

5889

D 05137/13



पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL *Case 586/13* A 753248

*22/05/13
21-6-05 p.m.*

M. V. Rs. 8,83,875/-

Q.No. 10449/13

Certified that the documents admitted to registration ~~the~~ and the endorsement ~~grants~~ with this document are the part ~~of~~ document

[Signature]
Addl. Dist. Sub. Registrar
Barrackpore, 24 Pgs. (N)
24/5/13

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
Milanjay dey
Partners

A



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

Endorsement For Deed Number : I - 05137 of 2013
(Serial No. 05889 of 2013)

On 22/05/2013

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

Presented for registration at 18.05 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 Late Rajeswar Prasad Shaw, 15 Bellious Road, District:-Howrah, WEST BENGAL, India, Pin :-1, By Caste Hindu, By Profession : House wife
2. Rajkumari Debi, wife of Late Ayodhya Prasad Shaw, Khatritola, 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 SADAR, District:-Vaishali, BIHAR, India, , By Caste Hindu, By Profession : House wife
4. Binay Kumar Gupta, son of Jagannath Prasad Shaw, Mehadr, District:-Patna, BIHAR, India, Pin :-6, By Caste Hindu, By Profession : Business
5. Madhuri Devi, wife of Paras Nath Shaw, Machuatoli, District:-Patna, BIHAR, India, Pin :-5, By Caste Hindu, By Profession : House wife
6. Gita Debi, wife of Ganesh Prasad Shaw, Chowhatta, Thana:-HARIJAN P.S., District:-Vaishali, BIHAR, India, . By Caste Hindu, By Profession : House wife
7. Sakuntala Debi, wife of Rejendra Prasad Shaw, Uttam Nagar, District:-New Delhi, DELHI, India, , By Caste Hindu, By Profession : House wife
8. Laxmi Narayan Shaw, son of Late Sitaran Shaw, Gurhatta Ray Jay Krishna Road, District:-Patna, BIHAR, India, Pin :-8, By Caste Hindu, By Profession : Business
9. Anil Kumar Shaw, son of Laxmi Narayan Shaw, Gurhatta Ray Jay Krishna Road, District:-Patna, BIHAR, India, Pin :-8, By Caste Hindu, By Profession : Business
10. Dipak Kumar Shaw, son of Laxmi Narayan Shaw, Gurhatta Ray Jay Krishna Road, District:-Patna, BIHAR, India, Pin :-8, By Caste Hindu, By Profession : Cultivation
11. Anita Devi, wife of Chandra Prakas Shaw, Bellious Road, District:-Howrah, WEST BENGAL, India, Pin :-1, By Caste Hindu, By Profession : House wife
12. Sudha Devi, wife of Late Birendra Prasad Shaw, Beganahat, District:-Nalanda, BIHAR, India, , By Caste Hindu, By Profession : House wife
13. Krishna Prosad Shaw, son of Shew Nandan Shaw, Pirbahar, District:-Patna, BIHAR, India, Pin :-6, By Caste Hindu, By Profession : Business
14. Sahadeb Dey, son of Late Dashurathi Dey, 127 T N Banerjee Road, Thana:-Khardaha, P.O. :-Panihati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

ABHINABA UDYOG

Subhas Chandra Majumdar

(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 - 05137 of 2013
(Serial No. 05889 of 2013)

Identified By Shambhu Kumar Shaw, son of Raj Mohan Shaw, Howrah, District:-Howrah, WEST BENGAL, India, Pin :-1, By Caste: Hindu, By Profession: Service.

(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.-8,83,875/-

Certified that the required stamp duty of this document is Rs.- 53052 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Execution is admitted on 23/05/2013 by

1. Jagannath Prasad Gupta, son of Late Bhagawan Das Shaw , Mehadru, District:-Patna, BIHAR, India, Pin :-6, By Caste Hindu, By Profession : Business

Identified By Shambhu Kumar Shaw, son of Raj Mohan Shaw, Howrah, District:-Howrah, WEST BENGAL, India, Pin :-1, By Caste: Hindu, By Profession: Service.

(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. 9727.00/-, on 24/05/2013

(Under Article : A(1) = 9713/- ,E = 14/- on 24/05/2013)

Deficit stamp duty

Deficit stamp duty Rs. 48070/- is paid , by the draft number 230322, Draft Date 20/05/2013, Bank : State Bank of India. KHARDAH, received on 24/05/2013

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

ABHINABA UDYOG

Mityunjoy Roy

Partners

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

ORDER RULE 44A OF THE I.R. ACT 1908

Name Sumitra Debi

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত

ডান হাত

Sumitra Devi Shaw

Signature of the Presentant

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

(2) Name Rajkumari Debi

| | | | | |
|--------|------|--------|------|--------|
| 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

Signature of the Presentant By the pen of - Satyajit Das.

Signature of the Presentant By the pen of - Rajkumari Debi

(3) Name Kunti Debi

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত










ডান হাত

Kunti Debi
Signature of the Presentant

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

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Jaganath Prasad Shaw.

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

Jaganath Prasad Shaw
Signature of the Presentant

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

(2) Name Binay Kumar Gupta.

| LITTLE | 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

Binay Kumar Gupta
Signature of the Presentant

(3) Name Madhuri Devi,

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

Madhuri Devi
Signature of the Presentant

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

ORDER RULE 44A OF THE I.R. ACT 1908

Name Gita Debi

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



ডান হাত

গীতা দেবী
Signature of the Presentant

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

(2) Name Sakuntala Debi

| | | | | |
|--------|------|--------|------|--------|
| 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

সাকুন্তলা দেবী
Signature of the Presentant

(3) Name Laxmi Narayan Shaw

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



ডান হাত

লক্ষ্মী নারায়ণ শাহ
Signature of the Presentant

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

ORDER RULE 44A OF THE I.R. ACT 1908

Name Anil Kumar Shah

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



ডান হাত

Anil Kumar Shah

Anil Kumar Shah
Signature of the Presentant

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

(2) Name Lipak Kumar Shah

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



ডান হাত

Lipak Kumar Shah

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

অনিলা দেবী
Signature of the Presentant

(3) Name Anita Devi

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



ডান হাত

অনিলা দেবী
Signature of the Presentant

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

ORDER RULE 44A OF THE I.R. ACT 1908

Name Sudha Debi

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



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/Testator. (Tick the appropriate status)

(2) Name Krishna Prasad Shaw

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



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

সাহেব দেব
Signature of the Presentant

(3) Name Sahadeb Dey

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



Sahadeb Dey
Signature of the Presentant

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

(2)

BETWEEN

(1) **SMT. SUMITRA DEBI**^{SHAW}, wife of Late Rajeswar Prasad Shaw, by Nationality - Indian, by Religion - Hindu, by occupation -House-Hold Work, residing at 15, Belllious 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. Lalganj, 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. MADHUKI DEVI**, Wife of Sri Paras Nath 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

AZ

(3)

(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, Bellilious 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

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 **PURCHASER** (which term or expression shall unless repugnant to the Subject or context hereof shall mean and include his 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 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

B

(5)

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.

Successors of Shaw

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 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

R

(6)

successors Jhagun Prosad Shaw and Bhuban Prosad Shaw and two others.

C. After demise of Shew Nandan Prosad Shaw and Shyamlal Shaw the original Purchaser 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 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

AR

(7)

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 Debi (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 Madhavi 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 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.

Survived by
Smt. Shaw

AP

(8)

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 **1 Cottahs 7 Chittacks bearing Sub Plot No. "B-5" in Block - B**, being Scheduled hereunder and the Purchaser being interested to purchase the same, offered a sum of Rupees 2,00,000.00 (Rupees Two lacs) only towards the full and final consideration amount which being the highest offer, the Vendors accepted and assented to the said offer and covenanted unto the Purchaser to transfer their specifically scheduled property thereof by way of sale for which appear these presents.

FR

(9)

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 Purchaser 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 Purchaser and the said property described in the schedule hereunder intended to be transferred the Vendors do hereby grant, transfer and convey unto the Purchaser, 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 Purchaser for-ever absolutely free from all encumbrances AND the Vendors do hereby covenant with the Purchaser 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 Purchaser in the manner aforesaid AND THAT the Purchaser shall at all times

(10)

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 Purchaser 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 Purchaser 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, 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

(11)

less 1 Cottahs 7 Chittacks of land bearing Sub Plot No. "B-5" 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-4".

On the South : Scheme Plot No. "B-6".

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-5 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 1 Cottahs 7 Chittacks hereby divided (7 Chittacks 30 Sq.ft in Dag No. 302/494, 7 Chittacks 30 Sq.ft in Dag No. 302 and 7 Chittacks 30 Sq.ft in Dag No. 302/495).

AB

(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. Rajendra Prasad Shaw,
RZ-60, Subhash Park EXT
Rajapur Road,
2. Uttam Rayer,
N. Delhi-59

उत्तम प्रसाद
रवनीश लाल
गंज वैशाली
बिहार

- Smita Devi Shaw.
1. [Stamp] LTI of Rajkumari Debi
By the pen of Satyajit Das.
 2. [Stamp] By the pen of Satyajit Das.
 3. [Stamp] By the pen of Satyajit Das.
 4. Jagannath Prasad Gupta
मा. श्री देवा
 5. विनय कुमार गुप्ता
 6. माधुरी देवी
 7. गीता देवी
 8. शकुन्ता देवी
 9. लक्ष्मीनारायण शर्मा
 10. Anil KUMAR SHAW
 11. दीपक कुमार शर्मा
 12. उमनीता देवी
 13. [Stamp] LTI OF Sudha Debi
By the pen of - Satyajit Das.
 14. [Stamp] By the pen of - Satyajit Das.
- शारदा प्रसाद शर्मा
SIGNATURE OF THE VENDORS
1. Satish Das

2. X X X X X X

SIGNATURE OF THE PURCHASER

12

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. Rajendra Prasad Shaw
RZ-60, Subhash Park EKT,
Rajapuri Road,
Uttam Nagar,
New Delhi

स. से. व. अ. ए. ए. ए.
राजपुरी रोड, उत्तम नगर
नया दिल्ली

1. Sumitran Devi Shaw
2. LTI of - Rajkumari Debi
By the pen of - Satyajit Das.
3. [Signature]
4. Jagannath Prasad Das

5. विनय कुमार शर्मा
6. माधुरी देवी
7. गीता देवी
8. श्रीकृष्ण देवी
9. लक्ष्मीनारायण/लक्ष्मी
10. Anil KUMAR SHAW
11. दीपक कुमार शर्मा
12. अनीता देवी

13. LTI of Sudha Debi
By the pen of - Satyajit Das.
14. [Signature]

SIGNATURE OF THE VENDORS

Drafted by :

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

Laser Setter :

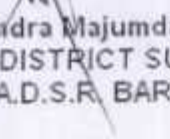
Rahul Ghoshal
Alokeng4/R

ABHINABA UDYOG
Mityunjay Sengupta
Partners

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 4793 to 4818
being No 05137 for the year 2013.

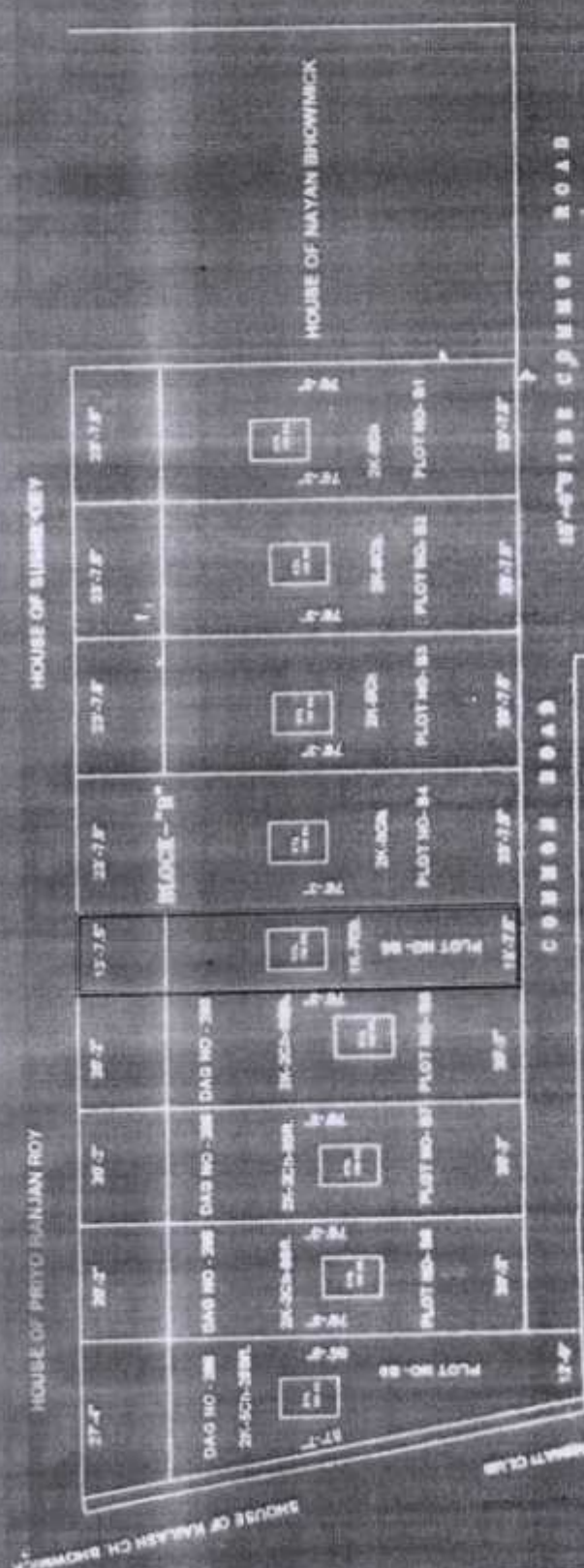



(Subhas Chandra Majumdar) 27-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal

ABHINABA UDYOG
Mridunjoy Roy
Partners

SITE PLAN OF PLOTS WITHIN - MOUZA-SODEPUR, J.L. NO-8, Rg.Su. NO-11, TOLUD NO-17Z, DAG NOS - 302, 303, 304, KHATIAN NOS-81, 341, 443 P.S.-KHARDAH, DIST-NORTH 24 PARAGANAS, UNDER PASARATI MUNICIPALITY, WARD NO-13

PLOT - MARKED IN RED COLOUR



COMMON ROAD

18'-6" WIDE COMMON ROAD

COMMON ROAD



117 of Raykrumari Deb
By the ten of Subrajit Das
Mithunjoy Deb

117 of Subho Doli
By the pond, completed in 2016

Jagannath Choudhury
37 of Mr. Dola
21 of Mr. Dola
over the road
Sub Kumar Singh

ABHINABA UDYOG

Mithunjoy Deb
Partners

DRAWN BY

NILGANT ROAD

HOUSE OF MAYAN BHOWMICK

HOUSE OF SIKHAR-DEVI

HOUSE OF PRITO BANJAN ROY

HOUSE OF KALASH CH. BHOWMICK

HOUSE OF MAYAN BHOWMICK

18K-82A-3481L (VITTE BUILDING)

21 MAY 2013
Addl. Dist. Sub-Registrar
Barackpore, North 24 Parganas



ARHINABA UNDO