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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL *MC case 585/12* A 753247

M.V. : Rs. 15,15,000/-
Q.No. 10472/13

22/05/13
24-6-2013 p.m.

Certified that the documents admitted for registration, the signature sheet and the endorsement sheets attached with the this document are the part of this document

Adl. District Sub Registrar
 Barrackpore, 24 Pgs/Ni

22/5/12

DEED OF CONVEYANCE
 Valued at Rs. 2,00,000.00
 (Rupees Two lacs) only

THIS DEED OF CONVEYANCE is made on this 22nd day of May, 2013 (Two Thousand and Thirteen) of the CHRISTIAN ERA.

ABHINABA UDYOG
Maitijunjay sey
 Partners

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Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 05139 of 2013
(Serial No. 05895 of 2013)

On 22/05/2013

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

Presented for registration at 18.30 hrs on :22/05/2013, at the Private residence by Sumitra Debi Shaw one of the Executants

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

Execution is admitted on 22/05/2013 by

1. Sumitra Debi Shaw, wife of Lt. Rajeswar Prasad Shaw , 15, Bellillious Road, District:-Howrah, WEST BENGAL, India, . By Caste Hindu, By Profession : House wife
2. Raj Kumari Debi, wife of Lt. Ayodhya Prasad Shaw , Lalgunj, Thana:-LALGANJ, P.O. :-Lalgunj District:-Vaishali, BIHAR, India, . By Caste Hindu, By Profession : House wife
3. Kanti Debi, wife of Biswanath Prasad Shaw , Jarhua, Thana:-HAJIPUR TOWN, District:-Vaishali, BIHAR, India, . By Caste Hindu, By Profession : House wife
4. Jagannath Prasad Gupta, son of Lt. Bhagaban Das Shaw , Mehadru, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business
5. Binay Kumar Gupta, son of Jagannath Prasad Shaw , Mehadru, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business
6. Madhuri Devi, wife of Paras Nath Shaw , Machuatoli, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : House wife
7. Gita Debi, wife of Ganesh Prasad Shaw , Chowhatta, Thana:-HAJIPUR SADAR, District:-Vaishali, BIHAR, India, . By Caste Hindu, By Profession : House wife
8. Sakuntala Debi, wife of Rajendra Prasad Shaw , Uttam Nagar, District:-New Delhi, DELHI, India, . By Caste Hindu, By Profession : House wife
9. Laxmi Narayan Shaw, son of Lt. Sitaram Shaw , Gurhatta, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business
10. Anil Kumar Shaw, son of Laxmi Narayan Shaw , Gurhatta, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business
11. Dipak Kumar Shaw, son of Laxmi Narayan Shaw , Gurhatta, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business
12. Anita Devi, wife of Chandra Prakas Shaw , Bellillious Road, District:-Howrah, WEST BENGAL, India, . By Caste Hindu, By Profession : House wife
13. Sudha Debi, wife of Lt. Birendra Prasad Shaw , Bihar Sharif, District:-Nalanda, BIHAR, India, . By Caste Hindu, By Profession : House wife
14. Krishna Prosad Shaw, son of Shew Nandan Shaw , Pirbahar, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business



ABHINABA UDYOG

Subhas Chandra Majumdar
Partners

(Subhas Chandra Majumdar)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

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8. Sakuntala Debi, wife of Rajendra Prasad Shaw , Uttam Nagar, District:-New Delhi, DELHI, India, . By Caste Hindu, By Profession : House wife
9. Laxmi Narayan Shaw, son of Lt. Sitaram Shaw , Gurhatta, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business
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14. Krishna Prasad Shaw, son of Shew Nandan Shaw , Pirbahar, District:-Patna, BIHAR, India, . By Caste Hindu, By Profession : Business



ABHINABA UDYOG

Subhas Chandra Majumdar
Partners

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 05139 of 2013
(Serial No. 05895 of 2013)

15 Sukumar Bhawal, son of Lt. Lalit Mohan Bhawal , Indira Nagar, Thana:-Khardaha, P.O. :-Sodepur
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By Profession :
Business

16 Sahadeb Dey, son of Lt. Dasurathi Dey , 127 T N Banerjee Road, Thana:-Khardaha, P.O. :-Panihati
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By Profession :
Business

Identified By Rajendra Prasad Shaw, son of Lt. H P Shaw, Raja Hari Road, District:-New Delhi,
DELHI, India, , By Caste: Hindu, By Profession: Retired Person.

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/05/2013

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 -15,15,000/-

Certified that the required stamp duty of this document is Rs.- 90920 /- and the Stamp duty paid as:
impresive Rs - 5000/-

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/05/2013

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, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms
Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 16668.00/-, on 24/05/2013

(Under Article : A(1) = 16654/- ,E = 14/- on 24/05/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 36930/- is paid , by the draft number 230325, Draft Date 20/05/2013, Bank State Bank of India,
KHARDAH, received on 24/05/2013

2. Rs. 49000/- is paid , by the draft number 230319, Draft Date 20/05/2013, Bank State Bank of India,
KHARDAH, received on 24/05/2013



ABHINABA UDYOG

Mityunjay Dey
Partners

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 05139 of 2013
(Serial No. 05895 of 2013)

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR




ABHINABA UDYOG

Mityunjoy Roy
Partners

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

RULE 44A OF THE I.R. ACT 1908

Sumitra Debi

	RING	MIDDLE	FORE	THUMB	বাম হাত  <i>Sumitra Debi</i> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sumitra Debi Shaw.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name *Rajkumari Debi*

	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person

By the pen of Rajkumari Debi By the pen of - Satyajit Das. By the pen of - Rajkumari Debi

(3) Name *Kanti Debi*

	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Signature of Kanti Debi

Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

RULE 44A OF THE I.R. ACT 1908

Jagannath Prasad Shyam

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Jagannath Prasad Shyam

ডান হাত

Jagannath Prasad Gupta

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Binay Kumar Gupta

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Binay Kumar Gupta

ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Madhavi Devi

Signature of the Presentant

(3) Name Madhavi Devi

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Madhavi Devi

ডান হাত

Madhavi Devi

Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

RULE 44A OF THE I.R. ACT 1908

Debi

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

ডান হাত

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Sakuntala Debi

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

(3) Name Laxmi Narayan Shari

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

ডান হাত

Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

RULE 44A OF THE I.R. ACT 1908

Ripal Kumar Shaw

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Ripal Kumar Shaw

Ripal Kumar Shaw

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name *Ripal Kumar Shaw*

	LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE	

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Anita Devi

Signature of the Presentant

(3) Name *Anita Devi*

	LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE	

বাম হাত



ডান হাত

Anita Devi

Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

RULE 44A OF THE I.R. ACT 1908

Sudha Debi

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

LTI OF Sudha Debi
By the pen of *Satyajit Das*
Signature of the Presentant

LTI OF Sudha Debi
By the pen of *Satyajit Das*

Executant Claimant/Attorney/Principal/Guardian/Trustee. (Tick the appropriate status)

(2) Name *Krishna Prasad Shaw*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Sahadeb Debi
Signature of the Presentant

(3) Name *Sahadeb Debi*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Sahadeb Debi
Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

DISTRICT NORTH 24 PARGANAS

OF THE

of the presentant should be **pasted** in the front page of the document

Name : Sukumar Bhunia Status - Presentant



বাম হাতের আঙ্গুলের ছাপ

Sukumar Bhunia

LITTLE	RING	MIDDLE	FORE	

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

Sukumar Bhunia

Signature of the Presentant



(2) Name :

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

Signature of the Presentant

Executant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2)

BETWEEN

SHAW

(1) **SMT. SUMITRA DEBI**, wife of Late Rajeswar Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-Hold Work, residing at 15, Belilious Road, Howrah - 1,

(2) **SMT. RAJKUMARI DEBI**, wife of Late Ayodhya Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-Hold Work, residing at Khatritola, Vill & P.S. Laiganj, Dist. Vaishali, Bihar,

(3) **SMT. KANTI DEBI**, wife of Sri Biswanath Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-Hold Work, residing at Jarhua, P.S. Hajipur Nagar, Dist. Vaishali, Bihar,

(4) **SRI JAGANNATH PRASAD GUPTA**, Son of Late Bhagaban Das Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -Business, residing at Mehadru, Patna - 6, Bihar,

(5) **SRI BINAY KUMAR GUPTA**, Son of Sri Jagannath Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -Business, residing at Mehadru, Patna - 6, Bihar,

(6) **SMT. MADHURI DEVI**, Wife of Sri Parasnath Shaw, Daughter of Sri Jagannath Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-wife, residing at Machuatoli, Patna - 5, Bihar,

Sumitra Devi Shaw.

Sumitra Devi Shaw.

Sumitra Devi Shaw.

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(7) **SMT. GITA DEBI**, wife of Sri Ganesh Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-wife, residing at Vill- Chowhatta, Hajipur Nagar, P.S. Hajipur, Dist. Vaisali, Bihar,

(8) **SMT. SAKUNTALA DEBI**, wife of Sri Rajendra Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-wife, residing at Uttam Nagar, P.S. Uttam Nagar, New Delhi,

(9) **SRI LAXMI NARAYAN SHAW**, Son of Late Sitaram Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -Business, residing at Gurhatta, Ray-Jay Krishna Road, Patna - 8, Bihar,

(10) **SRI ANIL KUMAR SHAW**, Son of Sri Laxmi Narayan Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -Business, residing at Gurhatta, Ray-Jay Krishna Road, Patna - 8, Bihar,

(11) **SRI DIPAK KUMAR SHAW**, Son of Sri Laxmi Narayan Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -Business, residing at Gurhatta, Ray-Jay Krishna Road, Patna - 8, Bihar,

(12) **SMT. ANITA DEVI**, Wife of Chandra Prakas Shaw, Daughter of Sri Laxmi Narayan Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-wife, Belilious Road, Howrah - 1,

(13) **SMT. SUDHA DEBI**, wife of Late Birendra Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-wife, residing at Beganabad, Bihar Sharif, Dist. Nalanda, Bihar,

(14) **SRI KRISHNA PROSAD SHAW**, son of Shew Nandan Shaw, by Nationality - Indian, by Religion - Hindu, by occupation - Business,



(4)

residing at Pirbahar, P.O. Mehendru, P.S. Pirbahar, Patna - 6, hereinafter collectively called and referred to as the **VENDORS** (which term or expression shall unless repugnant to the Subject or context hereof shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

(1) **SRI SUKUMAR BHAWAL**, Son of Late Lalit Mohan Bhowal, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, residing at Indira Nagar, Block - III, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110.

(2) **SRI SAHADEB DEY**, Son of Late Dasurathi Dey, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, residing at 127, T. N. Banerjee Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114, hereinafter jointly called and referred to as the **PURCHASERS**

(which term or expression shall unless repugnant to the Subject or context hereof shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

A. By an Indenture of Sale dated 10.08.1936 (1) One Sri Shyamlal Shaw, son of Sri Bhulan Shaw, (2) Shew Nandan Prosad Shaw, son of Noor Khur Shaw, have purchased the

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land jointly by way of Mourasi Mokorari Patta measuring an area of 3 Bighas 3 Kathas i.e., 1 Acre 4 decimal be the same a little more or less situate and lying Nilgunj Road, Sodepur from one Zamindar Srijukta Balia Chandra Sen with free from all encumbrances. The said land situate at Mouza - Sodepur, J.L. No. 8, R.S. No. 11, Touzi No. 172, Khatian Nos. 91, 341 and 443 under Dag Nos. 302/494, 302 (P), 302/495, 298 at present Ward No. 13, P.S. Khardah, District North 24 Parganas under the jurisdiction of Panihati Municipality. The said Sale Deed was registered at the office of D.R. Alipore, and incorporated the same in Book no. I, Volume No. 82, written in Pages from 125 to 127, Being No. 3834 for the year 1936.

B. Shew Nandan Prosad Shaw and Shyamlal Shaw jointly on execution and registration the said Sale Deed vide No. 3834, possessed the land measuring an area of 3 Bighas 3 Kathas including structures constructed by them on the land aforesaid with free from all sorts of encumbrances till their death. Shew Nandan Prosad Shaw died intestate leaving behind him his successors (1) Rajeswar Prosad Shaw (Son), (2) Krishna Prosad Shaw (Son), (3) Rajkumari Devi (Daughter), W/o. Late Ayodhya Prosad Shaw, (4) Sushila Devi (Daughter), W/o. Sri Jagannath Prosad Gupta (5) Kanti Devi (Daughter), W/o. Sri Biswanath Prosad Shaw, (6) Sukuntala

Shri. Srimad. Law. Shaw

A

(6)

Devi (Daughter), W/o. Sri Rajendra Prosad Shaw, (7) Mira Devi, (Daughter), W/o. Sri Laxmi Narayan Shaw, (8) Gita Devi (Daughter), W/o. Sri Ganesh Prosad Shaw, (9) Sudha Devi (Daughter), W/o. Late Birendra Prosad Shaw, and Shyamlal Shaw died intestate leaving behind him his successors Jhagun Prosad Shaw and Bhuban Prosad Shaw and two others.

C. After demise of Shew Nandan Prosad Shaw and Shyamlal Shaw the original Purchasers of the land measuring an area of 3 Bighas 3 Kathas be the same a little more or less including two storied pucca constructions and kantcha constructions standing thereon the said Rajeswar Prosad Shaw and Eight others and Jhagun Prosad Shaw, Bhuban Prosad Shaw and Two others became the conjoint and absolute owners of the land with constructions collectively in the Estate of Shew Nandan Prosad Shaw and Shyamlal Shaw since deceased with free from all encumbrances.

D. The said Rajeswar Prosad Shaw and Eight others filed a Partition Suit against (1) Jhagun Prosad Shaw, (2) Bhuban Prosad Shaw and Two others in the Court of the Ld. 7th Subordinate Judge at Alipore. The said Partition Suit was numbered as T.S. 34 of 1967.

E. The legal heirs of Shew Nandan Prosad Shaw and



(7)

Shyamlal Shaw also filed a Title Suit in the year 1957 in the Court of Ld. 10th Subordinate Judge at Alipore which was renumbered as T.S. 24 of 1961.

F. All the suits pending in the Court of Alipore came into an end. In the meantime said Rajeswar Prosad Shaw died intestate leaving behind him his wife Smt. Sumitra Devi (The Vendor No. 1 hereof) as his only legal heirs as because he was issueless and Sumitra Devi also substituted in the said Suit. And it was decided in the said Partition Suit that the said (1) Smt. Sumitra Devi (2) Krishna Prosad Shaw, (3) Rajkumari Devi, (4) Sushila Devi, (5) Kanti Devi (6) Sukuntala Devi (7) Mira Devi, (8) Gita Devi, (9) Sudha Devi got 38 kathas of land including constructions standing thereon with free from all encumbrances.

G. That after obtaining the Final Decree from the competent Court of Law the above named Smt. Sumitra Devi and eight others while enjoying the actual physical possession of their identified landed property the said Sushila Devi died intestate on 16.04.1996 leaving behind her husband namely Jagannath Prosad Gupta one son namely Binoy Kumar Gupta and one daughter namely Madhuri Devi (the Vendors No. 4 to 6 herein) as her surviving legal heirs and successors and the said Mira Devi died intestate on 23.10.2009 leaving behind

Sumitra Devi Shaw

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her husband namely Laxmi Narayan Shaw, two sons namely Anil Kumar Shaw, Dipak Kumar Shaw and one daughter namely Anita Devi (the Vendors No. 9 to 12 herein) as her surviving legal heirs and successor as per the law of Hindu Succession Act, 1956.

H. In this premises Smt. Sumitra Debi and others mentioned herein above more fully known as Vendors herein are the full and absolute owners of the land aforesaid more fully described in the schedule here under having good, lawful, marketable right title and interest.

AND WHEREAS the Vendors hereof thus having acquired all the right, title and interest into out of and over their specific property being scheduled hereunder by virtue of said Decree of Partition and while have been possessing and enjoying the actual physical possession thereof the Vendors hereof make a master plan by dividing in different small plots of the aforesaid more or less 38 cottahs of land and owing to some personal and lawful reasons resolved to sell out a plot of land measuring an area more or less **2 Cottahs 8 Chittacks bearing Sub Plot No. "B-2" in Block - B**, being Scheduled hereunder and the Purchasers being interested to purchase the same, offered a sum of Rupees 2,00,000.00 (Rupees Two lacs) only towards the full

(9)

and final consideration amount which being the highest offer, the Vendors accepted and assented to the said offer and covenanted unto the Purchasers to transfer their specifically scheduled property thereof by way of sale for which appear these presents.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

That in pursuance of the said covenants and in consideration of the sum of Rs. 2,00,000.00 (Rupees Two lacs) only paid by the Purchasers unto the Vendors at or prior to the execution of this presents (the receipts whereof the Vendors do hereby admit & acknowledge) AND of and from the same acquit release and discharge the said Purchasers and the said property described in the schedule hereunder intended to be transferred the Vendors do hereby grant, transfer and convey unto the Purchasers ALL THAT the piece or parcel of land being scheduled hereunder OR HOWSOEVER OTHERWISE the said land and building now is or are situated numbered known and described TOGETHERWITH the rights liberties privileges appendages sewers easements etc. what-so-ever in the said property appertaining therewith AND all the estate right, title, claim or demand at law or in equity of the Vendors into out of and over the scheduled property to have and hold the same unto the Purchasers

[Handwritten signature]

(10)

for-ever absolutely free from all encumbrances AND the Vendors do hereby covenant with the Purchasers notwithstanding any thing or act by the Vendors made done or executed to the contrary, they, the Vendors have good right to grant transfer and convey the said property HEREBY granted transferred and conveyed unto the Purchasers in the manner aforesaid AND THAT the Purchasers shall at all times hereafter quietly and peaceably enjoy the said property without any lawful eviction, interruption, claim or demand from or by the Vendors or any person claiming under him AND THAT free clear and absolutely discharged and exonerated by and at the expenses of the Vendors effectually indemnified against all manner of claims, charges, lien, attachment etc. AND FURTHER that the Vendors shall from time to time hereafter at the request and costs of the Purchasers make the Vendors undertake to do act and perform all or any of such acts or deeds to be so necessary for the purpose of rectification and/or better enjoyment of the said property by the Purchasers in the manner aforesaid.

Words in this indenture importing singular shall include plural and vice-a-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-a-versa.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of total land contained by estimation an area of 38 kathas be the same a little more or less togetherwith residential structure standing thereon situate and lying at Mouza - Sodepur, J.L. No. 8, R.S. No. 11, Touzi No. 172, Khatian No. 91, under Dag No,

AB

(11)

302/494 (Bastu land), Khatian No. 341 under Dag No. 302
(P) (Bastu land) and Khatian No. 443 under Dag No.
302/495 (Bagan land) into and out of which more or
less 2 Cottahs 8 Chittacks of land bearing Sub Plot
No. "B-2" in Block - B alongwith 100 Sq.ft R.T. Shed
standing thereon, P.S. Khardah, under Additional District
Sub-Registrar at Barrackpore in the District of North 24
Parganas, under the Collectorate of North 24 Parganas on
behalf of Govt. of West Bengal within the local limits of
Panihati Municipality under Ward- No. 13, TOGETHERWITH
all the estate right, easement, interests, appendages,
hereditaments etc. reserved from the land and building
hereby conveyed.

BUTTED AND BOUNDED IN THE MANNER

THAT IS TO SAY :

On the North : Scheme Plot No. "B-1".

On the South : Scheme Plot No. "B-3".

On the East : 15 ft wide Common Road. (Nilgunj Road by lane).

On the West : House of Sushil Dey.

THE ABOVE SCHEDULED property and the subject plot bearing No. B-2 vividly shown in the sketch map delineated in the RED Border, annexed hereto which shall form a part of this Indenture. For the purpose of assessment of market value in the Registration Office the subject Plot of land measuring 2 Cottahs 8 Chittacks hereby divided (13 Chittacks 15 Sq.ft in Dag No. 302/494, 13 Chittacks 15 Sq.ft in Dag No. 302 and 13 Chittacks 15 Sq.ft in Dag No. 302/495).

ABHINABA UDYOG

Nilgunj Roy
Partners

R

(12)

IN WITNESS WHEREOF the Vendors do hereby have set and subscribed their respective hands hereunto without any provocation in sound state of health and mind, out of their own accord on this the day, month and year first written above.

SIGNED AND DELIVERED

in presence of following

WITNESSES.

1. Shambhukumar Shastri.
16, Raj Mohan Bosthana.
Hawrah.

2. विजयशंकर शर्मा
अनुभा सिन्हा
पुणे

Srimite Devi Shastri.

1. [Redacted] LTI of Rajkumari Debi
2. [Redacted] By the pen of Satyajit Das
3. [Redacted] मातृश्री देवी

- 4. Jagannath Prasad Gupta
- 5. विनय कुमार गुप्ता
- 6. माधुरी देवी
- 7. गीता देवी
- 8. शकुन्ता देवी
- 9. लक्ष्मीनारायण भाट
- 10. Anil KUMAR SHAW
- 11. दीपक कुमार भाट
- 12. अनिता देवी

13. [Redacted] LTI of Sudha Debi
By the pen of Satyajit Das.
अनंता प्रसाद भाट
SIGNATURE OF THE VENDORS

1. अशुतोष 13/11/2013

2. Sateesh Desai
SIGNATURE OF THE PURCHASERS

ABHINABA UDYOG
Mithunjoy Desai
Partners

A

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/Trust the full and final consideration amount to the tune of Rs. 2,00,00.00 (Rupees Two lacs) only in the following manner:

By Valid Indian currency Note Rs. 1000 x 20 Pcs Rs. 2,00,000.00

Total Rs. 2,00,000.00

In Words - (Rupees Two lacs) only

Full and final consideration with satisfaction alongwith good health and sound mind on this the day, month and year first written above.

SIGNED AND DELIVERED in presence of following

WITNESSES.

1. Shambhu 100 Shau.
16, Rajendra Narayan Bose Lane
Howrah 1.

2. गणेश चरण झा
गणेश चरण झा
बनारस

1. Sumitran Devi Shau.
LTI of Rajkumari Debi
By the Pen of Satyajit Das.
गणेश चरण झा

4. Jagannath Prasad Shau

5. विनय कुमार झा

6. महेश चंद्रिका

7. गीता देवी

8. शकुन्तला देवी

9. लक्ष्मी मायाजी शौ

10. Anil KUMAR SHAU

11. दीपक कुमार शौ

12. अमीता देवी

13. LTI of Sudha Debi
By the Pen of. Satyajit Das.

14. गणेश चरण झा
SIGNATURE OF THE VENDORS

Drafted by :

Alokendu Bandyopadhyay
Alokendu Bandyopadhyay
Adv.
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter :

R. Ghoshal
Rahul Ghoshal
Alokeng4/R

ABHINABA UDYOG
Mihiranjay sey
Partners

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 4847 to 4874
being No 05139 for the year 2013.



(Subhas Chandra Majumdar) 27-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal

ABHINABA UDYOG
Mityunjoy Roy
Partners

SITE PLAN OF PLOTS WITHIN - MOUZA-SODEPUR, J.L. NO-8, Re. Su. NO-11, TOUZI NO-172, DAG NOS - 383, 302, 301, 300, KHA TIAN NOS-91, 341, 443 P.S.-KHARDAH, DIST. NORTH 24 PARGANAS. UNDER PANIHATI MUNICIPALITY, WARD NO-13

PLOT - MARKED IN RED COLOUR

HOUSE OF KAILASH CH. BHOWMICK

HOUSE OF PRYO FANJARI ROY

HOUSE OF SUSHIL DEY



COMMON ROAD

15'-0" WIDE COMMON ROAD

COMMON ROAD

NABA KAILASH APARTMENT



BLOCK - "A"
10X-8Cb-248R (WITH BUILDING)

NILGANT ROAD

DRAWN BY

ABHINABA UDYOG

Partners

Handwritten notes in Bengali:
 By the part of Sushil Dey, 10X-8Cb-248R (WITH BUILDING) is the part of Sushil Dey.
 Sushil Dey, 10X-8Cb-248R (WITH BUILDING) is the part of Sushil Dey.
 Sushil Dey, 10X-8Cb-248R (WITH BUILDING) is the part of Sushil Dey.
 Sushil Dey, 10X-8Cb-248R (WITH BUILDING) is the part of Sushil Dey.
 Sushil Dey, 10X-8Cb-248R (WITH BUILDING) is the part of Sushil Dey.