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1-10524

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

15,93,150/-

020592

ADD. Western Up-Negatives
Alphenagis, (Salt Lake City)



12 AUG 2008

DEED OF CONVEYANCE

THIS INDENTURE made this 12th day of August, 2008

BETWEEN BALAJI EMPIRE, Promoter & Developer having its registered office at AA-36, Prafullakanan West, Kolkata - 700101, represented by sole proprietor GOUTAM DEY, son of Late Upendra Nath Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 17, Bagmari Lane, B.R.S. - 10, Block - 20, Flat No. 17, P.S. - Manicktala, Kolkata- 700 054, hereinafter called and referred to as the **VENDOR/DEVELOPER** (which expression includes its executors, administrators, successors-in-office and assigns) of

Deed
P.10524

No. 5028 Value 5000/-
 Date 28.08.2008
 Sold to B. N. Baskar Adv.
 Address Seelam Civil Court
 Vendor Seelam Civil Court
 (ALOKA MATHAN)
 Page 14.

1 A

Gaurav Suresh

Gaurav Suresh

Rantam Jay



Adm. Officer (Gen. Secy.)
 Tamil Nadu Legislative Assembly,
 Chennai-600 009.

12 AUG 2008

Chyazil Nitha
 Anjit Nitha
 3/A, Ramaswamy Nagar
 Vellore, Tamil Nadu.

A N D

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SRI GOURAV SURANA, son of Madan Surana, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at 873, Lake Town, Block - A, 3rd Floor, Police Station - Lake Town, Kolkata - 700 089, hereinafter called and referred to as the **PURCHASER** (which expression include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS Sri Dulal Ch. Ghosh and his six brothers namely Susanta Kr. Ghosh, Bhisan Ch. Ghosh, Krishnapada Ghosh, Niranjana Ghosh, Rabindra Nath Ghosh, Kajal Kr. Ghosh all are sons of Late Behari Lal Ghosh were the owners of the property situated under District North 24 Parganas, Police Station - formerly Rajarhat presently Baguihati under Rajarhat Gopalpur Municipality, Mouza - Krishnapur, R.S. Khatian No. 206, C.S. Dag No. 5041, R.S. Dag No. 3046 area measuring 17 (seventeen) decimal and other properties in some Mouza and in different Dags and Khatian inheriting the same from said Behari Lal Ghosh as his legal heirs and successors.

AND WHEREAS said Dulal Ch. Ghosh and his six brothers were in joint possession of the property left by said Behari Lal Ghosh as owners.

AND WHEREAS due to difference of opinion between the parties the said Dulal Ch. Ghosh and his six brothers amicably executed and registered a Deed of Partition on 13.11.1988, registered at Additional District Sub-Registry Office, Bidhannagar, recorded in Book No. 1, Volume No. 149F, Pages 169 to 212 being No. 7891 for the year 1985.

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1001. District Sub-Inspector
Department, (Salt Lake City)

2 AUG 2008

AND WHEREAS by virtue of said partition deed the said Dulal Ch. Ghosh obtained the property mentioned in "Kha" Schedule of the said partition deed and as per Clause No. 2 of the said "Kha" Schedule the said Dulal Ch. Ghosh obtained 4 (four) Cottahs 5 (five) Chittacks 35 (thirty five) Sq.ft. of land under Mouza - Krishnapur, R.S. Khatian No. 206, C.S. Dag No. 5041, R.S. Dag No. 3046.

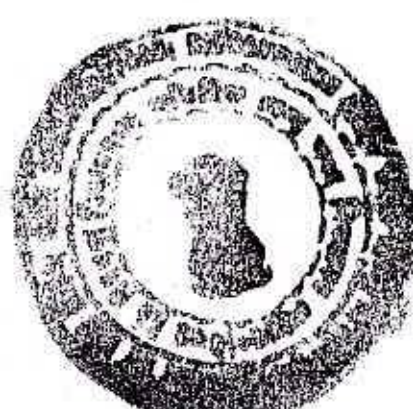
AND WHEREAS obtaining the property mentioned in the "Kha" Schedule of the said partition deed the said Dulal Ch. Ghosh was in absolute possession of the "Kha" Schedule property including the property situates under Mouza Krishnapur, R.S. Khatian No. 206, C.S. Dag No. 5041, R.S. Dag No. 3046 exercising all right, title and interest as absolute owner.

AND WHEREAS the said Dulal Ch. Ghosh executed and registered a Deed of Gift on 16th June, 2003 in favour of his son Swapan Kr. Ghosh and Sipra Ghosh, wife of Swapan Kr. Ghosh in respect of the property situates under Mouza - Krishnapur, R.S. Khatian No. 206, C.S. Dag No. 5041, R.S. Dag No. 3046 area measuring 4 (four) Cottahs 1 (one) Chittack 15 (fifteen) Sq.ft. registered at A.D.S.R. Bidhannagar, recorded in Book No. 1, Volume No. 357, Pages 169 to 177 being No. 06265 for the year 2003.

AND WHEREAS by virtue of said Deed of Gift said Swapan Kr. Ghosh and Sipra Ghosh became absolute owners of the property area measuring 4 (four) Cottahs 1 (one) Chittack 15 (fifteen) Sq.ft. of land and were in possession of the said property exercising all right, title, interest as Owners in respect of the said property.

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Adm. District Rep-Regulation
Washington, (Salt Lake City)

2 AUG 2008

AND WHEREAS the said Swapan Kr. Ghosh and Sipra Ghosh declared to transfer 4 (four) Cottahs 1 (one) Chittack 15 (fifteen) Sq.ft. of land to be little more or less having been interested the said Goutam Dey, son of Late Upendra Nath Dey proprietor of Vendor company purchased the said 4 (four) Cottahs 1 (one) Chittack 15 (fifteen) Sq.ft. of land to be little more or less by virtue of registered Deed of Conveyance, registered at A.D.S.R. Bidhannagar, recorded in Book No. I, Volume No. 319, Pages 100 to 115, being No. 05218 for the year 2005.

AND WHEREAS after purchase of the said property said Goutam Dey formed said Company namely Balaji Empire to construct a multi-storied building as (G+4) as Promoter and Developer comprising of several flats, car parking space as per sanctioned building plan of Rajarhat Gopalpur Municipality.

AND WHEREAS the Vendor herein decided to develop the aforesaid land, morefully and particularly described in the FIRST SCHEDULE hereunder written.

AND WHEREAS the Vendor herein applied and obtained for a sanction of a building plan in respect of construction of a Multi-storeyed building on the said Municipal Holding No. R.G.M/M/30/2005, Talbagan, Police Station - Baguiati, Kolkata - 700 101, Ward No. 17, within the jurisdiction of the Rajarhat Gopalpur Municipal. and the same being duly sanctioned by the Rajarhat Gopalpur Municipality vide sanctioned Plan No. 935/05/06, dated 08-03-2006.

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1001. District Sub-Registrar
Salt Lake, (Salt Lake City)

2 AUG 2008

AND WHEREAS the Vendor herein constructed a Multi-storeyed building known as "KRISHNACHURA APARTMENT" lying and situated at Municipal Holding No. R.G.M/M/30/2005, Talbagan, Police Station - Rajarhat, Kolkata - 700 101, Ward No. 17, within the jurisdiction of the Rajarhat Gopalpur Municipality, therefore containing several self contained Flats and Car Parking Space and other spaces therein.

AND WHEREAS the Purchaser herein has taken inspection of the abstracts of title of the Vendor and also the said sanctioned plan, and materials relating to the said unit, being a FLAT, within the said building, and made himself fully conversant with the contents hereof, and has fully satisfied himself as to the Title of the present owners the Vendor, and meaning, purport.

AND WHEREAS the Purchaser has approached the Vendor for purchasing of one Flat being No. 401 on the Fourth floor (South-West corner), consisting of 3 (three) Bedrooms, 1 (one) Drawing cum Dining Hall, 1 (one) Kitchen, 1 (one) Balcony and 2 (two) Toilets measuring super built up area approximately 1425 (fourteen hundred twenty-five) Sq.ft. more or less, situate under Mouza - Krishnapur, R.S. Khatian No. 206, C.S. Dag No. 5041, R.S. Dag No. 3046 within the ambit of Rajarhat Gopalpur Municipality Ward No. 17 the building is known as "KRISHNACHURA APARTMENT" municipal holding No. R.G.M./M/30/2005 being Premises No. A.G. 129/1, Talbagan, Krishnapur, Police Station - Rajarhat, Kolkata - 700 101,

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at a consideration of Rs. 14,25,000/- (Rupees Forteen Lac Twenty-five Thousand) only free from all encumbrances whatsoever morefully described in Second Schedule.

AND WHEREAS by an Agreement for Sale the Vendor and the Purchasers have agreed to Sale and the Purchasers have agreed to purchase all that Flat being No. 401 on the Fourth floor (South-West corner), consisting of 3 (three) Bedrooms, 1 (one) Drawing cum Dining Hall, 1 (one) Kitchen, 1 (one) Balcony and 2 (two) Toilets measuring super built up area approximately 1425 (fourteen hundred twenty-five) Sq.ft. more or less at "KRISHNACHURA APARTMENT" which is full described in the Second Schedule below and hereinafter referred to as the said Flat togetherwith proportionate undivided impartible share in the land with other benefit and obligation mentioned hereunder in the said building constructed at Mouza Krishnapur R.S. Khatian No. 206, C.S. Dag No. 5041, R.S. Dag No. 3046 being Premises No. A.G. 129/1, Talbagan Krishnapur, Kolkata - 700 101.

AND WHEREAS the said Flat No. 401 on the Fourth floor (South-West corner), mentioned in the Second Schedule below as well as the building "KRISHNACHURA APARTMENT" including the common area of the said building is completed.

AND WHEREAS the Vendor is executing the Deed of Conveyance but the consideration money has been received by the Confirming Party as he is in possession of the flat mentioned in Second Schedule below.

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1001. BOSTON BUS-REGISTRATION
1001. BOSTON BUS-REGISTRATION
2 AUG 2008



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AND WHEREAS the Purchaser is fully satisfied with the right, title and Interest of the said Property, sanctioned Plan and the quality of construction being carried out at the said Premises No. A.G. 129/1, Talbagán, Krishnapur, Kolkata - 700 101 and the materials used in such construction and that the said construction has been and are being carried out strictly in accordance with the sanctioned plan as per law of the land and specification as per the aforesaid Agreement to the full satisfaction of the Purchasers and also the Property is free from all encumbrances, attachments whatsoever, being fully satisfied as above the purchaser requested the Vendor to execute the appropriate Deed of Conveyance.

AND WHEREAS as the Purchaser herein has requested the Vendor to execute and make arrangement for registration the Deed of Conveyance of the said flat and the Vendor is hereby executing this Deed of Conveyance in respect of the said flat in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH as follows :-

That in consideration of a sum of Rs. 14,25,000/- (Rupees Forteen Lac Twenty-five Thousand) only received by the Owner/ Vendor herein from time to time as indicated in the Memo of Consideration given herein below in respect of the said flat paid by the Purchasers (the receipt whereof the Owner/Vendor doth hereby admit and acknowledge) the said Vendor doth hereby grant, convey,

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1001. BUREAU DES POSTES
MONTREAL, (Que) 1001
2 AUG 2008



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transfer, assign and assure unto the said premises free from all encumbrances the said flat which is morefully and particularly described in the Second Schedule hereinbelow and shown and delineated in the Site Plan annexed herewith and made part of the Indenture togetherwith undivided proportionate right, title and interest in the said land hereupon the Second Schedule property standing and situated including the undivided right, title and interest in the common portion, parts and equipments of the building.

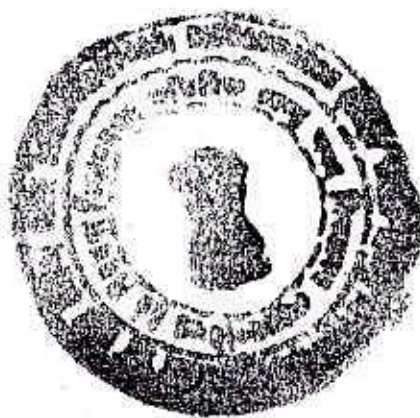
The Purchasers shall observe fulfill and perform the covenants hereunder written and shall regularly pay and discharge all and impositions for the said flat wholly and common expenses proportionately and all other outgoings in connection with the said flat wholly and the said building proportionately.

The Purchaser has received possession of the said flat, the Purchaser is satisfied on materials used and the workmanship of the building.

The Purchaser will not for reason whatsoever obstruct the Vendor/Developer in his transferring any other flat or flats or other portions of the said building and/or space or spaces with super structures flat to any person or persons like manner of the Purchasers TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights,

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1. 661. District Sub-Registrar
Salt Lake City
2 AUG 2008

members and appurtenances unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor covenant with the Purchasers, their respective heirs, executors, administrators, representatives and assigns THAT notwithstanding any act, deed or thing whatsoever by the Vendor or by any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary they 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 and transferred or expressed or intended so to be, unto and to the use of the Purchasers, their respective heirs, executors, administrators, representatives in the manner aforesaid AND THAT the Purchaser, his heirs, executors, administrators, representatives shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof with absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or from or under any of his predecessors or ancestors-in-

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2 AUG 2008
JAN. 2008
JAN. 2008



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title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his predecessors or ancestors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendor or from or under any of his predecessors or ancestors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers, their respective heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and all his heirs, executors, administrators, representatives, successors-in-office and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, executors, administrators, representatives and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained.

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Col. Daniel Sub-Inspector
Inspector, (Salt Lake City)

2 AUG 2008

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT multi-storeyed brick-built messuage tenement hereditament and premises and/or building TOGETHERWITH the a piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built building known as "KRISHNACHURA APARTMENT" containing an area of about 4 (four) Cottahs 1 (one) Chittacks 15 (fifteen) Sq.ft. more or less lying and situated at Municipal Holding No. R.G.M/M/30/2005 being Premises No. A.G. 129/1, Talbagan, Krishnapur, Police Station - formerly Rajarhat presently Baguiati, Kolkata - 700 101, Ward No. 17 within the jurisdiction of the Rajarhat Gopalpur Municipality at Mouza - Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228 and 229, comprised in R.S. Dag No. 3046 corresponding to R.S. Khatian No. 206 within the jurisdiction of the Rajarhat Gopalpur Municipality, Additional District Sub-Registration at Bidhannagar, Salt Lake City, District 24 Parganas (N), butted and bounded as follows :-

On the North : 15 ft. wide Road ;
On the South : R.S. Dag Nos. 3049 & 3048 ;
On the East : R.S. Dag No. 3046 ;
On the West : R.S. Dag No. 3046 ;

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT one Unit being being No. 401 on the Fourth floor (NORTH FACEING), consisting of 3 (three) Bedrooms, 1 (one) Drawing cum Dining Hall, 1 (one) Kitchen, 1 (one) Balcony and 2 (two) Toilets measuring super built up area approximately 1425

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1.001. District Sub-Regional
Office, (Salt Lake City)

2 AUG 2008

(fourteen hundred twenty-five) Sq.ft. more or less, hereinafter called the said "FLATS", as contained in the building known as "KRISHNACHURA APARTMENT", lying and situated at Municipal Holding No. R.G.M/M/30/2005 being Premises No. A.G. 129/1, Talbagan, Krishnapur, Police Station - Rajarhat, Kolkata - 700 101, Ward No. 17 within the jurisdiction of the Rajarhat Gopalpur Municipality, District - 24 Parganas (North), TOGETHERWITH undivided proportionate share of land and building TOGETHERWITH common facilities right over the passage, main entrance, stair, landing etc. morefully and particularly described in the THIRD SCHEDULE hereunder written, TOGETHERWITH the expenses for maintaining and repairing the main structure of the building morefully and particularly described in the FORTH SCHEDULE hereunder written, TOGETHERWITH several restrictions mentioned in the FIFTH SCHEDULE hereunder written and butted and bounded as follows :-

On the North : By 15 ft. wide Road ;

On the South : By staircase of the building and Flat No. 402 ;

On the East : By another Premises ;

On the West : By another Premises ;

THIRD SCHEDULE ABOVE REFERRED TO

THE VENDOR, PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE :-

1. Staircases on all the floors.
2. Staircases landing on all floors.

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2 AUG 2008

3. Main gate of the said building/premises and common passage and lobby on the Ground floor to Top floor.
4. Water pumps, Water tank, Water pipes and overhead tank on the roof and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase including electric meter fittings.
7. Common electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings of the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the units.
11. Electrical Wiring, meters (excluding those installed for any particular FLAT).

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1471. District Sub-Registrar
Salt Lake City, (Salt Lake City)
2 AUG 2008

12. GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'FLAT'.

- a) All private ways, curves, side-walls and area of said premises.
- b) Exterior conduits, utility lines, under ground storage tanks.
- c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the building.
- d) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- e) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- f) The foundation, Corridor, Lobbies, Stairways Entrance and exits, pathways, Footings, Columns, Girders, Beams, Supports and exterior walls beyond the said 'FLAT', side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.

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1041. District Sub-Station
Washington, (Salt Lake City)

2 AUG 2008

- i) Utility lines, telephone and electrical systems contained within the said building.
- h) The ultimate roof or terrace exclusively and/or absolute right for Vendor herein.

FOURTH SCHEDULE ABOVE REFERRED TO

THE VENDOR, PURCHASER OR PURCHASERS SHALL HAVE TO BEAR :-

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the staircases, the landing, the gutters, rainwater pipes, motors, pumps, water, gas pipe, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchasers Co-Purchaser, or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, staircases and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. Cost and charges of reasonably required for the maintenance of the building and for watch and ward duty, and other incidental costs.

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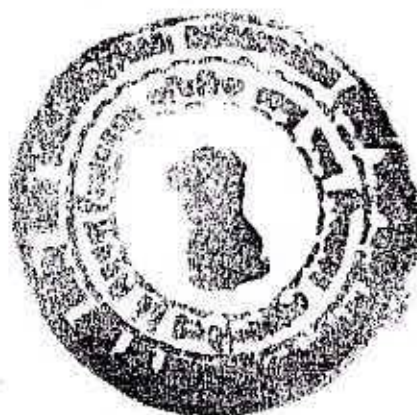


1.041. District Sub-Engineer
Salt Lake City

2 AUG 2008

4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, civil commotion, etc.
7. Municipal taxes, five-storeyed building tax, if any, and other similar taxes save those separately assessed on the respective flat.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, upkeep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit-owners, inclusive of the Owners as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act and bye Laws, thereof as amended from time to time being obligatory on his part in the fullest legal sense of the term.
10. The share of the Purchaser or Purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total

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1441. District Sub-Inspector
Salt Lake City, (Salt Lake City)

2 AUG 2008

amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

FIFTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE FLAT HEREUNDER INTER-ALIA SHALL INCLUDE THE IMPOSITIONS AND RESTRICTION AS UNDER :-

1. The Purchaser or Purchasers/Owners, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid FLAT for the following purpose.
2. To use the said 'FLAT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the owners or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'FLAT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'FLAT' or any part thereof.
5. To do or permit to be done any act deed or thing may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.

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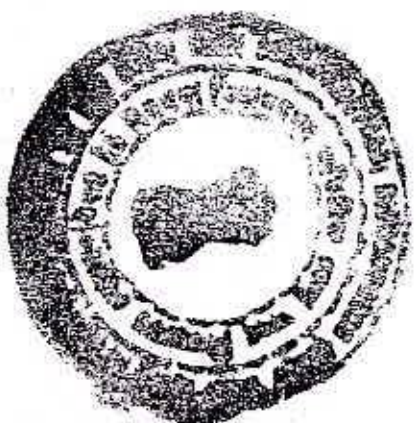
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1. Mr. District Sub-Registrar
Jerusalem, (Sali Lake Camp)

2 AUG 2008

6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'FLAT', or any portion of the building housing the same.
8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, swerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owners' Association from time to time on request therefor by such Association.
9. To paint outer walls or portion of his flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of his flat only in any colour of his choice.
10. To encroach any common portion of the building, jeopardise the user thereof, nor to encumber any of such portion in any manner whatsoever.
11. The Purchasers of the flat together with other Purchasers or Owners of the other flat shall must have the obligations to form an Association of such unit owners being members



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1.001. Division Sub-Inspector
1.001.001. (Sub) Rate 000
2 AUG 2008

thereof for such purpose according to the provisions of Apartment Ownership Act and bye Laws as amended upto date, the decisions of the said Association as per unanimous resolutions of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

IN WITNESS WHEREOF the parties have put his signature on the day, month and year first above written.

SIGNED SEALED & DELIVERED

by the VENDOR/DEVELOPER

in the presence of :-

1. Ashok Sharma
A/c. 330 Hana Para
Keltapa
Kud. 102.

2. Satyajit Mitra
150/A, Ramkrishna Road
Chhatra, Serampore

SIGNED SEALED & DELIVERED

by the PURCHASERS

in the presence of :-

- 1.

2. Satyajit Mitra
150/A, Ramkrishna Road
Chhatra, Serampore

BALAJI EMPIRE

Balaji Empire
Proprietor

Signature of the Vendor

Gauransu

Signature of the Purchaser

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Col. Robert Sub-Inspector
Inspector, (State) Sub-Inspector

2 AUG 2008

MEMO OF CONSIDERATION

(Rupees Forteen Lac Twenty-five Thousand)

1. fiska Shama
S/o Ramwatar Shama
A/c. 330 Hana Poon
keltapan
kel. 102

Eastman Bay
Pronounced

2. Satyagjit Mitra
150/A, Ramkrishna
Road, Chhatra, Guwahati

(Bholanath Basak)
(Bholanath Basak)

Sealdah Civil Court,
Kolkata - 700 014

(Srijib Adhya)

Amity Computer,
Opp. Sealdah Court,
Kolkata - 700 014

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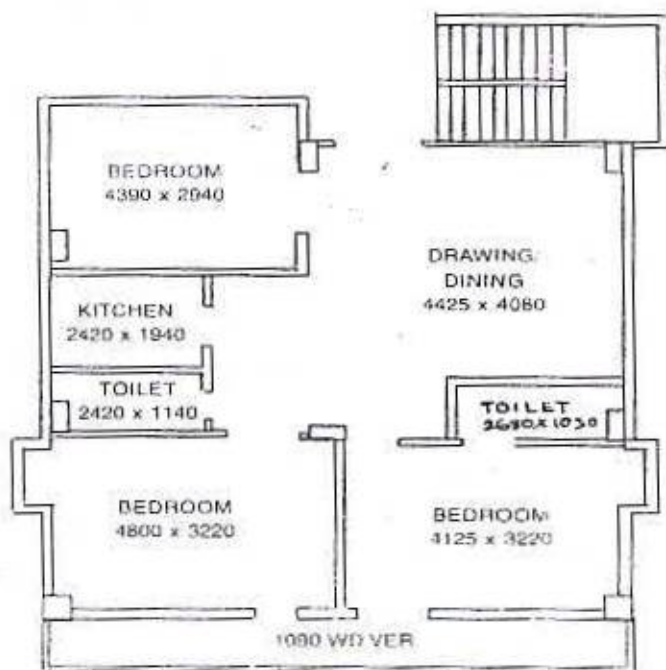
District Sub-Register
Salt Lake City, Utah

2 AUG 2008

PLAN OF FLAT NO. 401 ON THE FOURTH FLOOR CORRESPONDING TO R.S. DAG
3046, R.S. KAHATIAN NO. 206, J.L. NO. 17, MOUZA - KRISHNAPUR, P.S. - BAGUATI,
ST. - 24 PGS (N) BEING WARD NO. 17, HOLDING NO. RGM/M/30/2005, TALBAGAN,
PREMISES NO. AG-129/1, TALBAGAN UNDER RAJARHAT GOPALPUR MUNICIPALITY,
KOLKATA - 700 0101.

SUPER BUILT UP AREA 1425 SQ.FT. APPROX.

NAME OF THE APARTMENT - "KRISHNACHURAH"



BALAJI EMPIRE

Balaji Singh
Proprietor

SIGNATURE OF THE VENDOR











Ganeshwar

SIGNATURE OF THE PURCHASER

1 2 AUG 2008
JAN. 2008: 100-1000000
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		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					


Name

Signature *Antoni Berg*

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

Name *Janca Sura*

Signature

		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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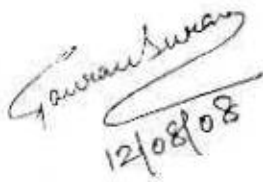


ADDL. District Sub-Inspector
Salt Lake City, (Salt Lake City)


2 AUG 2008

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. 08488 / 2008, Deed No. (Book - I , 10524/2008)

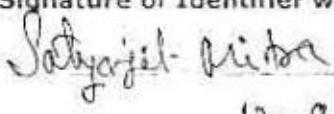
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gourav Surana	 12/08/2008	 LTI 12/08/2008	 12/08/08

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Goutam Dey Address -17, Bagmari Lane, B. R. S - 10 Bl. - 20, Flat No - 17 Koi	Self	 12/08/2008	 LTI 12/08/2008	 12/08/08
2	Gourav Surana Address -873, Lake Town Bl - A, 3rd Floor Koi	Self	 12/08/2008	 LTI 12/08/2008	 12/08/08

Name of Identifier of above Person(s)
Satyajit Mitra
PS-,150/a, Ramkrishna Rd. Chatra Serampore

Signature of Identifier with Date

12-8-08

2 AUG 2008



Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-10524 of :2008
(Serial No. 08488, 2008)

On 12/08/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 17523/- on:12/08/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1593150/-

Certified that the required stamp duty of this document is Rs 95589 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1 Rs 41589/- is paid, by the draft number 252250, Draft Date 12/08/2008 Bank Name STATE BANK OF INDIA, Prafullakanan, received on 12/08/2008. 2 Rs 49000/- is paid, by the draft number 252153, Draft Date 12/08/2008 Bank Name STATE BANK OF INDIA, Prafullakanan, received on 12/08/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.33 hrs on 12/08/2008, at the Office of the A. D. S. R. BIDHAN NAGAR by Gourav Surana, Claimant

Admission of Execution(Under Section 58)

Execution is admitted on 12/08/2008 by

1. Goutam Dey Developer, Balaji Empire, Aa - 36, Prafullakanan West, Kol - 101, Kol - 101, profession :Business
2. Gourav Surana, son of Madan Suran, 873, Lake Town Bl - A, 3rd Floor Kol, Thana Lake Town, Pin 700089, By caste Hindu, by Profession :Business

Identified By Satyajit Mitra, son of Ranjit Mitra 150/a, Ramkrishna Rd. Chatra Serampore Thana, by caste Hindu, By Profession :----


[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal

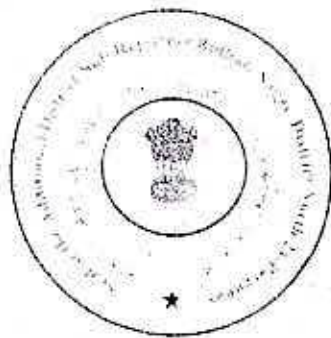
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2 AUG 2008




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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 5646 to 5671
being No 10524 for the year 2008.




(Abhijit Kumar Das) 13-August-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal