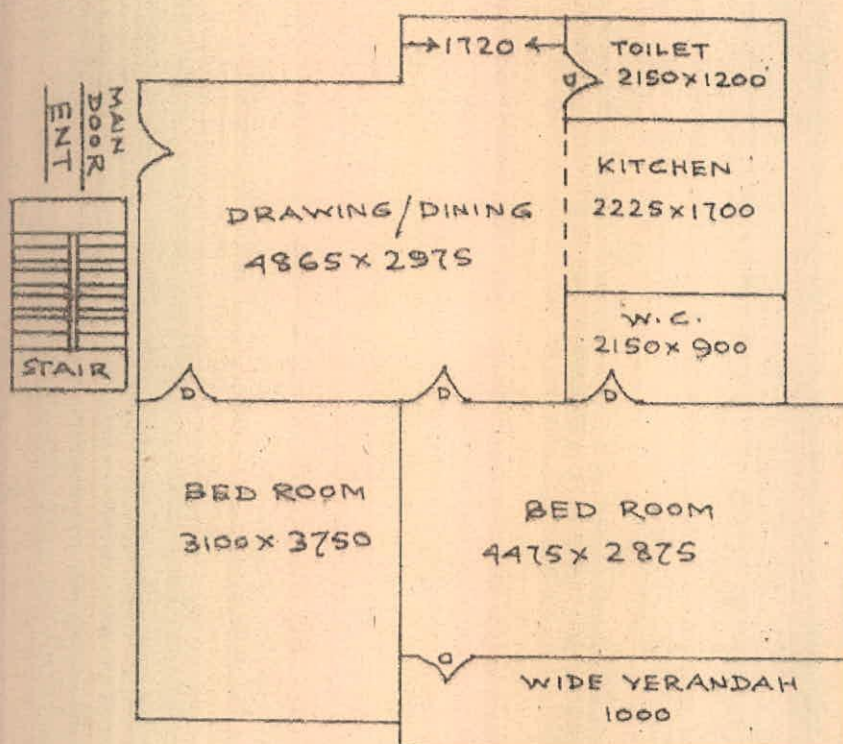




FLOOR (FLAT) PLAN BEING NO "4B" AT THE SOUTH-  
WEST FACING ON THE 4TH FLOOR OF THE NEW BUILDING  
NAMED "SATYAM APARTMENT" SITUATE LYING AT  
AND BEING MUNICIPAL PREMISES NO. AG-245  
AND HOLDING NO.-AS/213/BLOCK-E, AND COMPRISED  
IN R.S.DAG NO. 3146, R.S.KHATIAN NO. 55, J.L. NO.-  
17, MOUZA - KRISHNAPUR, TALBAGAN - 16 FT. P.S.  
BAGUIATI (FORMERLY RASARHAT,) KOLKATA-700102,  
UNDER WARD NO-32 (PREVIOUSLY-17) OF RASARHAT  
GOPALPUR MUNICIPALITY IN THE DIST 24 PGS.(N.)

AREA OF FLAT = 810 sq.ft. SUPER BUILT UP

NOT TO SCALE



Rajesh Khatke

Gaurang

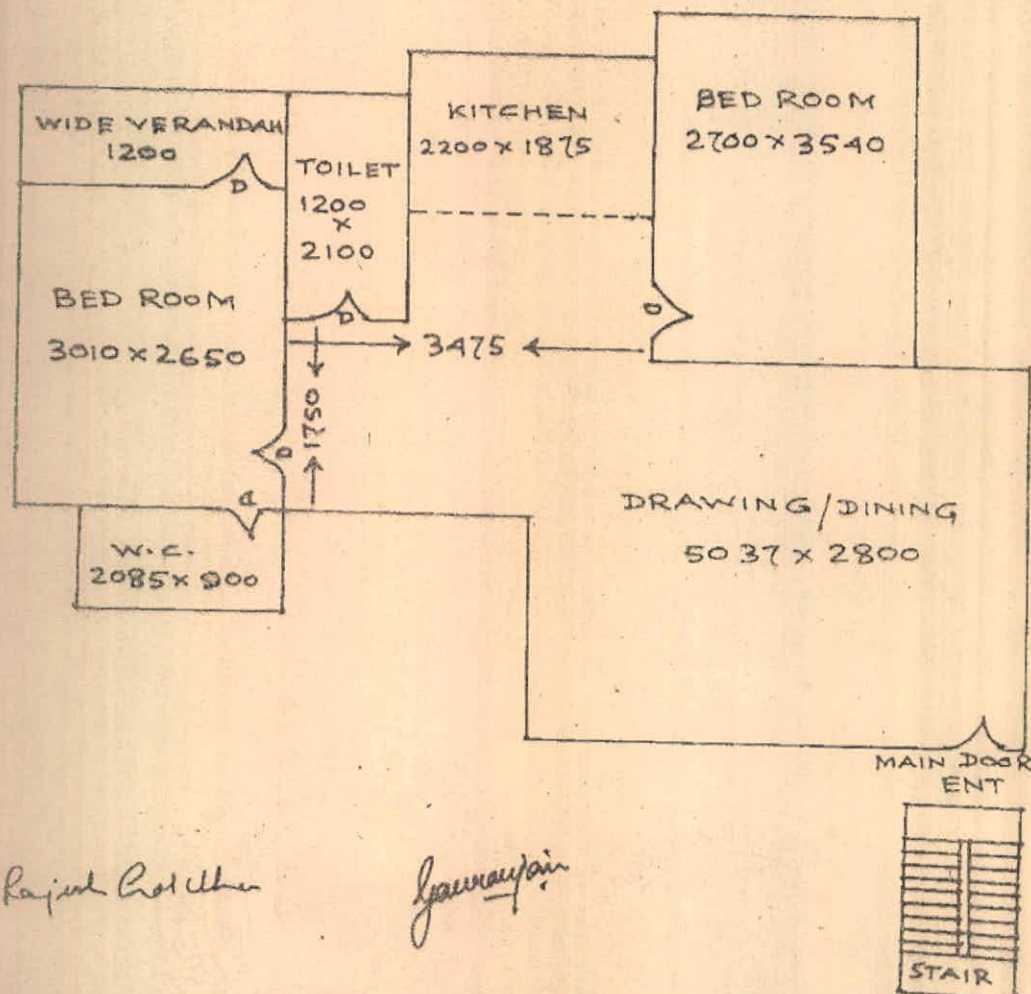




FLOOR (FLAT) PLAN BEING NO. "4D" AT THE NORTH-EAST FACING ON THE 4TH FLOOR OF THE NEW BUILDING NAMED "SATYAM APARTMENT" SITUATE LYING AT AND BEING MUNICIPAL PREMISES NO. AG-245 AND HOLDING NO. AS/213/BLOCK-E AND COMPRISED IN R.S. DAG NO- 3146, R.S. KHATIAN NO. 55, J.L. NO- 17, MOUZA-KRISHNAPUR, TALBAGAN-16 FT. P.S.-BAGUIATI (FORMERLY RAJARHAT), KOLKATA-700102, UNDER WARD-NO-32 (PREVIOUSLY-17,) OF RAJARHAT GOPALPUR MUNICIPALITY, IN THE DISTRICT-24 PGS, (N.)

NOT TO SCALE.

AREA OF FLAT = 808 SQ. FT. (SUPER BUILT UP)



Rajesh Chatterjee

Gourav Jain





Seal of the Additional  
বিষ্ণু জেলা



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
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

 <i>Rajesh Kothlia</i>	LH.					
	RH.					

ATTESTED :- *Rajesh Kothlia*

 <i>Gaurangji</i>	LH.					
	RH.					

ATTESTED :- *Gaurangji*

 PHOTO	LH.					
	RH.					

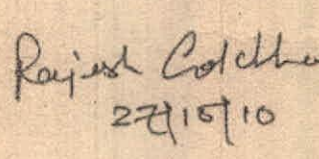
ATTESTED :-





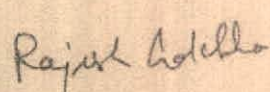





Government of West Bengal  
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas  
Signature / LTI Sheet of Serial No. 10550 / 2010, Deed No. (Book - I , 10718/2010)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Rajesh Golcha	 27/10/10

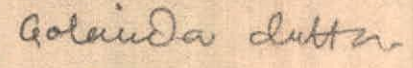
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajesh Golcha Address -8, Brojo Dulal Street, Kolkata, Thana: Jorasanko, District: Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006	Self		 LTI	
			27/10/2010	27/10/2010	
2	Gaurav Jain Address -P - 873, 3rd Floor, Bl - A, Lake Town, Kolkata, Thana: Lake Town, District: North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700089	Self		 LTI	
			27/10/2010	27/10/2010	

Name of Identifier of above Person(s)

Gobinda Dutta  
A A / 17/1 Deshbandhu Nagar, Baguiati, Kolkata,  
Thana:-Baguiati, District:-North 24-Parganas, WEST  
BENGAL, India, P.O. :- Pin :-700059

Signature of Identifier with Date

  
27/10/10





(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A. D. S. R. BIDHAN NAGAR  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)







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

**Endorsement For Deed Number : I - 10718 of 2010**  
**(Serial No. 10550 of 2010)**

11. Rs. 49800/- is paid 16227427/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010

12. Rs. 45000/- is paid 16227527/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010

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

Presented for registration at 12.05 hrs on :27/10/2010, at the Office of the A. D. S. R. BIDHAN NAGAR by Rajesh Golcha ,Executant.

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

Execution is admitted on 27/10/2010 by

1. Rajesh Golcha, son of Kamal Kumar Golcha , 8, Brojo Dulal Street, Kolkata, Thana: Jorasanko, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : Business

2. Gaurav Jain, son of Madan Chand Jain , P - 873, 3rd Floor, BI - A, Lake Town, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700089 , By Caste Hindu, By Profession : Business

Identified By Gobinda Dutta, son of Sachin Dutta, A A / 17/1 Deshbandhu Nagar, Baguiati, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
 ADDITIONAL DISTRICT SUB-REGISTRAR



*(Signature)*  
 Addl District Sub-Registrar  
 Bidhan Nagar (Salt Lake City)

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

27/10/2010 13:09:00

**27 OCT 2010**







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

**Endorsement For Deed Number : I - 10718 of 2010**  
(Serial No. 10550 of 2010)

**On 27/10/2010**

**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:**

Fee Paid in rupees under article : A(1) = 93775/- ,E = 14/- on 27/10/2010

**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.-8526000/-

Certified that the required stamp duty of this document is Rs.- 596840 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49800/- is paid 15225627/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
2. Rs. 49800/- is paid 16225727/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
3. Rs. 49800/- is paid 16225827/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
4. Rs. 49800/- is paid 16225927/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
5. Rs. 49800/- is paid 16226027/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
6. Rs. 49800/- is paid 16226927/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
7. Rs. 49800/- is paid 16227027/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
8. Rs. 49800/- is paid 16227127/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
9. Rs. 49800/- is paid, by the draft number 1622727/10/2010, Draft Date 27/10/2010, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010
10. Rs. 49800/- is paid 16227327/10/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 27/10/2010



*(Signature)*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
( Debasish Dhar )

**27 OCT 2010**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

27/10/2010 13:09:00

Endorsement Page 1 of 2

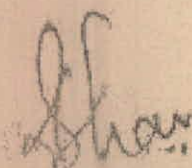




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 17  
Page from 6776 to 6802  
being No 10718 for the year 2010.




  
(Dhar) 29-October-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal



*Certified to be a True Copy*

  
Checked by

  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
16.5.16