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I- 11184/08



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

18958

232213

20/12/15

**DEED OF CONVEYANCE**

**THIS INDENTURE** is made on this 2nd day of Dec. in the year of Two Thousand and Eight **BETWEEN SRI JAWHAR LAL SEN** son of Late Ramendranath Sen **AND ROMY SEN** daughter of Sri Jawhar Lal Sen both by faith -Hindu, by occupation-Business residing at 225/B, Bangur Avenue, Block-A, Kolkata- 700 055, P.S. - Lake Town, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **FIRST PART.**

**Verified that the document is admitted to registration on the original sheet and the ends of the document are the part of this document.**

**Sub-Registrar, North 24-Parganas**

05 DEC 2008



**A N D**

**M/S HARI INFRA BUILD PVT. LTD.** a company within the meaning of Companies Act 1956 having its registered office at 10, Biplabi Rash Bihari Bose Road, 2<sup>nd</sup> floor, Kolkata – 700 001, hereinafter called the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and in successor-in-office, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS**

**A)** By a Deed of Bengali Kobala dated the 20<sup>th</sup> day of June 1989, and registered at the Office of the District Registrar, Barasat in 24 Parganas and recorded in Book No. I, Volume No. 62, and Pages No. 263 to 274, Being No. 3658 for the year 1989. The Seller Mihir Kumar Sen conveyed and transferred in favour of Sri Jawhar Lal Sen and Smt. Jharna Sen **ALL THAT** land measuring an area of 57 Cottahs and 3 Chittacks lying and situated at Mouza-Masunda, J.L. No. 34 , R.S. No. 96, Touzi No. 1158, R.S. Khatian No. 212 & 214 and R.S. Khatian No. 216, 383, 508 & 72. R.S. Dag No. 6, 9, 10, 11 & 12 under P.S. – Khardah, at present Ghola. under A.D.S.R.O. Barasat morefully and particularly described therein for the valuable consideration mentioned therein.

**B)** By virtue of above sale the said Sri Jawhar Lal Sen and his wife Smt. Jharna Sen became the sole and absolute owners of the aforesaid land and mutated their names in the records of New Barrackpur Municipality.

**C)** Thereafter the said Sri Jawhar Lal Sen and Smt. Jharna Sen demarcated and divided the above mentioned land into 8 equal plots in a master plan and transferred the same.

**D)** By a Deed of mutual Partition (in Bengali Language) dated 12<sup>th</sup> day ~~10, Biplabi Rash Bihari Bose Road, 2<sup>nd</sup> floor, Kolkata - 700 001,~~ of November, 1992 and registered in the Office of District Registrar at Barasat recorded in Book No. I, Being Deed No. 6859, Volume No. 101, pages 114 to 120 for the year 1992. Sri Jawhar Lal Sen and his wife Smt. Jharna Sen both of 225/B, Bangur Avenue, Block-A, Kolkata-700 055, and they had been secured individually ALL THAT piece or parcel of land containing an area of 7 Cottahs 3 Chittacks, including Road, more or less lying and situate at Mouza-Masunda, J.L. No. 34, R.S. No. 96, Touzi No. 1158, R.S. Khatian No. 216, 383 & 508 Being R.S. Dag No. 6,9,10 & 11, P.S. - Khardah at present Ghola, by virtue of above mutual Deed of Partition morefully and clearly described therein mentioned.

**E)** Sri Jawhar Lal Sen the Vender herein became the absolute owner of the aforesaid land and mutated his name in respect of the said land in the Office of local New Barrackpur Municipality being Holding No. 413/J, in Ward No. 11 and he also recorded the said land in his name in the Office of B.L.R.O. Being new L.R. Khatian No. 698 and L.R. Dag Nos. 9, 10, 11 & 12.

**F)** Prior to mutation of the said land one Deed of Declaration regarding proper description of the land in respective Dag Nos. was



made and Sri Jawhar Lal Sen along with his wife Smt. Jharna Sen registered in the Office of District Registrar, 24-Parganas (North) at Barasat in Book No. I, Volume No. 101 at pages 114 to 120 being No. 5194 for the year 1999, morefully and clearly described therein.

**G)** Thus the said Sri Jawhar Lal Sen is absolutely seized and possessed of or otherwise well sufficiently entitled to the said piece or parcel of land hereditaments and premises containing an area of 7 Cottahs 3 Chittacks be the same a little more or less situated and lying at and being Mouza-Masunda comprised Dag No. 6,9,10 & 11 under R.S. Khatian No. 216, 383 & 508. New L.R. Khatian No. 698 and L.R. Dag No. 9, 10, 11 &12, and J.L. No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot No. 1 being Municipal Holding No. 413/J, College Para, Ward No. 11 within the jurisdiction of New Barrackpur Municipality under Khardah Police Station, at present Ghola Police Station in the district of North 24 Parganas.

**H)** By a Deed of Gift (in Bengali Language) dated 5<sup>th</sup> day of June, 1992 and registered on 6<sup>th</sup> day of June, 1992 in the office of District Registrar at Barsat in Book No. I, Being Deed No. 4156, Pages 215 to 221, Sri Jawhar Lal Sen and his wife Smt. Jharna Sen both of 225/B, Bangur Avenue, Block - A, Kolkata-700 055 conveyed and transferred **ALL THAT** piece or parcel of land containing an area of 7 Cottahs 3 Chittacks, including Road, more or less lying and situates at Mouza-Masunda, J.L. No. 34, R.S. No. 96 Touzi No. 1158, R.S. Khatian No. 383, 508 and 72 Being R.S. Dag No. 10 and 11, P.S. Khardah at present Ghola, A.D.S.R.O. Barasat morefully and clearly described

therein by way of Gift to their daughter Romy Sen for the consideration mentioned therein.

**I)** By virtue of above Deed of Gift the said Romy Sen the Vendor herein became the absolute owner of the aforesaid land and mutated her name in respect of the said land in the Office of local New Barrackpur Municipality being Holding No. 413/I, in Ward No. 11 and she also recorded the said land in her name in the Office of B.L.R.O. Being new L.R. Khatian No. 2798 and L.R. Dag No. 10 & 11.

**J)** Prior to mutation of the said land one Deed of Declaration regarding proper description of the land in respective Dag Nos. made between Romy Sen and Jawhar Lal Sen along with his wife Smt. Jharna Sen registered in the Office of District Registrar, 24 Parganas (North) at Barasat in Book No. 1, Volume No. 61 at pages no. 215 to 221 being No. 5198 for the year 1999, morefully and clearly described therein.

**K)** The said Romy Sen is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land hereditaments and premises containing an area of 7 Cottahs 3 Chittacks be the same a little more or less situates and lying at and being Mouza-Masunda comprised R.S. Dag No. 10 and 11 under R.S. Khatian No. 383, 508 and 72 New L.R. Khatian No. 2798 and L.R. Dāg No. 10 and 11, J.L. No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot No. 2 being Municipal Holding No. 413/I, College Para in Ward No. 11 within the jurisdiction of New Barrackpur Municipality under Khardah



Police Station, at present Ghola Police Station in the district of North 24-Parganas.

**L)** By a Deed of Gift (in Bengali Language) dated 5<sup>th</sup> day of June, 1992 and registered in the Office of District Registrar at Barasat in Book No. I, Being Deed No. 4155, Sri Jawhar Lal Sen and his wife Smt. Jharna sen both of 225/B, Bangur Avenue, Block – A, Kolkata-700 055 conveyed and transferred ALL THAT piece or parcel of land containing an area of 7 Cottahs 3 Chittacks, including Road, more or less lying and situate at Mouza-Masunda, J.L. No. 34, R.S. No. 96 Touzi No. 1158, R.S. Khatian No. 383 and 72 Being R.S. Dag No. 9, 11 and 12, P.S. Khardah at present Ghola, A.D.S.R.O. Barasat morefully and clearly described therein by way of Deed of Gift to Sri Ritajit Som for the consideration mentioned therein.

**M)** By virtue of above Deed of Gift the said Ritajit Som herein became the absolute owner of the aforesaid land and mutated his name in respect of the said land in the Office of local New Barrackpur Municipality being Holding No. 413/G, in Ward No. 11 and he also recorded the said land in his name in the Office of B.L.R.O. Being new L.R. Khatian No. 1799, 698 & 2796 and L.R. Dag No. 11 & 12.

**N)** Prior to mutation of the said land one Deed of Declaration regarding proper description of the land in respective Dag Nos. made between Ritajit Som and Jawhar Lal Sen along with his wife Smt. Jharna Sen registered in the Office of District Registrar, 24-Parganas (North) at Barasat in Book No. 1, Volume No. 61 at pages 208 to 214,

Being No. 5199 for the year 1999, morefully and clearly described therein.

**O)** The said Ritajit Som is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land hereditaments and premises containing an area of 7 Cottahs 3 Chittacks be the same a little more or less situates and lying at and being Mouza-Masunda comprised Dag No. 9, 11 and 12 under R.S. Khatian No. 383 and 72. New L.R. Khatian No. 1799, 698 and 2796 and L.R. Dag No. 11 and 12, J.L. No.34, R.S. No. 96, Touzi No. 1158 P.S. Khardah at present Ghola, A.D.S.R. Barasat morefully and clearly described therein.

**P.** The said Ritajit Som is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land hereditaments and premises containing an area of 7 Cottahs 3 Chittacks be the same a little more or less situates and lying at and being Mouza-Masunda comprised Dag No. 9, 11 and 12 under R.S. Khatian No. 383 and 72. New L.R. Khatian No. 1799, 698 and 2796 and L.R. Dag No. 11 and 12, J.L. No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot no. 3 being Municipal Holding No. 413/G, College Para in Ward No. 11 within the jurisdiction of New Barrackpur Municipality under Khardah Police Station, at present Ghola Police Station in the district of North 24 Parganas.

**Q)** By a Deed of Gift registered on 5<sup>th</sup> day of October, 2002 in the Office of District Registrar at Barasat in Book No. I, Being Deed No.



4475, Sri Ritajit Som conveyed and transferred ALL THAT piece or parcel of land containing an area of 4 Cottahs 13 Chittacks 12 Sft. more or less lying and situate at Mouza-Masunda, J.L. No. 34, R.S. No. 96 Touzi No. 1158, R.S. Khatian No. 383 and 72, Being R.S. Dag No. 9, 11 and 12, New L.R. Khatian No. 1799, 698 and 2796 and L.R.Dag No. 11 and 12, P.S. Khardah at present Ghola, A.D.S.R.O. Barasat morefully and clearly described therein by way of Gift to Sri Jawhar Lal Sen and his daughter Romy Sen for the consideration mention therein.

**R)** The said Jawhar Lal Sen and Romy Sen the vendors herein amalgamated their individual lands having Municipal Holding Nos. 413/J & 413/I respectively and the land gifted to them by Sri Ritajit Som having Municipal Holding No. 413/G, into one Municipal Holding No. 413/J under New Barackpur Municipality, College Para, in Ward No. 11 within the jurisdiction of New Barackpur Municipality under Khardah Police Station, at present Ghola Police Station in the district of North 24-Parganas.

**S)** The said Sri Jawhar Lal Sen and Romy Sen are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land hereditaments and premises containing an area of 17 Cottahs 0 Chittacks be the same a little more or less situates and lying at and being Mouza-Masunda comprised Dag No. 6, 9, 10, 11 and 12 under R.S. Khatian No. 216, 383, 508 and 72. New L.R. Khatian No. 1799, 2798, 698 and 2796 and L.R. Dag No. 9, 10, 11 and 12, J.L. No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot No.



1, 2 and 3 being Municipal Holding No. 110/3, 111/3 & 112/3  
Ward No. 11 within the jurisdiction of New Barrackpur Municipality  
under Khardah Police Station, at present Ghola Police Station in the  
district of North 24-Parganas.

**T)** The said Sri Jawhar Lal Sen and Romy Sen the vendors herein represented themselves to be the owners entitled to have the good right full power in the said property as aforesaid to transfer the same by way of sale and vendors herein continued enjoying the said property by exclusive possession.

i) That both the vendors have good marketable title free from all encumbrances, charges, liens of any kind whatsoever or howsoever.

ii) That both the vendors had not been served by any notice of acquisition and or requisition by any statutory body in respect of the said property.

iii) That both the vendors have absolute right title and interest authority to sell and transfer the said property as mentioned in the schedule hereunder written.


**U)** Due to urgent need of money the said Sri Jawhar Lal Sen and Romy Sen, the Vendors herein agreed to sell and entered into an Agreement for Sale dated 9<sup>th</sup> August, 2008 with Rajesh Kumar Jaiswal and Promod Kumar Jaiswal for the terms and conditions as contained therein, The intending Purchasers have decided to purchase the said

property in the name of **M/S HARI INFRA BUILD PVT. LTD.** having its Registered office at 10, Biplabi Rash Bihari Bose Road, 2<sup>nd</sup> floor, Kolkata - 700 001, represented by its Directors - Sri Harihar Prasad Jaiswal, Sri Rajesh Kumar Jaiswal and Sri Pramod Kumar Jaiswal, the purchaser herein, agreed to purchase and <sup>have</sup> ~~has~~ taken inspection of all relevant papers and documents of B.L.R.O. and the New Barrackpur Municipality and having made the searches in respect of the property being **ALL THAT** piece and parcel of land measuring an area of 17 Cottahs more or less lying and situates at and being Mouza-Masunda comprised Dag No. 6,9,10,11 and 12 under R.S. Khatian No. 216, 383, 508 and 72. New L.R. Khatian No. 1799, 2798, 698 and 2796 and L.R. Dag No. 9, 10, 11 and 12, J.L. No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot No. 1, 2 and 3 being Municipal Holding No. 413/J, College Para in Ward No. 11 within the jurisdiction of New Barrackpur Municipality under Khardah Police Station, at present Gholia Police Station in the district of North 24-Parganas. Mentioned in the Schedule hereinafter written at or for the total consideration of Rs. 17,00,001/- (Rupees Seventeen Lakhs One only) free from all sorts of encumbrances and for greater clearance of the same, one site plan is annexed herewith and delineated in RED mark which will be treated as part of this Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH**

I. That in consideration of the sum of Rs. 17,00,001/- (Rupees Seventeen Lakhs One only) to the Vendors paid by the Purchaser as per Memo below at or immediately before the execution of theses



presents, the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge the same and from the same and every part thereof acquit, release, and forever discharge to the Purchaser as well as the said land, particularly described in the Schedule hereunder written. The Vendors doth hereby grant, sell, transfer, assign and assure unto the Purchase herein **ALL THAT** piece and parcel of land measuring and area of 17 Cottahs more or less lying at and being Mouza-Masunda comprised Dag No. 6,9,10, 11 and 12 under R.S. Khatian No. 216, 383, 508 and 72. New L.R. Khatian No. 1799, 2798, 698 and 2796 and L.R. Dag No. 9,10,11 and 12, J.L. No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot No. 1,2 and 3 being Municipal Holding No. 413/J, College Para in ward No. 11 within the jurisdiction of New Barrackpur Municipality under Gholia Police Station in the district of North 24-Parganas morefully described in the Schedule hereinafter written and delineated in a plan annexed hereto and therein bordered, <sup>no</sup> together with full benefit of passage ways, and  all manner of easement and appurtenances belonging to and all the estate rights, title, interest, claim and demand whatsoever of the vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said piece or parcel of land hereby granted, conveyed transferred and assigned and intended so to be unto and to the use of the purchase herein absolutely and forever, free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisitions and requisitions and alignments and any claim or adverse possession.

**THE VENDORS DO TH HEREBY CONVENANT WITH THE  
PURCHASER AS FOLLOWS: -**

1. **THAT** notwithstanding any act, deed or things hereto before done, executed or knowingly suffered to the contrary that the vendors are now lawfully seized and possessed of the said property free all encumbrances, attachments or defects in title whatsoever and that the Vendors have full power and absolute Authority to sell the said property in manner aforesaid.
2. **THAT** the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said land in khas without any claim or demand whatsoever from the Vendors or any claiming through or under their.
3. **THAT** the Purchaser acknowledges upon signing of this deed that no condition, stipulation or representations have been made by the Vendors or their agents, servants or employees other than what are specifically set forth within. The Purchaser agrees to the terms of the said Deed of Conveyance and no oral representation or statement shall be considered valid.
4. **THAT** The Purchasers shall be entitled to effect mutation of their names as the Owners of the said land in the records of the New Barrackpore Municipality and other authorities at their own costs and vendors agree to give their unqualified consent for the same.



5. **THAT** the purchaser shall be entitled to use the private common road for ingress and egress for the said Land only, and no other portion of the said premises in terms of agreement dated 20<sup>th</sup> day August 1993, made between M/s. Rita Apartments represented by its owner namely Shri Mihir Kumar Sen with Jawhar Lal Sen and Smt. Jharna Sen for common use of such road and shall not in any manner obstruct the said common road or any other area/open spaces around the said land.
  
6. **THAT** the said piece or parcel of land or any portion thereof or any interest therein has not vested in/ or are/is not acquired by the State of West Bengal Estate Acquisition Act, 1956 or statutory modification thereof or under the Urban Land Ceiling and Regulations Act, 1976 or any other law for the time being in force.
  
7. **THAT** save and except the said land and the common rights thereto, the purchaser shall have no claim or right of any kind or nature whatsoever in respect of other areas and spaces in the said premises other than the rights hereby conferred to.
  
8. **THAT** the said land has been delivered to and taken by the purchaser from the vendor and the purchaser is fully satisfied about the said land in all respect without any objection /objections, claim or claims against each other in future.

**THE PURCHASER ABIDES BY THE FOLLOWING TERMS AND CONDITIONS :**

- 1. THAT** the private road for common use, for ingress and egress only. And the sign board of Rita & Bina Apartments at the entrance of the common road shall always remain intact and not be disturbed.
- 2. THAT** the two transformers for Rita and Bina Apartment shall not be disturbed and remain intact at its present location near the entrance as annexed in the plan.
- 3. THAT** piece and parcel of land measuring an area of 17 Cottahs more or less, alongwith existing boundary wall on the eastern side of the aforesaid plot of land and the same the purchaser should be properly maintain above existing boundary wall at his own cost.
- 4. THAT** the sewerage line of 13 Ch- 16 Sft width at the eastern side of the plot and demarcated in the annexed plan and which is joined to the main road is excluded from the sale of the said land and shall not be removed, blocked, or obstructed in any way. As the sewerage line of 13 C- 16 sft. width as shown in the plan, easement right over the said sewerage line shall be the Vendors Sri Jawhar Lal Sen and Romy Sen.
- 5. THAT** the Purchaser shall not construct any partition wall between the common road and the said land.



**THE SCHEDULE OF THE PROPERTY ABOVE REFERED TO :**

**ALL THAT** piece and parcel of land measuring an area of 17 Cottahs more or less alongwith existing boundary wall on the eastern side of the aforesaid plot of land and the same the Purchaser should be properly maintain the above exiting boundary wall and at <sup>their</sup> ~~his~~ own cost lying at and being Mouza-Masunda comprised Dag No. 6,9,10,11 and 12 under R.S. Khatian No. 216, 383, 508 and 72. New L.R. Khatian No. 1799, 2798, 698 and 2796 and L.R. Dag No. 9,10,11 and 12, J.L. No. 34, R.S. No. 96, Touzi No. 1158 in scheme plot No. 1,2 and 3 being Municipal Holding No. 413/J, College Para under Ward No. 11 within the jurisdiction of New Barrackpur Municipality under Ghola Police Station in the district of North 24-Parganas, and the same the Purchaser shall also enjoy common use over the 14'-0" wide common Road on the western side only, which is butted and bounded as follows  
The said land is butted and bounded as follows: -

- ON THE NORTH** : By Sodepur Road
- ON THE EAST** : By Boundary wall
- ON THE SOUTH** : By existing building of Bina Apartment.
- ON THE WEST** : By Private Common Passage and  
Building of Rita Apartment.

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the parties at Kolkata in

The presence of: -

1) *Shri. Ravi*  
*Boys' Club, MD Ganga,*  
*Kolkata - 700 129*

*Jeehan Saha*  
Constituted Attorney  
of Romy Sen

2) *Dharm Ray Datta*

*Jeehan Saha*  
**SIGNATURE OF VENDORS**

*26, J.B. Wariat Rd*

*For Hari Infra Build Pvt. Ltd.*  
*Rajiv*  
Director

**SIGNATURE OF PURCHASER**

*Mriganka Kumar Khan,*

Drafted and Prepared by  
Mriganka Kumar Khan  
Advocate



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named PURCHASER the within mentioned sum being the full consideration money payable under the presence as per Memo Below:-

**Rs. 17,00,001/-**

Date	Cheque/RTGS	Name of the Bank	Amount
09.08.2008	525146	State Bank of India Biplabi Rash Behari Bose Road Branch, Kolkata. In name of Jawhar Lal Sen.	100001/-
24.11.2008	RTGS No. UTR SBINH 08329308132	State Bank of India Biplabi Rash Behari Bose Road Branch, Kolkata. In name of Romy Sen.	800000/-
24.11.2008	RTGS No. UTR SBINH 08329308019	State Bank of India Biplabi Rash Behari Bose Road Branch, Kolkata. In name of Jawhar Lal Sen.	800000/-
		<b>TOTAL..</b>	<b>1700001.00</b>

**(Rupees Seventeen Lakhs One only)**

**WITNESSES:**

1. *Shri B. Ban*  
Dayalpur, Madhanganj  
Kolkata - 700 129

2. *Dharm Roy Rama*  
26 A.B. GHAT Road

*Jawhar Lal Sen.*  
Constituted Attorney  
of Romy Sen

























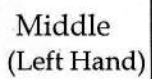

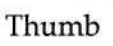
*Jawhar Lal Sen.*  
**(JAWHAR LAL SEN)**

**(ROMY SEN)**

*Jawhar Lal Sen.*  
**VENDORS**

Constituted Attorney  
of Romy Sen

**FORM FOR TEN FINGER IMPRESSION**

Sl. No.	Picture & Signature of Executants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Signature	Little	Ring	Middle (Right Hand)	Fore	Thumb	
	 <p>For Hari Infra Build Pvt. Ltd Director</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Signature	Little	Ring	Middle (Right Hand)	Fore	Thumb	
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb

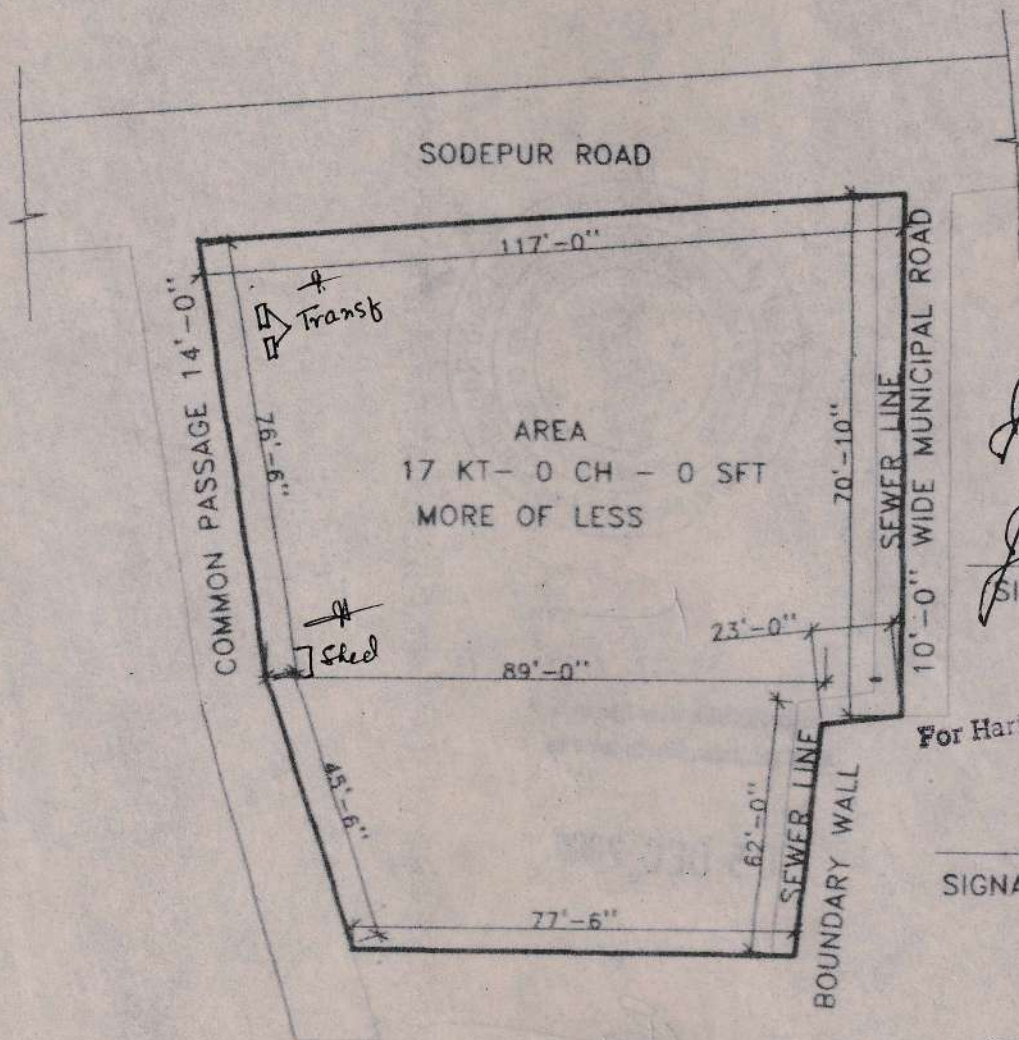


SITE PLAN OF PLOT NO. 413\J PART OF R.S DAG NO. 6,9,10,11&12 AT MOUZA MASUNDA, J.L.NO.34, R.S NO.96, TOUZI NO.1158, R.S KHATIAN NO.216,383,508 &72 BEING L.R DAG NO.9,10,11&12, SCHEME PLOT NO.1,2&3 (PART), MUNICIPALITY HOLDING NO. 413\J, EXCLUDING SEWER LINE. UNDER NEW BARRACKPUR MUNICIPALITY. P.S GHOLA.

TOTAL AREA = 17 Cottah-0 Chittacks(approx)



SCALE 1" = 50'-0"



*Jawhar Sultani*  
 Constituted Attorney  
 of Romy Sen  
*Jawhar Sultani*  
 SIGNATURES OF VENDORS

For Hari Infra Build Pvt. Ltd.  
*Rajiv Kumar*  
 Director

SIGNATURES OF PURCHASERS

*Ashor Dhar 20/9/08*  
**ASHOR DHAR**  
 Surveyor  
 14/F, N. S. Road, Kol-131.  
 N. B. M. Req. No. .... S/H .....

DRAWN BY



**Government Of West Bengal**  
**Office of the A. D. S. R. BARRACKPORE**  
**BARRACKPORE**  
Endorsement For deed Number :I-11184 of :2008  
(Serial No. 10541, 2008)

**On 02/12/2008**

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

Presented for registration at 18.15 hrs on :02/12/2008, at the Private residence by Rajesh Kr Jaiswal, Claimant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 02/12/2008 by

1. Rajesh Kr Jaiswal, Director, Hari Infra Build Pvt Ltd, 10 Biplabi Rash Bihari, Kol 1, Kol 1, profession :Business

Identified By Saibal Bose, son of Mr Bose Barasat J Court 24 Parganas North Thana: Barasat, by caste Hindu, By Profession :Advocate.

**Executed by Attorney**

1. Execution By Jawhar Lal Sen, son of Lt Lt Ramendra Nath Sen ,225/b Bangur Avenue Kol 55 ,Thana: Lake Town By caste Hindu, by Profession :Business, as the constituted attorney of 1. Romy Sen is admitted by him. Identified By Saibal Bose, son of Mr Bose Barasat J Court 24 Parganas North Thana: Barasat, by caste Hindu, By Profession :Advocate.

Name of the Registering officer :**Malay Bhushan Bhattacharyya**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**


**On 03/12/2008**

**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- 2856847/-

Certified that the required stamp duty of this document is Rs 199999 /- and the Stamp duty paid as: Impressive Rs- 5000

Name of the Registering officer :**Malay Bhushan Bhattacharyya**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**

  
[Malay Bhushan Bhattacharyya]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal





**Government Of West Bengal**  
**Office of the A. D. S. R. BARRACKPORE**  
**BARRACKPORE**  
Endorsement For deed Number :I-11184 of :2008  
(Serial No. 10541, 2008)

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**On 05/12/2008**

**Certificate of Admissibility(Rule 43)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 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) = 31416/- ,E = 14/- on:05/12/2008

**Deficit stamp duty**

Deficit stamp duty 1.Rs 134500/- is paid, by the draft number 928479, Draft Date 02/12/2008 Bank Name State Bank Of India, B R B Basu Rd Cal, received on :05/12/2008. 2.Rs 60500/- is paid, by the draft number 928553, Draft Date 04/12/2008 Bank Name State Bank Of India, B R B Basu Rd Cal, received on :05/12/2008.

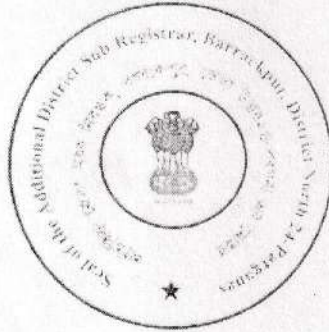
Name of the Registering officer :**Malay Bhushan  
Bhattacharyya**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**

  
[Malay Bhushan Bhattacharyya]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 38  
Page from 1416 to 1438  
being No 11184 for the year 2008.



(Malay Bhushan Bhattacharyya) 10-December-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BARRACKPORE  
West Bengal