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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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23+4+4

36050

832496

REGISTRAR - III
Office, South 24 Park Street
22/03/06

THIS DEED OF CONVEYANCE is made on this the 08th day of July Two Thousand Five (2005) BETWEEN (1) SMT Poushali MISRA, Wife of Sri Soumit Sen, Daughter of Sri Pankaj Misra, aged about 23 years, by faith Hindu, by occupation Housewife, of 52, Kareya Road, Flat No. 10B, Block-B, P.S. Kareya, Kolkata-700 019, at present residing at 20D, Ballygunge Station Road, P.S. Gariahat,

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40000 + 11220 = 51220

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44351-

5799 30.6.2005
S. Chakrabarty
Adv. Arupore Taluk, K. 22

CHANDRA
Magistrate Court, Kol-22



S. NO:- 5799 of Rs. 1000
1-30 July 5800 of Rs. 1000
5801 of Rs. 1000
4000
Poushali Mista

Stamp: 30.6.2005
Signature

Executed and admitted.

8 JU 2005

Poushali Mista
7178



Mista

Poushali



7179

Diptesh Kumar Datta
Aviast Datta, Vendor No. 2
through constituted
Attorney Sri Diptesh
Kumar Datta.

From Poushali Mista
No. 17/10, Summit Sen
of 52, Kalyan Road,
now of 20 D. Dallyguzer
Dist. Kolar, Bangalore Station Road
by Ganga Prasad, P.S. Galinhat
Brother's House, Kol-19

Executed by
Diptesh Kumar Datta
S/O. Mahendra chandra
Datta of 2/86, Mukunda
Pur, P.S. Puelia Tadar pur
Kol-99 as constituted
attorney of Avijit Datta is admitted
by him. Subscribed & P.T.O
Gosha Behari Jana

~~Diptesh Kumar Datta~~

8 JU 2005
Jana of 2/72, Mukunda pole
Dist. Kolar, Bangalore
by Ganga Prasad, P.S. Puelia
Tadar pur
Kol-99

Stamp: 8 JUL 2005

8 JUL 2005

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Kolkata - 700 019, and (2) SRLAVIJIT DUTTA, Son of Sri Diptesh Kumar Dutta, aged about 65 years, by faith Hindu, by occupation Service, of IC-239, Salt Lake, Sector III, Kolkata - 700 091, at present residing at 2/86, Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, Represented by his Constituted Attorney/father SRI DIPTESH KUMAR DUTTA, Son of Late Mahendra Chandra Dutta, residing at 2/86, Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, (vide Registered General Power of Attorney dated 24.05.2005 registered in the Office of ADSR, Alipore and entered in Book No. IV, Volume No.13, Pages

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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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271 to 280, Being No.392 For the year 2005) hereinafter 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 heirs, executors, administrators, legal representatives and assigns) of the ONE PART

A N D

(1) SRI RAJIBMOY SENGUPTA, Son of Late Ramani Mohan Sengupta, aged about 60 years, by occupation Business, and (2) SMT ANITA SENGUPTA, Wife of Sri Rajibmoy Sengupta, aged about 55 years, by occupation Housewife, both by faith Hindu and

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1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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residing at 171/H, Rash Behari Avenue, P.S. Gariahat, Kolkata - 700 019, hereinafter referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Gangadas Pal was seized and possessed of or otherwise well and sufficiently entitled to 11.32 Acres of Sali land under R.S. Khatian No.147, in Mouza Borakhola, J.L. No.21, R.S.

Devabati
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No.40, Touzi No.169, at present within P.S. Purba Jadavpur, District: South 24-Parganas, in different Dag Nos. including R.S. Dag Nos. 138 and 143 and the said property was recorded in finally published Records of Rights in the name of said Gangadas Pal.

AND WHEREAS by virtue of a registered deed of Conveyance dated 05.02.1968 registered in the Office of Sub-Registrar at Alipore in Book No. I, Volume No.14, Pages 215 to 221, Being No.794 For the year 1968, Sri Kanailal Mondal, Son. of Late Tarapada Mondal, of Village Garfa, P.S. Jadavpur, District: 24-Parganas, purchased 87 Decimals of land of R.S. Dag No.138, 3.00 Acres of land in eastern part of Dag No.143 i.e.3.87 Acres of Land in R.S. Khatian No.147 and 2.76 Acres of Land in other Khatians, total admeasuring 6.63 Acres of land against valuable consideration mentioned therein from the legal heirs and successors of said Gangadas Pal.

AND WHEREAS by virtue of above purchase Sri Kanailal Mondal became the absolute owner of the aforesaid land and hereditaments admeasuring 6.63 Acres in Mouza Borakhola and thus seized and possessed of or is otherwise well and sufficiently entitled to the said property free from all encumbrances.

AND WHEREAS the said Sri Kanailal Mondal thereafter divided the said land into various small plots of different sizes and declared for absolute sale of those plots and Sri Chittaranjan Singh Sarma, of Gardenreach, Kolkata - 700 024, therein the Purchaser, purchased



one of such plots being Scheme Plot No.P-78 containing an area of 5 Cottahs of land and 11 Chittacks 5 square feet of land meant for internal road total admeasuring 5 Cottahs 11 Chittacks 5 square feet in part of R.S. Dag No.143, under R.S. Khatian No.147, in Mouza Borakhola, J.L. No.21, R.S. No.40, Touzi No.169, at present within P.S. Purba Jadavpur, District: South 24-Parganas together with all easements rights attached thereto free from all charges encumbrances and attachments, by virtue of a registered Deed of Conveyance dated 3.11.1973 registered at the Office of the District Registrar at Alipore and entered in Book No. I, Volume No.159, Pages 169 to 172, Being Deed No.5659 for the year 1973 from said Sri Kanailal Mondal at or for the price or consideration specifically mentioned therein.

AND WHEREAS after purchase of the aforesaid property, the same as also the other plots under the scheme was substantially developed by constructing internal Roads and other infrastructures and as such the said Scheme plot No.78 became a Plot of land containing an area of 4 Cottahs 10 Chittacks 20 Square Feet on physical measurement which has more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'said property' and having thus lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said property free from all encumbrances, said Sri Chittaranjan Singh Sarma died intestate on 18.8.1990 leaving behind his wife Smt Bithi Singh Sarma and daughter Smt Mita Singh Sarma as his legal heirs and successors and thus Smt Bithi Singh Sarma and Smt Mita Singh Sarma seized and possessed of the same

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by making construction of a kancha structure admeasuring more or less 140 sq.ft. thereon.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 22.12.2000 Smt Poushali Misra, the Vendor No.1 herein, purchased eastern side half portion of the said property admeasuring more or less 2 Cottahs 5 Chittacks 10 Square Feet of land of said Scheme Plot No.P-78 against valuable consideration mentioned therein from said Smt Bithi Singh Sarma and Smt Mita Singh Sarma, the legal heirs and successors of said Sri Chittaranjan Singh Sarma and the said Deed was duly registered in the Office of DSR-III, Alipore and entered in Book No. I, Volume No.59, Pages 89 to 100, Being No.2398 for the year 2001.

AND WHEREAS by virtue of another registered Deed of Conveyance dated 22.12.2000 Sri Avijit Dutta, the Vendor No.2 herein, purchased western side half portion of the said property admeasuring more or less 2 Cottahs 5 Chittacks 10 Square Feet of land of said Scheme Plot No.P-78 against valuable consideration mentioned therein from said Smt Bithi Singh Sarma and Smt Mita Singh Sarma, the legal heirs and successors of said Sri Chittaranjan Singh Sarma and the said Deed was duly registered in the Office of DSR-III, Alipore and entered in Book No. I, Volume No.65, Pages 204 to 218, Being No.2677 for the year 2001.



AND WHEREAS Sri Avijit Dutta, the Vendor No.2 herein, duly appointed his father Sri Diptesh Kumar Dutta as his Constituted Attorney for sale of his purchased portion of the said property by virtue of the Registered General Power of Attorney dated 24.05.2005 registered in the Office of ADSR, Alipore and entered in Book No. IV, Volume No.13, Pages 271 to 280, Being No.392 For the year 2005.

AND WHEREAS the Vendors herein thus being the absolute Owners of the said property for want of money and other lawful reasons and with intention to sell the said property free from all encumbrances and attachment, have represented the same to the Purchasers and the Purchasers relying on the representation of the Vendors and believing the same to be true and correct have agreed to purchase the said property free from all encumbrances, attachment and liabilities whatsoever in nature at or for the price of Rs. 4,00,000/- (Rupees Four Lakh) only.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 4,00,000/- (Rupees Four Lakh) only well and truly paid by the Purchasers to the Vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendors do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendors do hereby acquit, release and for ever discharge the said purchasers as well and

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the said plot of land hereby sold) the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the said Purchasers ALL THAT piece and parcel of land measuring more or less 4 Cottahs 10 Chittacks 20 Square Feet being Scheme Plot No.P-78 with kancha structure of 140 sq.ft. more or less, lying and situate in part of R.S. Dag No.143 under R.S. Khatian No.147, in Mouza Borakhola, J.L. No.21, R.S. No.40, under Touzi No.169, at present within P.S. Purba Jadavpur, A.D.S.R. Sealdah, District : South 24 Parganas, within the local limits of Kolkata Municipal Corporation Ward No.109, more fully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and depicted by RED border lines or HOWSOEVER otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs water; water courses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appurtenant thereto or usually held, used enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and every part thereof and all the deeds, paths, muniments, writings, evidence of title whatsoever relating to or concerning the said land and hereditaments

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and every part thereof shall be in the custody, power, control or possession of the Purchasers TO ENTER INTO AND TO HAVE HOLD OWN POSSESS AND ENJOY the said land, hereditaments and premises hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely forever free from all encumbrances and the Vendor do hereby covenant with the Purchasers that notwithstanding any act, thing, deed, matters, whatsoever made done executed or knowingly suffered to the contrary the Vendors now have good right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered vacant and peaceful possession of the said land simultaneously with the execution of these presents AND that the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector, 24 Parganas south for the State of West Bengal upon getting the name of the Purchasers mutated in the Office of the B.L.R.O. concerned and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchasers indemnified from or against all charges, estates, encumbrances created by the Vendors or any of their predecessor-in-title and that free from all encumbrances whatsoever



made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid FURTHER the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and requests of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matter whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchasers as shall or may be reasonably required.

The Vendors further declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispendens or any attachment. The said land is not acquired or required by any Govt. authority and/or no notice has been served upon them in this regard and further the said property is not a vested property and there is no case, suit or proceeding pending before any court of law against the said property. The Vendors do hereby sell the said property having good and marketable title and free from all encumbrances and have delivered possession thereof to the Purchasers. If any of the statements or covenants made hereinbefore by the Vendors are found to be false, untrue or any fraud are detected hereafter the Vendors shall be liable to pay compensation to the purchasers for the same. If any error or omission is transpired in this deed in future, the Vendors shall at the costs and expenses of the Purchasers do and execute or cause to be



done and executed any supplementary deed or deed of rectification/declaration in favour of the Purchasers free of remuneration/charge.

The Purchasers, their heirs, executors, successors, representatives, administrators and assigns shall be allowed and/or permitted to use in perpetuity internal roads of the Scheme with right to take electric, tap water, gas, telephone etc. connections through the said roads with all other easement rights attached thereto together with all right and liberties to pass or re-pass with or without vehicle over and along the roads and common passages abutting the said property hereby conveyed.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 4 Cottahs 10 Chittacks 20 Square Feet being Scheme Plot No.P-78 with kancha structure of 140 sq.ft. more or less, lying and situate in part of R.S. Dag No.143, under R.S. Khatian No.147, in Mouza Borakhola, J.L. No.21, R.S. No.40, under Touzi No.169, at present within P.S. Purba Jadāvpur, A.D.S.R. Sealdah, District : South 24 Parganas, within the local limits of Kolkata Municipal Corporation Ward No.109, with all easement rights over 30' ft. wide road, as shown in the site plan annexed hereto and depicted by RED border lines which is butted and bounded in the manner following :-

On the North : 30' ft. wide road;

On the South : Scheme Plot No.P-85;

B. H. M.

SIDE PLAN OF RS. DAG-NO-143

MOUZA - BARAKHOLA - KHATION - NO-147

JL. NO-21 - P.S. PURBA JADAV - PORE (AT PRESENT)

DIST - 24 PARGANAS (SOUTH) C.M.C. WORD-NO-109

SCALE 50'-1" INCH

AREA OF LAND

P-78-2K-5CH-10 SFT

P-78 A-2K-5CH-10 SFT

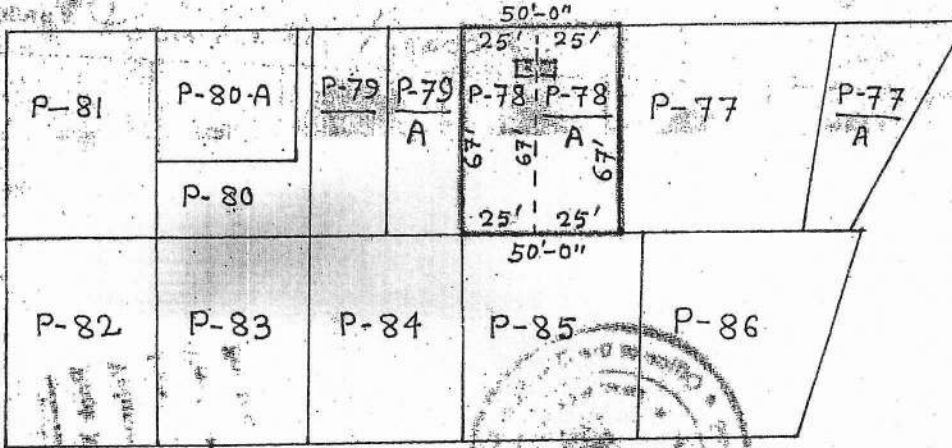
TOTAL NET AREA

4K-10CH-20 SFT

THE PLOT SHOWN BY RED  BORDER

30'-0" WIDE ROAD

40'-0" WIDE ROAD



30'-0" ROAD

Poushali Misra











Ajit Kumar Saha

Rajibrupyasta

Anila Sanyal











Drawn by

Gajans

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Photo	Left Hand					
	Right Hand					











Name : SMT. POUHALI MISRA (VENDOR)

Signature : *Poushali Misra*

Photo	Left Hand					
	Right Hand					











Name : DIPTESH KUMAR DUTTA (VENDOR)

Signature : *Diptesh Kumar Dutta*

Photo	Left Hand					
	Right Hand					

Name : RAJIBMOY SENGUPTA (PURCHASER)

Signature : *Rajibmoy Sengupta*

Photo	Left Hand					
	Right Hand					

Name : ANITA SENGUPTA (PURCHASER)

Signature : *Anita Sengupta*

On the East : Scheme Plot No.P-77; and

On the West : Scheme Plot No.P-79A;

Proportionate rent of 0.40 paise payable to the Collector, 24 Parganas south for the State of West Bengal.

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

Signed and Delivered

In presence of :-

1) Pankaj Misra
52, Karajga Road
Block-B, Flat-10-B
Kolkata - 700019.

Poushali Misra.
Poushali Misra, Vendor No.1

2) Gostha Bchari Jang.
2/72 Muninda Pore
Po. Purba Jadar pore
Kat-99

Diptesh Kumar Dutta.
Avijit Dutta, Vendor No.2 through
Constituted attorney Sri Diptesh
Kumar Dutta

3) Susmit Raha
(SUSMIT RAHA)
Flat no 7 G,
116. Southern Avenue.
Kolkata 29

Rajibmoy Sengupta
Rajibmoy Sengupta, Purchaser
No.1

Anita Sengupta
Anita Sengupta, Purchaser No.2

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MEMO OF CONSIDERATION

Received from the within named Purchasers the total consideration of Rs.4,00,000 (Rupees Four Lakh) only in the following manner :

1. By Banker's Cheque No. 15694 dated 6/7/2005 of IOB, Ballygunge, Kolkata 700089 in favour of Poushali Misra Rs 2,00,000/-
2. By Banker's Cheque No. 195693 dated 6/7/2005 of Indian Overseas Bank, Ballygunge, Kolkata 700089 in favour of Avijit Dutta Rs. 2,00,000/-
3. By Banker's Cheque No. _____ dated _____ of _____, Kolkata 700089 in favour of _____
4. By Banker's Cheque No. _____ dated _____ of _____, Kolkata 700089 in favour of _____

Poushali Misra

Witnesses:

1) Paukaj Misra

Poushali Misra
Poushali Misra, Vendor No:1

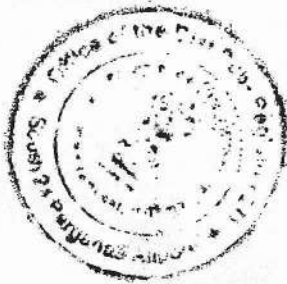
2) Gostha Behari Jena

Diptesh Kumar Dutta
Avijit Dutta, Vendor No.2 through
Constituted attorney Sri Diptesh
Kumar Dutta

3) Anubit Sena

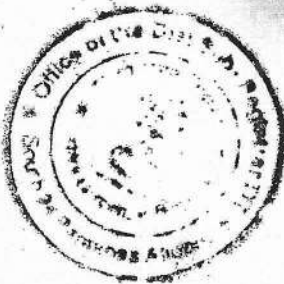
Prepared in my Office

Satyabrata Chakraborty
Satyabrata Chakraborty,
Advocate,
40, Green Park,
Kolkata - 700 086
WB/936/1989



Sub Registrar - II
Office, South 24 Bangalore 2005

8 JUL 2005



Book No.
Volume No.
Page No. 16/11A - ...
Date: 26.5.2005
By: ...

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26/5/05