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Admissible under Rule 21 of the  
 W.B. L.R. Act, 1988  
 Stamp Act under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No.

23 A=328  
 H=2  
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Deficit Stamp duty of Rs. 14520/-  
 has been realized on 24.6.08  
 per Bankers  
 Bank Draft No. 500320  
 Date 23/6/08

Registered with  
 North 24-Parganas  
 10 JUL 2008

2501  
 2390  
 5906

D. S. II - II DEED OF CONVEYANCE  
 Barasat North 24-Parganas  
 24.6.08

THIS DEED OF CONVEYANCE made on this 23rd day of June Two Thousand and Eight.

BETWEEN

SRI MRIDUL KANTI DEY, son of Late Surendra Nath Dey, by nationality Indian, by faith Hindu, by occupation Business,

Presently residing at 379, Dum Dum Park, Police Station - Lake Town, Kolkata - 700055, having Permanent Account Number (PAN) AFDPD8929D.

hereinafter called and referred to as OWNER/VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

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4/10/08



M/S. CENTURY MANSION PVT. LTD., a private limited company incorporated in accordance with the provisions of the Companies Act, 1956 having its registered place of business at P-36, Strand Road, 1st Floor, Room No. 8, Kolkata - 700 001, having its Permanent Account Number (PAN) AADCC3552H represented through one of its Directors,

SRI RAJENDRA KUMAR BAHETI, son of Late Radha Kishan Baheti, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at P-162, G.I.T. Scheme No. VIII, Police Station - Ultadanga, Kolkata - 700 051

hereinafter called and referred to as the PURCHASER ( which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, successor-in-interest, successor-in-office, legal representatives and assigns ) of the OTHER PART.

**BACKGROUND/TITLE OF THE PROPERTY HEREBY SOLD BY THESE PRESENTS :-****WHEREAS :**

1. One Jitendra Nath Basu and one Dharendra Nath Basu, both since deceased, were the sole and absolute recorded joint owners of 8(eight) anna share each of all that Sali lands hereditaments admeasuring an area of 120 (one hundred twenty) decimals be the same a little more or less in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian No. 38 lying and situate at and being and comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, Pargana - Kolikata, District North 24 Parganas, free from all encumbrances whatsoever.
2. While seizing and possessing the aforesaid property the said Dharendra Nath Basu, died intestate leaving behind him surviving his 6(six) sons namely Abani Kumar Basu, Pravash Chandra Basu, Sukumar Basu, since deceased, Subhas Chandra Basu, since deceased, Manindra Nath Basu, since deceased and Phanindra Nath Basu, since deceased, to success and inherit all the estates and properties left by the said Dharendra Nath Basu, since deceased, in equal 1/6th share each in accordance with the provisions of Hindu Succession Act 1956 and Dayabhaga School of Hindu Law through which the said Dharendra Nath Basu, since deceased, was governed during his life time.
3. After inheriting the aforesaid property of 8(eight) anna share in 120 (one hundred twenty) decimals the said 6(six) sons as abovenamed namely Abani Kumar Basu, Pravash Chandra Basu, Sukumar Basu, since deceased, Subhas Chandra Basu, since deceased, Manindra Nath Basu, since deceased, and Phanindra Nath Basu, since deceased, and the aforesaid Jitendra Nath Basu, since deceased duly mutated their respective names in respect of the aforesaid property in question, during the records of Revisional Settlement Zari, vide R.S. Khatian No. 38 and were enjoying the same peaceably without any interference from any third party whatsoever and were paying khajna thereof regularly to the competent authority of Government of West Bengal.

..... 4. While seizing,

4. While seizing, possessing and enjoying the aforesaid land of 120 (one hundred twenty) decimals in R. S. Dag No. 43-under R. S. Khatian No. 38 in Mouza Village - Kalaberia, in ejmali the said Manindra Nath Basu and Sukumar Basu both died being unmarried leaving behind them surviving their brothers namely Abani Kumar Basu, Prabhash Chandra Basu, Subhas Chandra Basu, since deceased, and Phanindra Nath Basu, since deceased, to success and inherit all the estates and properties left by the said Manindra Nath Basu and Sukumar Basu both since deceased, in accordance with the provisions of Hindu Succession Act 1956 and Dayabhaga School of Hindu Law through which the said Manindra Nath Basu and Sukumar Basu, both since deceased, were governed during their life time.
5. While seizing and possessing the aforesaid property the said Prabash Chandra Basu duly mutated his name in the records of Block Land and Land Revenue Office vide L. R. Krishi Khatian No. 236 and then on started paying khajna thereof solely and regularly to the competent authority of Block Land and Land Revenue Office, Government of West Bengal, and was enjoying the same peaceably without any interference from any third party whatsoever.
6. It is also pertinent to mention herein that out of the said 120 (one hundred twenty) decimals 8(eight) decimals was acquired by Government of West Bengal by virtue of a notice issued by L. A. Collector vide L.A. No. 4/42 of 58 - 59 for construction of Road and hence the title of the said Abani Kumar Basu, Prabhash Chandra Basu, Subhas Chandra Basu, since deceased and Phanindra Nath Basu, since deceased was reduced to 112 (one hundred twelve) decimals in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian No. 38 lying and situats at and being and comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173 (Old) now Touzi No. 10, Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, Pargana - Kolikata, District North 24 Parganas, free from all encumbrances whatsoever.

..... 7. While enjoying

7. While enjoying the aforesaid property in ejmali by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 6th day of March, 1974 the said Subhas Chandra Basu and Phanindra Nath Basu, both since deceased, jointly the owners therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all their undivided 1/8th share each in respect all that Sali land of 112 (one hundred twelve) decimals be the same a little more or less along with land of other properties in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian No. 38 lying and situate at and being comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173 (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, Pargana - Kolikata, District North 24 Parganas, to the said Jitendra Nath Basu, since deceased, the purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub Registry Office Cossipore Dum Dum and the same was copied in Book No. I, Volume No. 36, Pages Nos. 214 to 218 being Deed No. 1900, for the year 1974, free from all encumbrances whatsoever.
8. While enjoying the aforesaid property the said Subhas Chandra Basu died intestate leaving behind him surviving Pashpa Basu, widow of Subhas Chandra Basu his three sons namely Shok Kumar Basu, Ashim Basu, Raju Basu as his legal heirs and successors to success and inherit all their estates and properties left by the said Subhas Chandra Basu, since deceased, in accordance with the provisions of Hindu Succession Act 1956 and Dayabhaga School of Hindu Law through which the said Subhas Chandra Basu, since deceased, was governed during his life time.
9. Again while enjoying the aforesaid property the said Phanindra Nath Basu, died intestate leaving behind him surviving his widow Smt. Gita Basu and his one and only daughter Smt. Lakshmi Basu to success and inherit all the estates and properties left by the said Phanindra Nath Basu, since deceased, in accordance with the provisions of Hindu Succession Act 1956 and Dayabhaga School of Hindu Law through which the said Phanindra Nath Basu, since deceased, was governed during his life time in respect of land of R. S. Dag No. 43 in R. S. Khatian No. 38 in Mouza Village - Kalaberia, within the jurisdiction of the then Sub Registrar Cossipore Dum Dum (now within) District Sub Registrar Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat Bishnupur No. I, Gram Panchayat, District North 24 Parganas.
- ..... 10. While seizing,

10. While seizing, possessing and enjoying the aforesaid property the said Jitendra Nath Basu died intestate on 15th day of December, 1977 leaving behind him surviving his 6(six) sons namely Sudin Prakash Basu, Bivash Chandra Basu, Joydeb Chandra Basu, Sushanta Kumar Basu, Rabin Kumar Basu and Panchu Gopal Basu, and his two daughters namely Smt. Gouri Rani Ghosh and Smt. Anjali Rani Ghosh to success and inherit all the estates and properties left by the said Jitendra Nath Basu since deceased, including all that land hereditaments comprised in Mouza Village - Kalaberia, in R. S. Dag No. 43 corresponding to R. S. Khatian No. 38, in undivided 1/6th share each in accordance with the provisions of Hindu Succession Act 1956 and Dayabhaga School of Hindu Law through which the said Jitendra Nath Basu, since deceased was governed during his life time.
11. That by virtue of Deed of Conveyance (Bengali Saf Kobala) dated the 17th day of December, 1979 the said Abani Kumar Basu the owner therein of the one part had indefeasibly sold, conveyed, transferred and released of his undivided share in all that land hereditaments admeasuring an area of 112 (one hundred twelve) decimals be the same a little more or less along with land of other properties in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian No. 38 lying and situate at and being and comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, Pargana - Kolikats, District North 24 Parganas to the said Sudin Prakash Basu, Bivash Chandra Basu, Joydeb Chandra Basu, Sushanta Kumar Basu, Rabin Kumar Basu and Panchu Gopal Basu, Smt. Gouri Rani Ghosh and Smt. Anjali Rani Ghosh, jointly the purchasers therein, of the other part, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of the then Sub Registry Office Cossipore Dum Dum and the same was copied in Book No. I, Volume No. 170, Pages Nos. 41 to 44, being Deed No. 8194, for the year 1979, free from all encumbrances whatsoever.
12. After inheriting the aforesaid property in question the legal heirs and successors of Subash Chandra Basu and Jitendra Nath Basu, both since deceased, namely Smt. Pushpa Basu, Ashim Basu, Raju Basu, Smt. Gita Basu and Smt. Lakshmi Basu the absolute joint owners therein by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 5th day of July, 1999 had indefeasibly sold, conveyed, transferred, released and parted all that Sali land hereditaments admeasuring an area of 9.97 (nine point

- nine seven) decimals be the same a little more or less in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian No. 38 lying and situate at and being and comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, Pargana - Kolikata, District North 24 Parganas, to the said Sudin Prakash Basu, Bivash Chandra Basu, Joydeb Chandra Basu, Sushanta Kumar Basu, Rabin Kumar Basu and Panchu Gopal Basu, Smt. Gouri Rani Ghosh and Smt. Anjali Rani Ghosh, collectively the purchasers therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City and the same was copied in Book No. I, Volume No. 54, Pages Nos. 231 to 240, being Deed No. 2180, for the year 1999, free from all encumbrances whatsoever.
13. While seizing and possessing the aforesaid property by virtue of a Deed of Partition (Bengali Aposh Bibhag Bantan Nama) the said Sudin Prakash Basu, Bivash Chandra Basu, Joydeb Chandra Basu, Sushanta Kumar Basu, Rabin Kumar Basu, Panchu Gopal Basu, Smt. Gouri Rani Ghosh and Smt. Anjali Rani Ghosh and Provash Chandra Basu, became the sole and absolute joint owners of all that Sali land hereditaments out of the total land admeasuring an area of 112 (one hundred twelve) decimals be the same a little more or less in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian No. 38 lying and situate at and being and comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, Pargana - Kolikata, District North 24 Parganas, free from all encumbrances whatsoever.
14. While enjoying the aforesaid property (a portion of the same is purchased and another portion is devolved on them by virtue of inheritance) the said Sudin Prakash Basu, Bivash Chandra Basu, Joydeb Chandra Basu, Sushanta Kumar Basu, Rabin Kumar Basu and Panchu Gopal Basu, duly mutated their respective names in the records of Last Revisional Settlement Zarip (R. Zarip) under L. R. Khatian Nos. 470/1, 263/1, 142/1, 497/1, 339/1, 214/1 respectively but they could only mutate 98 (ninety eight) decimals out of the entire Sali land of 112 (one hundred twelve) decimals be the same a little more or less together with land of other properties and were paying khajna thereof, regularly to the competent authority of Block Land and Land Revenue Office, Government of West Bengal, as the sole and absolute joint owners.

..... 15. While enjoying

15. While enjoying the aforesaid property in ejmali by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 12th day of August, 1994, the said Sudin Prakash Basu, Bivash Chandra Basu, Joydeb Chandra Basu, Sushanta Kumar Basu, Rabin Kumar Basu and Panchu Gopal Basu, Smt. Gouri Rani Ghosh and Smt. Anjali Rani Ghosh, the absolute joint owners therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that Sali land hereditaments admeasuring an area of 28 (twenty eight) decimals in Plot No. A and 5 (five) decimals in Plot No. B thus totalling 33 (thirty three) decimals which is equivalent to 20 (twenty) cuttaha out of 98 (ninety eight) decimals (being the mutated area in the records of Block Land and Land Revenue Office) be the same a little more or less in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian Nos. 38 corresponding to L. R. Krishi Khatian Nos. 142/1, 214/1, 263/1, 339/1, 470/1, 497/1, comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat Pargana - Kolikata, District North 24 Parganas, to one Smt. Tapashi Biswas, wife of Sri Mrinal Biswas and one Sri Mridul Kanti Dey, son of Late Surendra Nath Dey, the joint purchasers therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar Bidhan Nagar Salt Lake City and the same was copied in Book No. 1, Volume No. 121, Pages Nos. 107 to 122, being Deed No. 5604, for the year 1994, free from all encumbrances whatsoever.
16. Again by virtue of another Deed of Conveyance (Bengali Saf Kobala) dated the 22nd day of September, 1997 the said Smt. Tapashi Biswas, wife of Sri Mrinal Biswas the absolute owner therein of the one part, had indefeasibly sold, conveyed, transferred, released and parted all that Sali land hereditaments admeasuring an area of 7 (seven) cuttaha and 20 (twenty) sq. ft. be the same a little more or less in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian Nos. 38 corresponding to L. R. Krishi Khatian Nos. 142/1, 214/1, 263/1, 339/1, 470/1, 497/1, comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat Pargana - Kolikata, District North 24 Parganas, to the said Sri Mridul Kanti Dey, son of Late Surendra Nath Dey, the purchaser

..... therein, at



therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City and the same was copied in Book No. I, Volume No. 179, Pages Nos. 27 to 36, being Deed No. 7812, for the year 1997, free from all encumbrances whatsoever.

17. By virtue of another Deed of Conveyance (Bengali Saf Kobala) dated the 27th day of August, 2004 the said Sudin Prakash Basu, Bivash Chandra Basu, Joydeb Chandra Basu, Sushanta Kumar Basu, Rabin Kumar Basu, Panchu Gopal Basu, Smt. Gouri Rani Ghosh and Smt. Anjali Rani Ghosh the absolute joint owners therein of the one part had indefeasibly sold, conveyed, transferred and released all that Sali land hereditaments admeasuring an area of 1 (one) cuttah 4(four) chittacks and 8(eight) sq.ft. be the same a little more or less in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian Nos. 38 corresponding to L. R. Krishi Khatian Nos. 142/1, 214/1, 263/1, 339/1, 470/1, 497/1, comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, now Touzi No. 10, Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat Pargana - Kolikata, District North 24 Parganas, to the said Sri Mridul Kanti Dey, son of Late Surendra Nath Dey, the purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar Bidhan Nagar Salt Lake City and the same was copied in Book No. I, Volume No. 2, Pages Nos. 1 to 23, being Deed No.02474, for the year 2006, free from all encumbrances whatsoever.
18. Thus by virtue of 3(three) separate Deeds of Conveyance as aforesaid the said Sri Mridul Kanti Dey became the sole and absolute owner of all that piece and parcel of Sali land hereditaments admeasuring an area of 18(eighteen) cuttahs 4(four) chittacks and 28 (twenty eight) sq.ft. which is equivalent to 30.17 (thirty point one seven) decimals be the same a little more or less in C. S. Dag No. 144 corresponding to R. S. Dag No. 43 under R. S. Khatian Nos. 38 corresponding to L. R. Krishi Khatian Nos. 142/1, 214/1, 263/1, 339/1, 470/1, 497/1, comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173 (Old), now Touzi No. 10, Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, Pargana - Kolikata,

District North 24 Parganas, the details in respect of all that piece and parcel of land held by the said Sri Mridul Kanti Dey as aforesaid as follows :-

<u>C. S. Dag</u> <u>No.</u>	<u>R. S. Dag</u> <u>No.</u>	<u>R. S.</u> <u>Khatian</u> <u>No.</u>	<u>L. R.</u> <u>Krisi</u> <u>No.</u>	<u>Area</u> <u>of land</u>	<u>Nature</u> <u>of land</u>
144	43	38	142/1, 214/1, 263/1, 339/1, 470/1, 497/1.	10 cu. 00 ch. 00 sq.ft.	Sali
144	43	38	-do-	07 cu. 00 ch. 20 sq.ft.	Sali
144	43	38	-do-	01 cu. 04 ch. 08 sq.ft.	Sali
Total :				<u>18 cu. 04ch. 28 sq.ft.</u>	

19. While seizing, possessing and enjoying the aforesaid property the said Sri Mridul Kanti Dey duly mutated his name in the records of Rajarhat Bishnupur No. 1 Gram Panchayat and is paying taxes thereof regularly to the competent authority and is in actual physical possession thereof without any interference from any third party whatsoever.
20. The Owner/Vendor herein upon acquiring right, title and interest in the manner as recited hereinbefore of the said Sali land, is desirous to sell and the Purchaser herein is desirous to purchase all that piece and parcel of Sali land hereditaments admeasuring an area of 1 (one) cuttah 04 (four) chittacks and 08 (eight) sq.ft. out of the total land of 18 (eighteen) cuttahs 4 (four) chittacks and 28 (twenty eight) sq.ft. of the same title more or less in R. S. Dag No. 43 under R. S. Khatian Nos. 38 corresponding to L. R. Krisi Khatian Nos. 142/1, 214/1, 263/1, 339/1, 470/1, 497/1, comprised in Mouza Village - Kalaberia I I No-30, Re. Sa. No. 52, Touzi No. 1/3 (Old), (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat Pargana - Kolikata, District North 24 Parganas, morefully and particularly dealt in under Schedule hereinunder appearing at and for a total price of Rs. 3,00,000/- ( Rupees three lacs ) only, mentioned under Memorandum of Consideration hereinunder appearing..

**NOW THIS INDENTURE WITNESSETH:**

That in pursuance to the aforesaid negotiation and in consideration of the said sum of Rs. 3,00,000/- ( Rupees three lacs ) only, paid to the Owner/Vendor by the Purchaser on or before the execution of these presents (the receipt of which the Owner/Vendor doth hereby as well as by the receipt hereinunder written admit and acknowledge and of and from the same and every part thereof hereby

..... acquit release

acquit release forever discharge the Purchaser as well as the interest of the Owner/ Vendor in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Owner/Vendor doth hereby grant, transfer and convey unto and to the use of the said Purchaser All That the said pieces and parcels of Sali lands hereditaments admeasuring an area of 1 (one) cuttahs 04 (four) chittacks and 08 (eight) sq.ft. out of the total land of 18(eighteen) cuttahs 4(four) chittacks and 28 (twenty eight) sq.ft. be the same a little more or less in R. S. Dag No. 43 under R. S. Khatian Nos. 38 corresponding to L. R. Krishi Khatian Ncs. 142/1, 214/1, 263/1, 339/1, 470/1, 497/1, comprised in Mouza Village - Kalaberia, J. L. No. 30, Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now within Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat Pargana - Kolikata, District North 24 Parganas, morefully and particularly described in the Schedule hereinafter referred to as the said property hereinunder written and delineated in the map or plan annexed hereto and thereon verged in R E D lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walls trees, shrubs, water, water courses lights, rights, liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under North Dum Dum Municipality and all the estates rights, title and interest claims and demands whatsoever of the Owner/ Vendor into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said lands hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchaser that notwithstanding any act deed matter or thing by the said Owner/Vendor or their predecessors-in-title done and executed or knowingly suffered to the contrary the said Owner/ Vendor now hath indefeasible and absolute title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred assigned, and assured or expressed or intended so to be and that the said Owner/Vendor hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Owner/

Vendor and his assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Owner/Vendor well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Owner/Vendor and all person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor AND FURTHER that the said Owner/Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Owner/Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute all such acts deeds matters, and things whatsoever for further and more perfectly assuring the said pieces and parcels of land hereditaments and premises unto and to the use of the said Purchaser as shall or may be reasonably required AND the said Owner/Vendor doth hereby covenant with the said Purchaser its heirs and assigns that the said Owner/Vendor will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchaser its heirs and assigns produce or cause to be produced to them and their agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the Schedule hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchaser its heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the mean time unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled.

**THE SCHEDULE ABOVE REFERRED TO :**

**Description of the Sold Property in details :**

All that piece and parcel of Sali land hereditaments admeasuring an area of 1 (one) cuttah 04 (four) chittacks and 08 (eight) sq.ft. out of the total land of 18 (eighteen) cuttahs 4 (four) chittacks and 28 (twenty eight) sq.ft. be the same a little more or less in R. S. Dag No. 43 under R. S. Khatian Nos. 38 corresponding to L. R. Krishi Khatian Nos. 142/1, 214/1, 263/1, 339/1, 470/1, 497/1, comprised in Mouza Village - Kalaberia, P.L. No. 30; Re. Sa. No. 52, Touzi No. 173, (now Touzi No. 10) Police Station - Rajarhat, within the jurisdiction of the then Sub Registry Office Cossipore Dum Dum now Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Bishnupur No. 1 Gram

Panchayat, Pargana - Kolikata, District North 24 Parganas, and shown in the annexed site plan verged in border RED and the said site plan shall be treated as part and parcel of these presents butted and bounded as follows :-

ON THE NORTH BY : Partly Land of R. S. Dag No. 43.  
ON THE SOUTH BY : Partly Land of R. S. Dag No. 43 and Acquired Land.  
ON THE EAST BY : Partly Land of R. S. Dag No. 43.  
ON THE WEST BY : Partly Land of R. S. Dag No. 43 and Acquired Land.

\_\_\_\_\_ IN WITNESS



Handwritten text or signature, possibly a date or name, located below the circular stamp.

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

SIGNED SEALED AND DELIVERED  
by the above named OWNER/VENDOR  
at Kolkata in the presence of :

1. *[Signature]*  
Advocate.  
High Court Kolkata.

*Soumitra Chowdhury*  
278 Canal St.  
KOL-48

*[Signature]*  
SIGNATURE OF THE OWNER/VENDOR.







SIGNED SEALED AND DELIVERED  
by the above named PURCHASER  
at Kolkata in the presence of :

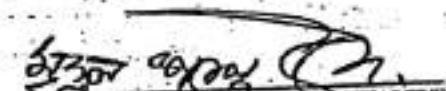
1. *[Signature]*  
Advocate.  
High Court Kolkata.
2. *Soumitra Chowdhury*











For CENTURY MANSION FVT, LTD.  
*Rajendra Kumar Bhatia*  
Director  
SIGNATURE OF THE PURCHASER.

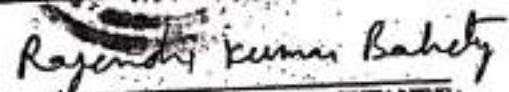
This Deed of Conveyance is  
drafted and prepared by us at our office :

*[Signature]*  
For SUBIR KUMAR SEAL & ASSOCIATES  
Solicitor & Advocate.  
High Court Calcutta.  
P-106, Bangur Avenue, Block - C, Ground Floor  
Police Station Lake Town, Kolkata - 700 055.  
Phone : 033-2574-1768.  
033-2574-3790.  
Mobile : 91-98312-76735.

				
INDEX	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
				
		MIDDLE		LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

  
 SIGNATURE OF THE EXECUTANT/S

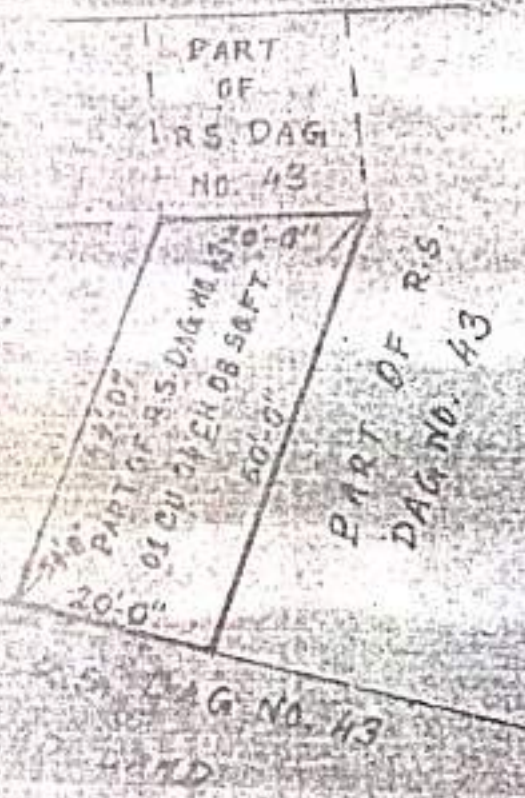
				
LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

  
 SIGNATURE OF THE EXECUTANT/S

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S

PART OF R.S. DAG NO. 43  
KALANAYAS, HAZI, GIRI, SAKI,  
JALPAT, UNDER RAJANAT BISHNU  
PUR. NO. 5 GRAM PANCHAYAT.



FOR CENTURY MANSION PVT. LTD.

Rajendra Kumar Sahay  
Director



**RECEIVED** on and from the withinnamed PURCHASER by the withinnamed OWNER/  
VENDOR the withinmentioned sum of Rs. 3,00,000/- ( Rupees three lacs ) only, in full and  
final satisfaction as per Memorandum of consideration below :-

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
1.	20.06.2008	134707	Development Credit Bank Ltd.	Erabourne Road	3,00,000.00

TOTAL:

Rs. 3,00,000.00

( Rupees three lacs ) only.

WITNESSES:

1. *[Signature]*  
Advocate.  
High Court Calcutta.

2. *[Signature]*  
Sourin Anandhowary

*[Signature]*  
SIGNATURE OF THE OWNER/VENDOR.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 7612 to 7630  
being No 04579 for the year 2008.



(X) 02-September-2008  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal