



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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[Signature]
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

04 JUN 2009

Deed
2.05062

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 11th day of June, two thousand and nine BETWEEN SHRI DILIP BANIK son of late Satchidananda Banik, by faith Hindu, by Occupation- Business, by nationality Indian, having office at No. 5, Narayan Prasad Babu Lane, Police Station- Posta, Kolkata- 700007, hereinafter called and referred to as the VENDOR (which expression shall

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11 Vivekananda Road

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Abel Shuman

Madan Chandra Sengupta

20th Nov.

John Brown



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6002 AMW District Sub-Registrar
Bikaner Nagar (Salt Lake City)

പ്രസ്തുത ക്ലാസ്സിലെ വിദ്യാർത്ഥികളുടെ പട്ടിക

ଏକ ଶିଳା ଲେଖିବୁ ଗ୍ରନ୍ଥ

சென்னை நகரில் (பெரிய கல்லறை) உள்ள பண்டாரம்

“ପଞ୍ଚାବି ନବର କାହାଣୀ”

பா. பி. சுவாமி

04 JUN 2009

Low & Trear
K. O. O. J.

Martin Charles Jordan (Sutton)

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 **ONE PART**.

- AND -

SHRI MADAN CHAND JAIN (SURANA) son of late Bindhi Chand Jain (Surana), residing at P-873, Block- 'A', Laketown, P.S. Laketown, Kolkata- 700089, by occupation- Business, by faith Hindu, 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 Smt. Poly Das wife of Shri Badal Chandra Das resident of AF-130, Rabindrapally (Talbagani), Krishnapur, P.S. Rajarhat, Kolkata- 102 was the owner and possessor of all that piece and parcel of revenue paying land admeasuring an area of 2 (two) Cottahs 1 (one) Chittacks more or less comprised in C.S. Dag No. 5062 corresponding to R.S. Dag No. 3078 under C.S. Khatian No. 587 corresponding to R.S. Khatian No. 60, land lying and situate under Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, within the local limits of Rajarhat Gopalpur Municipality, under Municipal Ward No. 18, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchased from Shri Khatiram Sardar son of late Jugal Chandra Sardar of Krishnapur, by a registered deed of Bengali Suf Cobala, registered at S.R. office Cossipore Dum Dum on dated 01.12.1978, and recorded in Book No. 1, Volume No. 167, pages 16 to 19, Being No. 6949, in the year 1978, absolutely free from all encumbrances whatsoever against valuable consideration mentioned thereon.

B) One Shri Bikash Chandra Saha son of late Radheshyam Saha, resident of AF-130, Rabindrapally (Talbagani), Krishnapur, P.S. Rajarhat, Kolkata- 102 was the owner and possessor of all that piece and parcel of revenue paying land admeasuring an area of 2 (two) Cottahs 8(eight) chittacks more or less which physical measurement is 2 (two) cottahs more or less out of 5 (five) Cottahs comprised in C.S. Dag No. 5051, corresponding to R.S. Dag No. 3065, under C.S. Khatian No. 587 corresponding to R.S. Khatian No. 60, land lying and situate under Mouza- Krishnapur, J.L. No. 17, R.S. No.



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180, Tourzi No. 228/229, within the local limits of Rajarhat Gopalpur Municipality, under Municipal Ward No. 18, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchased from one Smt. Molina Rani Saha wife of Shri Santosh Kumar Saha of 13/9, Arif Road, P.S. Ultadanga, Kolkata- 700067 by a registered deed of Bengali Suf Cobala, registered at A.D.S.R. office Bidhannagar (Salt Lake City) on dated 13.08.2003, and recorded in Book No. I, Volume No. 23, pages 54 to 67; Being No. 00380, in the year 2003 absolutely free from all encumbrances whatsoever against valuable consideration mentioned thereon.

C) While seized and possessed of the aforesaid plot of land separately as lawful owners, the said and Shri Bikash Chandra Saha entered into an agreement for Development in respect of his aforesaid land measuring an area of 2 (two) Cottahs and Smt. Poly Das entered into an agreement for Development in respect of her aforesaid land measuring an area of 2 (two) Cottahs 1 (one) Chittacks both on 30th November, 2004 for development of the aforesaid property, by making multi-storied building (G plus 4) on the land measuring an area of total 4(four) Cottahs 1 (one) Chittack more or less both with the Developer/confirming party named A. A. CONSTRUCTION, a registered partnership firm of Builders, Developers and Contractors having its registered office at BC-19, Anurupa Pally, Krishnapur, P.S. Rajarhat, Kolkata- 700101, represented by its two partners named Shri Barun Mistry son of Shri Sunil Mistry and Shri Manas Kumar Nandi son of late Anil Kumar Nandi and the aforesaid two separate development agreement duly Notarized vide Sl. No. 61 & 60 respectively both dated 30.11.2004 and thereafter the said Shri Bikash Chandra Saha and Smt. Poly Das amalgamated the said two plots of land into one single holding being Premises No. AF-130, Rabindra Pally (Talbagan), Krishnapur, P.S. Rajarhat, Kolkata- 700102, within the Municipal limits of Rajarhat Gopalpur Municipality, being Ward No. 18, P.S. Rajarhat, in the District of North 24 Parganas, hereinafter called and referred to as the 'said premises', which notarized vide Sl. No. 59, dated 31.08.2004, in the year 2004, so as to avail maximum constructed area vide provisions of the existing Municipal Law and the said land more fully described in the First schedule hereinafter written and thereafter the said Shri Bikash Chandra Saha and Smt. Poly Das jointly executed a registered General Power of attorney in favour of Shri Barun Mistry son of Shri Sunil Mistry and Shri Manas Kumar Nandi son of late Anil Kumar Nandi being the partners of the said A. A. CONSTRUCTION of BC-19, Anurupa Pally, Krishnapur, P.S. Rajarhat, Kolkata- 700101, on 29th November, 2004 which was executed and registered before the office of



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the Addl. Registrar of Assurances-III, Kolkata and recorded in Book No. IV, Volume No. 90, pages 322 to 327, being Deed No. 5096 for the year 2004.

D) By the aforesaid two separate Development agreement dated 30th November, 2004 and one registered General Power of Attorney on 29th November, 2004, by the said Smt. Poly Das and Shri Bikash Chandra Saha in favour of said Shri Barun Mistry son of Shri Sunil Mistry and Shri Manas Kumar Nandi son of late Anil Kumar Nandi being the partners of the said **A. A. CONSTRUCTION** of BC-19, Anurupa Pally, Krishnapur, P.S. Rajarhat, Kolkata- 700101, was entitled to enter into any agreement for sale in respect of the developer's allocation, which is laid down in the said development agreements of the proposed construction in favour of the intending purchaser or purchasers.

E) By the strength of the aforesaid two different agreements for development and one registered General power of attorney, the said Shri Barun Mistry son of Shri Sunil Mistry and Shri Manas Kumar Nandi son of late Anil Kumar Nandi being the partners of the said **A. A. CONSTRUCTION** of BC-19, Anurupa Pally, Krishnapur, P.S. Rajarhat, Kolkata- 700101, constructed the aforesaid multistoried constructional works in accordance with the sanctioned building plan being plan approved S.L. No.1119/04/05 dated 19th August, 2005 and provisional sanctioned plan sanctioned by the Rajarhat Gopalpur Municipality exclusively at its own costs and arrangements and the said multi-storied building consisting with various types of flats/shops/garages/car parking space/open space on various floors including four flat Nos. 501, 502, 503 and 504 covering entire fourth floor portion measuring total super built up area of 2750 sft. more or less, on the **4th floor**, of the said multi storied building (G + 4) called and known as '**Chawla Apartment**', duly constructed on the land measuring an area of 4(four) Cottahs 1 (one) Chittack more or less lying and situate at Premises No. AF-130, Rabindra Pally (Talbagán), Krishnapur, P.S. Rajarhat, Kolkata- 700102, within the Municipal limits of Rajarhat Gopalpur Municipality, being Ward No. 18, P.S. Rajarhat, in the District of North 24 Parganas, which completed by the said developer in habitable conditions in all respect.

F) Thereafter the said Smt. Poly Das and Shri Bikash Chandra Saha referred therein as the Vendors/Land owners through their constituted attorney said **Shri Barun Mistry and Shri Manas Kumar Nandi** and said **A.A. CONSTRUCTION** referred



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therein as the Developer/confirming party jointly sold and transferred the said four flat Nos. 501, 502, 503 and 504 covering entire fourth floor portion measuring total super built up area of 2750 sft. more or less, on the 4th floor, of the said multi storied building (G + 4) called and known as '**Chawla Apartment**', duly constructed on the land measuring an area of 4(four) Cottahs 1 (one) Chittack more or less lying and situate at Premises No. AF-130, Rabindra Pally (Talbagan), Krishnapur, P.S. Rajarhat, Kolkata- 700102, within the Municipal limits of Rajarhat Gopalpur Municipality, being Ward No. 18, P.S. Rajarhat, 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 to **SHRI DILIP BANIK** son of late Satchidananda Banik, having office at No. 5, Narayan Prasad Babu Lane, Police Station- Posta, Kolkata- 700007 (the **VENDOR** herein) by a registered deed of conveyance copied in Book No. 1, CD Volume No. 2, pages 11008 to 11021, being deed No. 93316, in the year 2007, dated 08.06.2007, registered at A.D.S.R. office Bidhannagar (Salt Lake City), against valuable consideration mentioned thereon.

G) Since then the vendor herein named **SHRI DILIP BANIK** is seized and possessed of the said four flat Nos. 501, 502, 503 and 504 covering entire fourth floor portion measuring total super built up area of 2750 sft. more or less, on the 4th floor, of the said multi storied building (G + 4) called and known as '**Chawla Apartment**', duly constructed on the land measuring an area of 4(four) Cottahs 1 (one) Chittack more or less lying and situate at Premises No. AF-130, Rabindra Pally (Talbagan), Krishnapur, P.S. Rajarhat, Kolkata- 700102, within the Municipal limits of Rajarhat Gopalpur Municipality, being Ward No. 18, P.S. Rajarhat, 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 'B' hereinafter written together with common areas and facilities of the said building along with undivided interest or share of land as mentioned in the schedule 'A' 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 rents and taxes to the proper authorities in his name as absolute owner and possessor thereof and have the full right to transfer the same to any body in any way as the vendor herein shall think fit and proper.

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H) Now the vendor herein **SHRI DILIP BANIK** has agreed to sell and the purchaser herein- **SHRI MADAN CHAND JAIN (SURANA)** has agreed to purchase the said two flat Nos. **501 & 502 on the North side of the fourth floor measuring total super built up area of 1500 sq. ft. more or less**, of the said multi storied building called and known as '**Chawla Apartment**', duly constructed on the land measuring an area of 4(four) Cottahs 1 (one) Chittack more or less lying and situate at Premises No. **AF-130, Rabindra Pally (Talbagán), Krishnapur, P.S. Rajarhat, Kolkata- 700102**, within the Municipal limits of Rajarhat Gopalpur Municipality, being Ward No. 18, P.S. Rajarhat, 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 described in the Schedule 'B' hereinafter written together with common areas and facilities of the said building along with undivided interest or share of the land more fully described in the schedule 'A' hereinafter written, at or for the total consideration of **Rs. 30,00,000/- (Rupees thirty lacs) only**.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 30,00,000/- (Rupees thirty lacs) 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 two flat Nos. 501 & 502 on the North side of the fourth floor measuring total super built up area of 1500 sq. ft. more or less**, of the said multi storied building(G-4) called and known as '**Chawla Apartment**', at Premises No. **AF-130, Rabindra Pally (Talbagán), Krishnapur, P.S. Rajarhat, Kolkata- 700102**, (hereinafter referred to as the said complete flat) as more fully and particularly described in the schedule hereunder written together with right of power and enjoy common space including stair case, as described in the Schedule 'B,' hereinafter written together with right to use the common entrance and stair up to the said flat **TOGETHER WITH** the undivided absolute ownership of the proportionate impartible share on area of the said land messuage, hereditaments and premises as aforementioned as also described in the Schedule 'A' hereinafter written **AND ALSO TOGETHER WITH BENEFITS AND LIBERTIES** and

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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 'C' hereinafter written OR HOWSOEVER OTHERWISE the said flat 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 flat 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 flat as where as is basis 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 flat 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 purchasers as contained in the schedule hereunder written which shall be deemed to be part of these presents and shall run with the said flat and the said property respectively and the vendor do hereby covenants with the purchasers that notwithstanding any act, deed or things by the vendors 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 flat 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 and that notwithstanding any such act, deed or thing whatsoever as aforesaid the vendor has now in himself good right and full power and absolute authority to grant, convey assign and assure the said complete flat with vacant possession together with the other appurtenances thereto and together with proportionate right title and interest in the said land described in the schedule - 'A' 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 flat with full right to transfer the said flat by way of sold, gift mortgaged, lease whatsoever together with other appurtenances thereto



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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 flat or the said land or any of them 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 purchasers 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 flat and every part thereof and also the undivided proportionate impartible share in the land unto and to the use of the purchasers absolutely and forever in manner aforesaid as shall pay proportionate share or rent and taxes of the said land and flat to the Government of West Bengal and local authority and that the purchasers have further agreed to have the flat registered under the West Bengal Apartment ownership act or any other similar act along with the other flat owners and comply with all terms and conditions as specified in the Schedule 'D' hereinafter written.

THE SCHEDULE 'A' ABOVE REFERRED TO :

(Description of land with building)

ALL THAT piece and parcel of revenue paying land measuring an area of total 4 (four) Cottahs 1 (one) Chittacks more or less together with 'G + 4' storied building standing thereon called and known as '**CHAWLA APARTMENT**', containing several self contained flats/units duly constructed on the said land comprised in C.S. Dag No. 5051 & 5062, corresponding to R.S. Dag No. 3065 & 3078, under C.S. Khatian No. 587 corresponding to R.S. Khatian No. 60, land lying and situate under Mouza- **Krishnapur**, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, at present premises No. **AF-130, Rabindra Pally (Talbagán), Krishnapur, Kolkata- 700102**, within the local limits of Rajarhat Gopalpur Municipality, under Municipal Ward No. 18, within the jurisdiction of Rajarhat Police Station, 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:



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ON THE NORTH BY	:	18'-0" wide Municipal Road.
ON THE SOUTH BY	:	Land and building of Sri Phatick Ch. Pal.
ON THE EAST BY	:	Land and building of Smt. Sumitra Kar.
ON THE WEST BY	:	Building namely- R. M.B. TOWER.

THE SCHEDULE 'B' ABOVE REFERRED TO:

(Description of Flat hereby sold by the vendor herein).

ALL THAT fully finished ~~two~~ self contained residential flats being Flat Nos. 501 & 502 on the North side of the FOURTH floor measuring total super built up area of 1500 sft. more or less of the said multi storied building called and known as 'Chawla Apartment', at Premises No. AF-130, Rabindra Pally (Talagan), Krishnapur, P.S. Rajarhat, Kolkata- 700101, Municipal Holding Nos. RGM-18/AS/43/2190/2004 & RGM-18/273 in Ward No. 18 of Rajarhat Gopalpur Municipality, duly constructed on the said land mentioned in the Schedule 'A' herein above written together with undivided proportionate interest or share of the said land hereinabove written in relation with the area of flat along with common areas and facilities of the said building together with water facilities and electricity line for the aforesaid flat. And for greater clearance of the said flat, one floor plan is annexed herewith marked by red border which will be treated as a part of this indenture.

THE SCHEDULE 'C' ABOVE REFERRED TO:

(Common portion and common to the Co-owners).

1. Concealed electrical wiring and fittings and fixtures for lighting the stair case, lift, lobby and landing and other common areas of the building and the said land.
2. Drains from the building to the Municipal Duct.
3. Stair case and corridors and landings in each floor of the mosaic flooring having lighting fixtures and windows.



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4. Water pump with motor together with the space required therefore overhead water tank and distribution pipes from such tank to different units and from reservoir to such.
5. Electrical wiring from the Ground floor to the units respectively and main switch and meter.
6. Common passage to be used for ingress and egress from the main Municipal Road to the Main Building.
7. Water and soil evacuation pipes from the unit to drains common to the buildings.
8. Space for electric meter in the ground floor.
9. Common roof rights (only for fixing T.V. antenna and repair of over head tank) along with all other flat owners.

THE SCHEDULE 'D' ABOVE REFERRED TO:

(Common Expenses)

1. The expenses for maintenances, operating, white washing painting, repairing, re-decorating and lighting the common portions, including the outer walls of the building and boundary walls, water pump with motor etc. which shall be paid by the purchaser proportionately..
2. The salaries and other expenses for all persons employed for the common purposes.
3. Expenses and deposits for supplies of common utilities to the co-owners.
4. Municipal and other rates taxes and levies and all over outgoings save those separately assessed or incurred in respect of any unit.
5. Cost of establishment and operations of the association relating to the common purposes.
6. Litigations expenses incurred for the common purposes.
7. Office administrative over-head expenses incurred for maintaining the office for the common purposes.
8. All other expenses and outgoings are deemed by the association upon its formations and taking over maintenance and management of the building as



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necessary or incidental for the common purposes including for creating a fund replacement, renovated, painting and/or periodical repairing of the common portion or areas.

THE SCHEDULE 'E' ABOVE REFERRED TO:

(Easements)

The Co-owners shall also to each other and the previous land owner and the association upon its formation and taking over maintenance and management of the building the following rights, easements, quasements, privileges and/or appurtenances:-

1. The right of passage in all the common portions.
2. The right of passage of utilities including connection for telephone, televisions, pipes, cables, conduits etc. through each and every party of the building, including the said unit.
3. The right of support, shelter and protection of each portion of the building by the other and/or other thereof.
4. The absolute unfettered and unencumbered right over the common portions subject to the terms and conditions herein contained.
5. Such rights support easements and appurtenances as are usually held used occupied or enjoyed as part or parcel of the said unit.
6. Right to install television antenna on the stair cover of the roof of the building without in any manner disturbing any co-owners of the association of Co-owners or any of them entitled exclusively to the same.
7. The right with or without workmen and necessary materials to enter upon the building including the said or other unit for the purpose to any unit to so far wall the same cannot to be carried out without such entry and in all such cases excepting emergency upon giving 48 hours previous notice in writing to the Co-owners affected hereby.

It is expressly agreed and declared by the parties hereto as follows :

- 1) That the purchaser shall has the full right to mutate his name in respect of the said flat to the Municipal Authority and shall pay the rents and taxes in his name.

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2. The right of passage of utilities including connection for telephone, televisions, pipes, cables, conduits etc. through each and every party of the building, including the said unit.
3. The right of support, shelter and protection of each portion of the building by the other and/or other thereof.
4. The absolute unfettered and unencumbered right over the common portions subject to the terms and conditions herein contained.
5. Such rights support easements and appurtenances as are usually held used occupied or enjoyed as part or parcel of the said unit.
6. Right to install television antenna on the stair cover of the roof of the building without in any manner disturbing any co-owners of the association of Co-owners or any of them entitled exclusively to the same.
7. The right with or without workmen and necessary materials to enter upon the building including the said or other unit for the purpose to any unit to so far wall the same cannot to be carried out without such entry and in all such cases excepting emergency upon giving 48 hours previous notice in writing to the Co-owners affected hereby.

It is expressly agreed and declared by the parties hereto as follows :

- 1) That the purchaser shall has the full right to mutate his name in respect of the said flat to the Municipal Authority and shall pay the rents and taxes in his name.

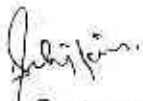
2) The purchaser at his own costs and expenses shall make all repair of his internal portions of said flat.

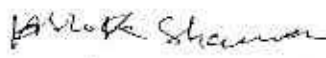
3) The purchaser shall not store any rubbish or combustible articles or any offensive things on the stair case / lift or any part or portion of the said building.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed his hand 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 vendor at Kolkata in presence of:

1. 
SUBIR JAIN
22, Brindaban Street, Kalyani

2. 
Anurag Sharma
1, Vivekananda Road,
Kalyani


SIGNATURE OF THE VENDOR


SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 30,00,000/- (Rupees thirty lacs) only being the full consideration money of the schedule mentioned fully finished two self contained residential flats being Flat Nos. 501 & 502 on the North side of the FOURTH floor measuring super built up area of 1500 sft. more or less of the said multi storied building called and known as 'Chawla Apartment', at Premises No. AF-130, Rabindra Pally (Talbagan), Krishnapur, P.S. Rajarhat, Kolkata- 700101, and payment as per memo below.

MEMO

Paid by cash of R.B.I. Notes.

Rs. 30,00,000/-

(Rupees thirty lacs) only

WITNESSES:

1. *Dilip Banerjee*
SUSIL BANERJEE
72, BALLYGOUDA STREET
2. *Pranab Chatterjee*
1, Vivekananda Road
KOL-7

Dilip Banerjee

SIGNATURE OF THE VENDOR

Deed prepared by:

Dilip Kumar Chatterjee
Advocate
(Sd/- R. M. N. B. / 13/7/78)

Composed by:

R. M. N. B.
(Rahman) Shakti
Typists' Association Room
A.D.S.R. Office - Bidhannagar



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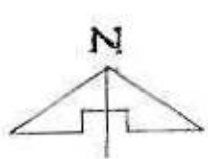
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Floor plan of 4th floor apartment at Mouda - Krishnapur, Calcutta, R.S.
 No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

HOLDING NO. RGN-18/45/43/2190/04, RGN-13/273, R.S. RAKHAN
 DIST. NORTH 24-PARGANAS, WARD NO. 18, UNDER
 RAKHAN GORAPUR MUNICIPALITY

VENDOR:- DILIP BANIK

PURCHASER:- MADAN MANDJAIN (GUANAD)

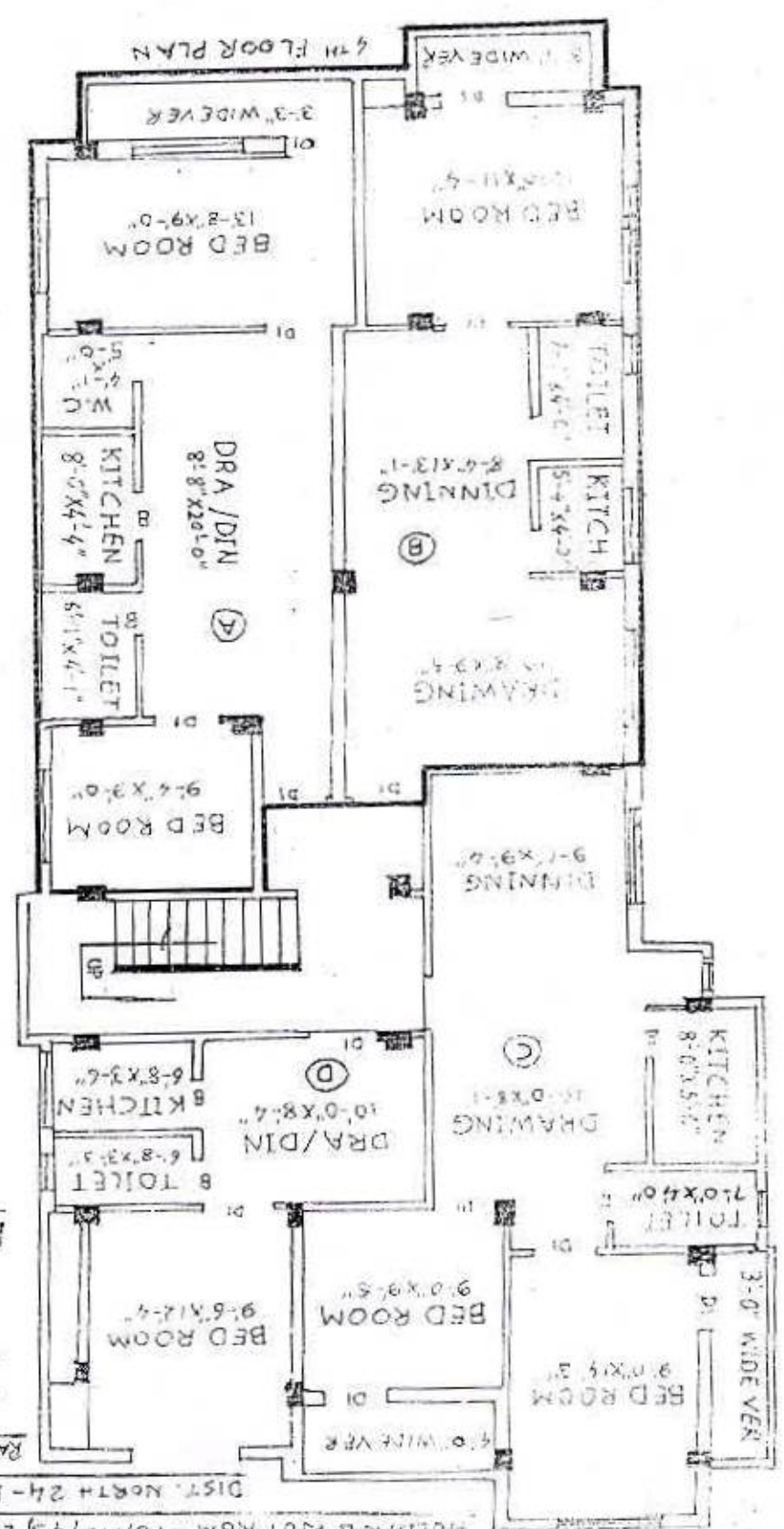


FLAT NO.	AREA
501 A	800 sq.ft.
502 B	700 sq.ft.
503 C	780 sq.ft.
504 D	750 sq.ft.

Dilip Banik

SIGNATURE OF THE VENDOR

Madan Ch. Guan. (Guanad)
 SIGNATURE OF THE PURCHASER



04 JUN 2009

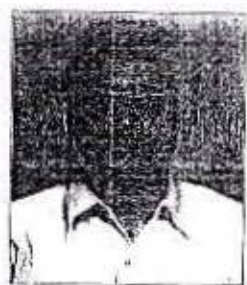










Additional District Sub-Registrar
Bikaner Nagar (Salt Lake City)














SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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


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

 <i>Dilip Bonin</i>	LH.					
	RH.					

ATTESTED :- *Dilip Bonin*


 <i>Madan Ch Jain</i> (SORANA)	LH.					
	RH.					

ATTESTED :- *Madan Ch Jain, (SORANA)*

<div style="border: 1px solid black; width: 100px; height: 80px; margin: 10px auto; text-align: center; line-height: 80px;"> PHOTO </div>	LH.					
	RH.					

ATTESTED :-




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





04 JUN 2009

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. 05091 / 2009, Deed No. (Book - I , 05062/2009)

Signature of the Presentant

Name of the Presentant	Signature with date
Dilip Banik	<i>Dilip Banik</i> 04/6/09

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dilip Banik Address - 5 Narayan Prasad Babu Lane Kol	Self		 LTI	<i>Dilip Banik</i>
			04/06/2009	04/06/2009	
2	Madan Chand Jain (surana) Address - P - 873, BI - A Lake Town Kol	Self		 LTI	<i>Madan Chand Jain</i> (SURANA)
			04/06/2009	04/06/2009	

Name of Identifier of above Person(s)

Ashok Sharma
PS-, Vivekananda Rd Kol

Signature of Identifier with Date

Ashok Sharma

04 JUN 2009

Addl. District Sub-Registrar
Bachan Nagar (Salt Lake City)



Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-05062 of :2009
(Serial No. 05091, 2009)

On 04/06/2009

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

Payment of Fees:

Fee Paid in rupees under article : A(1) = 32989/- on:04/06/2009

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- 3000000/-

Certified that the required stamp duty of this document is Rs 210000 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 205000/- is paid, by the draft number 007884, Draft Date 04/06/2009 Bank Name STATE BANK OF INDIA, Bikash Bhavan G. O., received on :04/06/2009.

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

Presented for registration at 12.35 hrs on :04/06/2009, at the Office of the A. D. S. R. BIDHAN NAGAR by Dilip Banik, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 04/06/2009 by

1 Dilip Banik, son of Lt Satchidananda Banik, 5 Narayan Prasad Babu Lane Kol, Thana Posta, Pin 700007, By caste Hindu, by Profession :Business

2 Madan Chand Jain (surana), son of Lt Bindhi Chand Jain (surana), P - 873, BI - A Lake Town Kol, Thana Lake Town, Pin 700089 By caste Hindu, by Profession :Business

Identified By Ashok Sharma, son of Lt R Sharma Vivekananda Rd Kol 700007 Thana: , by caste Hindu, By Profession Business

[Saikat Patra]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal

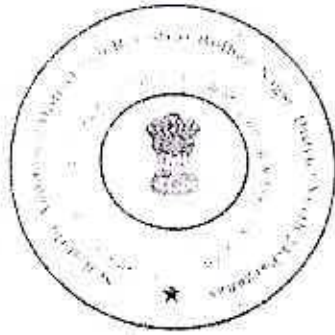


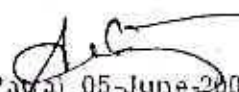
✓
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

04 JUN 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 11577 to 11595
being No 05062 for the year 2009.




(Saikat Patra) 05-June-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal