

02789

M. Mondal

1-02594/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 051857

Query No. 5765/2011

Certified that the document is submitted to registration. The registrars' stamp and the date shown thereon comply with the document and the part of the document.

5765/11
D
01/04/11
12/4/11

১০/৩/১১
১১/৩/১১
১২/৩/১১
১৩/৩/১১
১৪/৩/১১
১৫/৩/১১
১৬/৩/১১
১৭/৩/১১
১৮/৩/১১
১৯/৩/১১
২০/৩/১১
২১/৩/১১
২২/৩/১১
২৩/৩/১১
২৪/৩/১১
২৫/৩/১১
২৬/৩/১১
২৭/৩/১১
২৮/৩/১১
২৯/৩/১১
৩০/৩/১১
৩১/৩/১১
১
২
৩
৪
৫
৬
৭
৮
৯
১০
১১
১২
১৩
১৪
১৫
১৬
১৭
১৮
১৯
২০
২১
২২
২৩
২৪
২৫
২৬
২৭
২৮
২৯
৩০
৩১

Shyama
Sri S. S. Mondal - D.
Aidur, South 24 Parganas

1 APR 2011

THIS INDENTURE OF SALE is made this the 1st day of April Two Thousand Eleven BETWEEN (1) SRI BIBHUTI BHUSHAN MONDAL, by Occupation- Business, (2) SRI MADHAB CHANDRA MONDAL, by Occupation- Business, (3) SRI BIPAD BARAN MONDAL, by Occupation - Business, (4) SRI PATIT PABAN MONDAL, by Occupation- Business, (5) SRI MADHUSUDAN MONDAL, by Occupation- Business, 1 to 5 all sons of Late

MS
A. S. Mondal

3 | MAR 2011

6802

5007

Sl. No. _____
Rs. _____
M/s _____
A/C No. _____
P. S. _____
Village _____

Debes Kr Misra (Adv.)
High Court Cal-1

Santoosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27



[Handwritten mark]

Identified by:

Sarwa Shastri
Son of Anand Krishna Shastri
HDA Green Park
P.S. Purbagada
Not-99
Occupation - Business

S.S. Registrar - II
South 24 Parganas

1 APR 2011

Laxmi Kanta Mondal, all 1 to 5 by faith- Hindu, all 1 to 5 by Nationality- Indian, all 1 to 5, residing at 12A, Behari Lal Mondal Main Road, Police Station- Kasba, Kolkata- 700 078, District- South 24 Parganas and (6) **SMT. BIVA MONDAL**, daughter of Late Laxmi Kanta Mondal, wife of Sri Sushil Mondal, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 6 No. Dum Dum, Raghunathpur, Police Station- Dum Dum, District- North 24 Parganas represented by their registered constituted lawful attorneys namely (1) **SRI JADAB PRAMANICK**, son of Late Narendra Nath Pramanick, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Village- Atghara, Das Para, Post Office- Dhalua, Police Station- Sonarpur, Kolkata- 700 152, District- South 24 Parganas and (2) **SRI RUPAK BHATTACHARJEE**, son of Late Ratan Bhattacharjee, by faith- Hindu, by Occupation- Business, by Nationality - Indian, residing at 63, Hospital Link Road, Eastern Park, Police Station - Purba Jadavpur, Kolkata- 700 075 by virtue of a registered General Power of Attorney dated 31.03.2010, registered in the Office of District Sub-Registrar-III, Alipore South 24 Parganas and entered into Book No. IV, Volume No. 1, at Pages 2977 to 2986, Deed No. 256 for the year 2010 hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, executor/executors, administrator/ administrators, legal representative/ representatives and assign/ assigns) of the **FIRST PART AND SRI MANORANJAN MONDAL**, son of Late Biswanath Mondal, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 129/8, Purbachal Kalitala Road, Police Station : Kasba, Post Office : Haltu, Kolkata – 700 078 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 heir/heirs, executor/ executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **SECOND PART**.

WHEREAS the **VENDORS** No. 1 to 6 at present are the absolute joint Owners of a plot of land measuring land area of 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. as per present physical measurement shown in the annexed Plan and also other land and property situated in Mouza - Kalikapur, J.L. No. 20,

Rupak Bhattacharjee



Police Station - Purba Jadavpur (formerly P.S. Kasba) comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, corresponding to C.S. Dag No. 306/325, under C.S. Khatian No. 50, 36, 3 and 170 by virtue of inheritance after the death of their parents namely Laxmi Kanta Mondal and Kamala Mondal.

AND WHEREAS in his life time said Laxmi Kanta Mondal deceased father of the **VENDOR** purchased the Schedule property and also other lands and property measuring an area of 1.69 acres on different Dags and Khatians of Mouza-Kalikapur, J.L. No. 20, comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, and also other Dags and Khatians as mentioned in the Deed within Police Station- formerly Kasba, at present Police Station- Purba Jadavpur, District- South 24 Parganas by virtue of a registered Deed of Sale dated 30.05.1967 registered in the office of Sub-Registrar Alipore and entered into Book No. 1, Volume No. 70, at Pages 153 to 164, Deed No. 3942 for the year 1967 from the previous Owner/Vendor namely one from Sri Ambika Charan Sardar, son of Late Khela Ram Sardar of Village - Laskarpur, Garagachha, District- South 24 Parganas as morefully mentioned therein.

AND WHEREAS after purchase part of the land is sold to others and remaining land and property is under the occupation of the previous Owner namely Sri Laxmi Kanta Mondal.

AND WHEREAS said Laxmi Kanta Mondal died intestate on 03.04.1991 and his wife namely Kamala Mondal died intestate on 13.09.2004 leaving behind their only legal heirs and successors i.e. five sons and one married daughter namely (1) Sri Bibhuti Bhushan Mondal, (2) Sri Madhab Chandra Mondal, (3) Sri Bipad Baran Mondal, (4) Sri Patit Paban Mondal, (5) Sri Madhusudan Mondal, and (6) Smt. Biva Mondal, who jointly inherited the entire property left by their parents as per Hindu Succession Act, 1956.

AND WHEREAS the **VENDORS/OWNERS** herein have individually has been recorded the property as mentioned in the SCHEDULE -A below in the record of B.L. & L.R.O. Kasba in respect of the land area measuring 11 (Eleven) Cottahs 12 (Twelve) Chittacks situated in Mouza - Kalikapur, J.L. No. 20, comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, corresponding to C.S. Dag No. 306/325, within Police Station - Purba Jadavpur, (formerly Police Station



– Ksaba), Kolkata – 700 099, within K.M.C. Ward No. 109 by six Mutation Cases vide Nos. 886/2010, 887/2010, 888/2010, 889/2010, 890/2010 and 891/2010 in favour of Sri Bipad Baran Mondal, Sri Madhusudan Mondal, Sri Madhab Chandra Mondal, Sri Biva Mondl, Sri Bibhuti Bhushan Mondal and Sri Patit Paban Mondal, respectively, the VENDORS No. 1 to 6 herein.

AND WHEREAS as per the said registered Deed of Conveyance dated 30.05.1967 the land area of Vendors' father was his own ownership measuring 11 (Eleven) Cottahs 12 (Twelve) Chittacks in respect of said R.S. Dag No. 375, under R.S. Khatian No. 342, of said Mouza – Kalikapur, J.L. No. 20, Police Station – Purba Jadavpur, (formerly Police Station – ~~Kas~~ba), Kolkata – 700 099, within K.M.C. Ward No. 109.

AND WHEREAS as per present physical measurement the land area which is of now the Vendors' own ownership is 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. in respect of said R.S. Dag No. 375, under R.S. Khatian No. 342 of said Mouza - Kalikapur, J.L. 20, Police Station - Purba Jadavpur, (formerly P.S.- Kasba), within K.M.C. Ward No. 109 as mentioned in the SCHEDULE below.

AND WHEREAS by virtue of a registered Deed of Declaration dated 25.03.2011, registered in the office of District Sub-Registrar - III, Alipore, South 24 Parganas and recorded into Book No. 1, CD Volume No. 5 at Pages 2411 to 2421, Deed No. 2407 for the year 2011 the present VENDORS herein declared that as per present physical measurement the total land area is 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. has been shown in the annexed plan marked Plot - A and Plot -B.

AND WHEREAS the present OWNERS/VENDORS are now the absolute joint Owners in respect of the said property measuring net land area of 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. situated within the ambit of The Kolkata Municipal Corporation Ward No.109, Kolkata – 700 099 and they have been enjoying their said land and property without any interruption and hindrances by anybody else. The total property has been described in the SCHEDULE – A below.

 MS

AND WHEREAS the previously the said Plot of land was under the Haltu Union Board, thereafter Anchal Panchayat, thereafter Jadavpur Municipality and at present the property is under The Kolkata Municipal Corporation Ward No.109.

AND WHEREAS being in need of money the present **VENDORS** have decided for absolute sale of their part of the said plot of net land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks 0 (Zero) Sq.ft. out of total land area 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. as per present physical measurement togetherwith a tile shed measuring an area of 100 (One hundred) Sq.ft. marked as Plot -B situated Eastern side of the total land standing thereon hereinafter referred to as the "said property" as morefully mentioned in the **SCHEDULE** below and the present **PURCHASER** herein has also agreed to purchase the same which is free from all encumbrances at or for the consideration price of Rs.18,00,000/- (Rupees Eighteen Lacs) only and the **PURCHASER** has paid to the **VENDORS** the total consideration sum of Rs.18,00,000/- (Rupees Eighteen Lacs) only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of net land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks 0 (Zero) Sq.ft. out of total land area measuring 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft.as per present physical measurement togetherwith a tile shed standing thereon measuring an area of 100 (One hundred) Sqft. within K.M.C. Ward No.109 comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, of Mouza - Kalikapur, J.L. No. 20, R.S. No. 2, Touzi Nos. 3, 4, 5- 12, within formerly Police Station - Kasba, at present Police Station - Purba Jadavpur, District 24-Parganas (South) as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **Red** borderline which is the part and parcel of this deed.

NOW THIS INDENTURE WITNESSETH :

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.18,00,000/- (Rupees Eighteen Lacs) only in full and finally paid by the **PURCHASER** to the **VENDORS** (the receipt whereof the **VENDORS** doth hereby acknowledge as per Memo of Consideration hereinunder written and of and from the same and every part thereof release the **PURCHASER** and the said



plot of land togetherwith a tile structure as mentioned in the Schedule below) and the **VENDORS** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER** **ALL THAT** the piece and parcel of the said net land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks 0 (Zero) Sq.ft. out of total land area measuring an area of 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. togetherwith a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon together with all easement rights upon the land and adjacent road/passage comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, Mouza – Kalikapur, J.L. No. 20, R.S. No. 2, Touzi Nos. 3, 4, 5- 12, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, within formerly Police Station – Kasba, at present Police Station- Purba Jadavpur, District : South 24-Parganas more fully described in the **SCHEDULE –B** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map by **RED** border line marked as Plot – B as part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDORS** into and upon the said land hereditaments and holding and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights title interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and his heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.



2. The **VENDORS** doth hereby covenant with the **PURCHASER** as follows :
- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDORS** or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDORS** are lawfully and absolutely entitled to the said land togetherwith a tile structure and the hereditaments and the sold land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks out of total land area 11 (Eleven) Cottahs 12 (Twelve) Chittacks marked as Plot -B situated Eastern side of the total land, togetherwith a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon Ward No.109, Kolkata - 700099 as described in the SCHEDULE - B below and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land togetherwith a tile structure standing hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.
- b) The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said sold land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks out of total land area 11 (Eleven) Cottahs 12 (Twelve) Chittacks as per present physical measurement togetherwith a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon in the said premises hereby granted and conveyed the said land situated comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, within K.M.C., Ward No.109, Police Station : formerly Kasba, at Present Police Station- Purba Jadavpur, Kolkata - 700 099, District : South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS**.
- c) The **VENDORS** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates,



claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDORS** or any person lawfully or equitably claiming from under or in trust for the **VENDORS**.

- d) The **VENDORS** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile structure hereditaments and premises and holding hereby conveyed, granted or any part thereof from under or in trust for the **VENDORS** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.
- e) The **VENDORS** declare that the land togetherwith a tile structure standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDORS** sold the said land togetherwith a tile structure which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDORS** sold the said land with structure as mentioned in the **SCHEDULE – B** below while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDORS** declares that if any of the statement of this Deed is found false, the **VENDORS** shall refund the entire consideration togetherwith other compensation and other damages to the **PURCHASER** on demand.
- f) **AND WHEREAS** the said **VENDORS** made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.

 MS

- g) The **VENDORS** also declare that they shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.
- h) The **VENDORS** also declares herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE – B** below hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.
- i) The **PURCHASER** shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

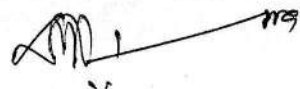
Further noted that the lawful Attorneys of the **VENDORS** hereby declare that the Power of Attorney executed by the **VENDORS** herein is still alive. If the Power of Attorney as mentioned above is found a defective one, the Constituted Lawful Attorneys of the **VENDORS** shall remain liable to face all the legal consequences and pay all the damages and compensation to the **PURCHASER** herein on demand.

BE IT NOTED THAT the **VENDORS** have delivered the Xerox copy of the Original Certified copy of the Title Deed, Declaration Deed, Mutation Certificate of B.L. & L.R.O. and paid up land-tax bill, relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

SCHEDULE –A

ALL THAT piece and parcel of a plot of presently home stead land measuring an area of total land area 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) ft. as per present physical measurement whereon standing two tile sheds each measuring an area of 100 (One hundred) Sq.ft. situate and lying at Mouza – Kalikapur, J.L. No. 20, R.S. No. 2, Touzi Nos. 3, 4, 5- 12, Additional District Sub-Registration Office Sealdah, District Registration Office Alipore formerly Police Station : Kasba,




at present Police Station : Purba Jadavpur, District : South 24 – Parganas, togetherwith all easement rights upon the land and adjacent passage of the land of which the annual rent of the said land is payable to the District Collectorate South 24–Parganas on behalf of the State of West Bengal comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, Kolkata – 700 099 and the said total property has been shown in the annexed plan Marked as Plot Nos. A and B and the total property is butted and bounded by :

ON THE NORTH : 29'-0" Wide. Road;
ON THE SOUTH : Other's land and property;
ON THE EAST : Vacant Land of others;
ON THE WEST : 29'-0" Wide. Road.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
SCHEDULE –B

ALL THAT piece and parcel of a plot of presently home stead land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks out of total land area 11 (Eleven) Cottahs 12 (Twelve) Chittacks ft. as per present physical measurement whereon standing a tile shed measuring an area of 100 (One hundred) Sq.ft. situate and lying at Mouza – Kalikapur, J.L. No. 20, R.S. No. 2, Touzi Nos. 3, 4, 5- 12, Additional District Sub-Registration Office Sealdah, District Registration Office Alipore formerly Police Station : Kasba, at present Police Station : Purba Jadavpur, District : South 24 – Parganas, togetherwith all easement rights upon the land and adjacent passage of the land of which the annual rent of the said land is payable to the District Collectorate South 24–Parganas on behalf of the State of West Bengal comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, Kolkata – 700 099 and the said property has been shown in the annexed plan Marked as Plot - B situated Eastern side of the total property as the part of this indenture and demarcated by RED border line and is butted and bounded by :

ON THE NORTH : 29'-0" Wide. Road;
ON THE SOUTH : Other's land and property;
ON THE EAST : Vacant Land of others;
ON THE WEST : Land of Plot No. A;

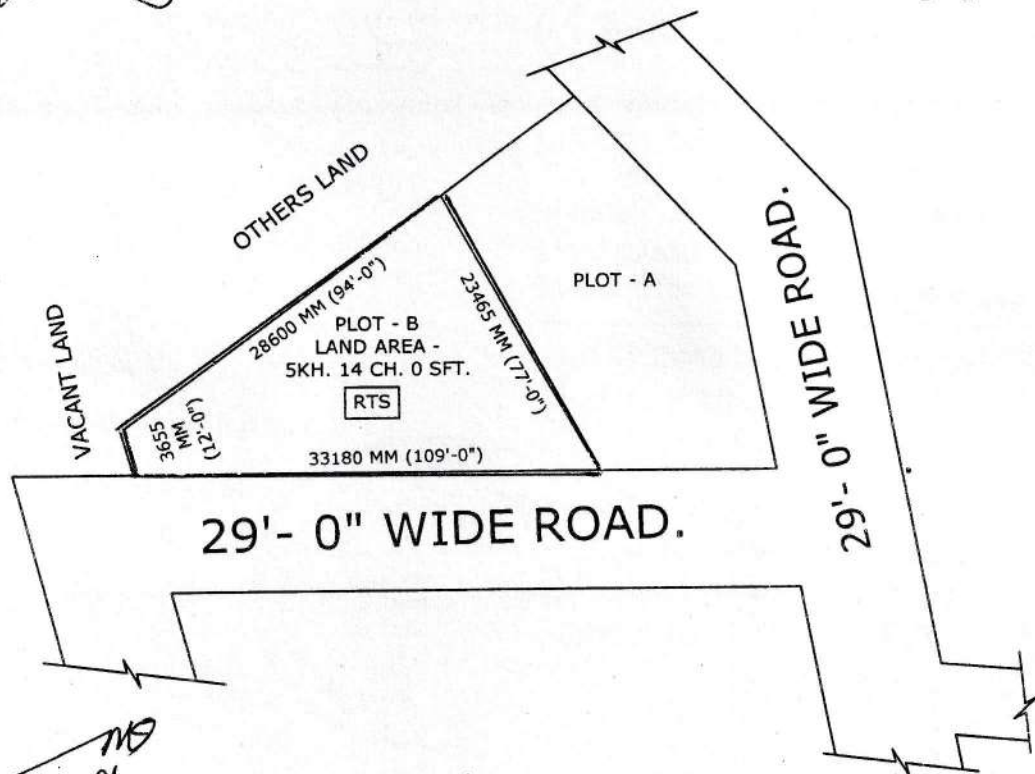
 MS

SITE PLAN OF PLOT OF A LAND SITUATED IN
 MOUZA - KALIKAPUR, J.L. NO.-20, COMPRISING
 IN R.S. DAG NO.- 375 (PART), UNDER R.S.
 KHATIAN NO. - 342, WITHIN P.S. - PURBA
 JADAVPUR, UNDER K.M.C.- WARD NO.- 109,
 BOROUGH NO. - XII, KOLKATA - 700 099.

AREA OF LAND OF THE PLOT - 5 KH. - 14 CH. - 0 SFT.
 AREA OF LAND IS SHOWN BY RED BORDER LINE
 SCALE - 1:500



Mamersingh Mondal



MS
Adoam

Judeb Prunick

Rupak Bhattacharya

*As constituted lawful attorneys
 of Sri Prithuti Poshan Mondal, Sri
 Madhuv Chandra Mondal, Sri Bipad
 Baran Mondal, Sri Parit Paban
 Mondal, Sri Madhusudan Mondal
 and Sri. Priva Mondal, The
 Vendore Nos 1 to 6 herein*

IN WITNESS WHEREOF the Parties have put their signature hereto

on this day, month and year first above written.

WITNESSES :

1. Abhejit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

2. Seshadhar Sarda,
Dowry Anand Krishna
Sarda.
7/12A Green Park,
P.S. Purbajadavpur
Kolkata - 700099.

3. Satyendra Nath Misra
50 Chitkalika Pur.
P.S. Purbajadav Pur.
Kolkata 700099

Judub Pratik

Rupak Bhattacharjee

As constituted lawful Attorneys of Sri
Bibhuti Bhushan Mondal, Sri Madhab
Chandra Mondal, Sri Bipad Baran
Mondal, Sri Patit Paban Mondal, Sri
Madhusudan Mondal and Smt. Biva
Mondal, the Vendors No. 1 to 6 herein.

SIGNATURE OF THE VENDORS

Mamoranjan Mondal (PAN NO.
AGWPM5625R)

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY:

Debes Kumar Misra (MS)

(MR. DEBES KUMAR MISRA)
ADVOCATE
HIGH COURT, CALCUTTA.

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.18,00,000/- (Rupees Eighteen Lacs) only as full and final settlement of entire consideration sum in respect of the within mentioned Rayati land and property alongwith a structure as mentioned in the Schedule -B above.

Sl. No.	Date	Draft No.	Name of the Bank & Branch	Amount (Rs.)
1.	30.03.2011	345478	State Bank of India, Kalikapur Branch, Kolkata.	Rs. 9,00,000.00
2.	30.03.2011	345481	-Do-	Rs. 9,00,000.00
Total :				<u>Rs. 18,00,000.00</u>

(Rupees Eighteen Lacs only)


WITNESS :

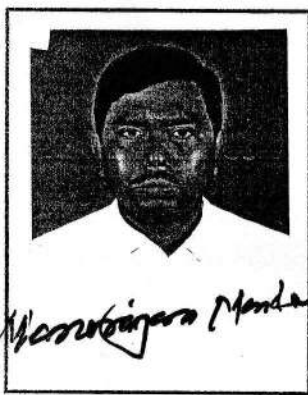
1. Alokjit Kumar Mishra
69/1, Bagheyatin Place
Kolkata - 700086
2. Saralashor Sandas
son of Amoy Krishna Sandas
7/12A Green Park
P.S. Purbajadapur
Kolkata - 700099.
3. Satyendra Nath Das
50 chit Kalikapur
P.S. Purbajadapur.
Kolkata 700099

Judub Pratik
Rupak Bhattacharjee

As constituted lawful Attorneys of Sri Bibhuti Bhushan Mondal, Sri Madhab Chandra Mondal, Sri Bipad Baran Mondal, Sri Patit Paban Mondal, Sri Madhusudan Mondal and Smt. Biva Mondal, the Vendors No. 1 to 6 herein.

SIGNATURE OF THE VENDORS

 MS
Advocate



Manoranjan Mondal

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..MANORANJAN MONDAL

Signature ..*Manoranjan Mondal*

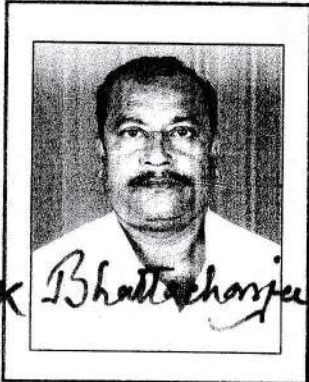


Jadab Pramanick

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..JADAB PRAMANICK

Signature ..*Jadab Pramanick*

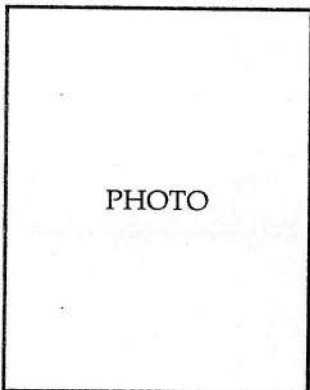


Rupak Bhattacharjee

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..RUPAK BHATTACHARJEE

Signature ..*Rupak Bhattacharjee*



PHOTO


	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..










Signature ..

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02789 / 2011, Deed No. (Book - I , 02594/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Rupak Bhattacharjee	 01.04.11

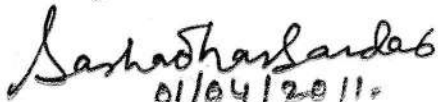
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rupak Bhattacharjee Address -Eastern Park, 63, Hospital Link Road, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075	Attorney		 LTI	
			01/04/2011	01/04/2011	
2	Jadab Pramanick Address -Atghara Das Para, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- :-Dhalua Pin :-700152	Attorney		 LTI	
			01/04/2011	01/04/2011	
3	Manoranjan Mondal Address -129/8, Purbachal Kalitala Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078	Self		 LTI	
			01/04/2011	01/04/2011	

Name of Identifier of above Person(s)

Sashadhar Sardar
7/12a, Green Park, Kolkata, Thana:-Purba Jadabpur,
District:-South 24-Parganas, WEST BENGAL, India,
P.O. :- Pin :-700099

Signature of Identifier with Date


01/04/2011




District Sub-Registrar - III
South 24 Parganas

01 APR 2011

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 02594 of 2011
(Serial No. 02789 of 2011)

On

Payment of Fees:

On 01/04/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 99189/-, on 01/04/2011

(Under Article : A(1) = 99143/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 01/04/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9013242/-

Certified that the required stamp duty of this document is Rs.- 630947 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 625960/- is paid, by the draft number 012442, Draft Date 31/03/2011, Bank Name State Bank of India, BALLYGUNGE RAILWAY STN, received on 01/04/2011

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

Presented for registration at 12.44 hrs on :01/04/2011, at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Sri Rupak Bhattacharjee , one of the Executants.

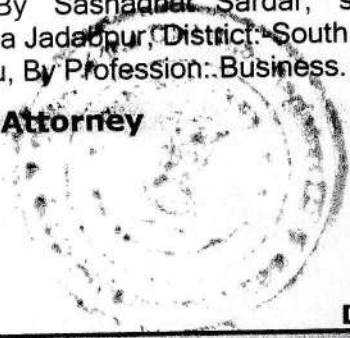
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 01/04/2011 by

1. Sri Manoranjan Mondal, son of Late Biswanath Mondal , 129/8, Purbachal Kalitala Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business

Identified By Sashadhar Sardar, son of Amoy Krishna Sardar, 7/12a, Green Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700099 , By Caste: Hindu, By Profession: Business.

Executed by Attorney



(Signature)
District Sub-Registrar
South 24-Parganas

1 APR 2011

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 02594 of 2011
(Serial No. 02789 of 2011)

Execution by

1. Sri Rupak Bhattacharjee, son of Late Ratan Bhattacharjee , Eastern Park, 63, Hospital Link Road, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 By Caste Hindu By Profession: Business,as the constituted attorney of 1.Sri Bibhuti Bhushan Mondal 2.Sri Madhab Chandra Mondal 3.Sri Bipad Baran Mondal 4.Sri Patit Paban Mondal 5.Sri Madhusudan Mondal 6.Smt. Biva Mondal is admitted by him.
2. Sri Jadab Pramanick, son of Late Narendra Nath Pramanick , Atghara Das Para, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Dhalua Pin :-700152 By Caste Hindu By Profession: Business,as the constituted attorney of 1.Sri Bibhuti Bhushan Mondal 2.Sri Madhab Chandra Mondal 3.Sri Bipad Baran Mondal 4.Sri Patit Paban Mondal 5.Sri Madhusudan Mondal 6.Smt. Biva Mondal is admitted by him.

Identified By Sashadhar Sardar, son of Amoy Krishna Sardar, 7/12a, Green Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700099 , By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



[Signature]
District Sub-Registrar-III
South 24-Parganas
1 APR 2011

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 6753 to 6771
being No 02594 for the year 2011.



(Rajendra Prasad Upadhyay) 01-April-2011
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

Sub-Registrar - III
South 24 Parganas

1 APR 2011

=====
DATED THIS 1st DAY OF April 2011
=====

BETWEEN

SRI BIBHUTI BHUSHAN MONDAL & ORS.

VENDORS

AND

SRI MANORANJAN MONDAL

PURCHASER

DEED OF CONVEYANCE

Value of Rs.18,00,000/-

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA

ADVOCATES

HIGH COURT, CALCUTTA

69/1, BAGHAJATIN PLACE

(NEAR BAGHAJATIN RLY. STN.)

KOLKATA-700086

PH. 2425-0490

MOBILE : 9830236148

9051446430, 9836115120.