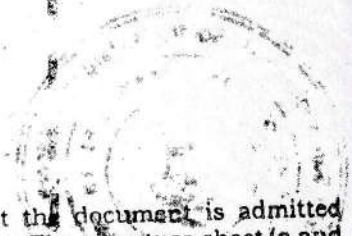


2-3346/13

I-2749/13



2.7 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
16.05



Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

[Signature]
District Sub-Registrar-I
Alipore South 24 Parganas

A 855730 A 855730
V.C. Case No. ...849... Dt. 2/7/13
J (H) Ra. 2.50
J (S) ... 3 ... AS A CONSTITUTED ATTORNEY
Total ... 6.00 ...
Realised on 2/7/13 D.S. R-1
Alipore South 24 Pgs.
03/7/13

03 JUL 2013 DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 2nd day of July, Two Thousand Thirteen. (2013) BETWEEN 1. SRI SURAJIT ROY, Son of Late Jyotish Chandra Roy, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at-Block-E, Flat No.6, VIP Road, P.S. Dum Dum, Kolkata-700054, 2. SRI AMITAVA GHOSH, Son of Late Sachchidananda Ghosh and Husband of Late Lahari Ghosh, 3. SRI AVIJIT GHOSH, Son of Sri Amitava Ghosh and Lahari Ghosh (now deceased) both by faith-Hindu, by Occupation

5869 24/6/2013 5000/-
 No. 5869
 Date 24/6/2013
 Amount 5000/-
 In Rupees
 Name of Smt. Shiv Construction
 Address B/126, Ramgarh
 P. S. KMT - HT
 Vendor

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27



Manashi Majumdar.



2252
 2/7/13

Manashi Majumdar -
 AS A CONSTITUTED ATTORNEY OF
 1. Sri Surajit Roy
 2. Sri Armitava Ghosh
 3. Sri Avijit Ghosh.



2253

SHIV CONSTRUCTION
 Partner

2008 JUL 30

District Sub-Registrar-I
 Alipore, South 24 Parganas



2254

SHIV CONSTRUCTION
 Partner
 JAYDEEP BISWAS



2255

SHIV CONSTRUCTION
 Partner
 Subanil Biswas

2/7/13

Samanta Majumdar
 S/o. Late Swatantra Lal Majumdar
 SUNITI BARIK
 D/109, Kaongar
 Kolkata - 70047
 Retd.

Service, by Nationality-Indian, both are residing at Block-'P'-797, New Alipore, P.S. New Alipore, Kolkata-700053, hereinafter collectively called as the 'VENDORS' " represented by their constituted Attorney namely SMT.MANASHI MAJUMDAR, wife of Sri Samar Kumar Majumdar, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at-D-109, Ramgarh, P.O.Naktala, P.S.Jadavpur, Kolkata-700047, (vide General Power of Attorney dated 02.01.2013 in Book No. IV, Volume No.1, Pages No.1 to 8, Being No.00002, for the year 2013) (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, administrators, agents, representatives and / or assigns) of the ONE PART.

AND

"SHIV CONSTRUCTION" a Partnership firm having its office at-D/126, Ramgarh, P.O. Naktala, P.S. Patuli, Kolkata-700047, District South 24-Parganas, represented by its Partners namely 1. SRI SUBRATA DHAR, Son of Sri Tarapada Dhar, residing at-87/10A, Raja S. C. Mullick Road, P.O. Naktala, P.S. Jadavpur now Patuli, Kolkata-700047, District South 24-Parganas, 2. SRI JAYDEEP BISWAS, Son of Sri Satinath Biswas, residing at-202, Sindhu Apartment, 144, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata-700092, District South 24-parganas, 3. SRI SUKAMAL BISWAS, son of Late Purna Chandra Biswas, residing at-I/3, Baghajatin Colony, P.O. Regent Estate, P.S. Jadavpur now Patuli, Kolkata-700092, District South 24-Parganas, all by faith-Hindu, by occupation-Business, by Nationality-Indian, hereinafter collectively called as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the

subject or context shall mean and include their respective heirs, successors, administrators, agents, representatives and/or assigns) of the **OTHER PART.**

WHEREAS Jyotish Chandra Roy and Basudev Roy, both Sons of Late Ramesh Chandra Roy, of P-40, Raipur, G.S. Scheme No.II, P.S. Jadavpur, Kolkata-700084, was absolute Joint Owners of ALL THAT piece and parcel of land measuring 4 Cottahas 0 Chittack and 0 sq.ft. be the same and/or little more or less lying and situate of Mouza-Raipur, J.L.No.33, L.O.P. No.40, C.S. Plot No.1257 (P), within the limits of the Kolkata Municipal Corporation Ward No.101, in the District South 24-Parganas, by virtue of a Deed of Gift dated 14th day of March 1989 made by the Governor of the State of West Bengal, through the Refugee Relief and Rehabilitation Department, which was registered with the office of the Additional District Sub-Registrar at Alipore, District South 24-Parganas and recorded in Book No. 1, Volume No.2, Pages from 545 to 548, Being No.138, for the year 1989 and had been enjoying the same without any disturbance and obstruction from any corner by constructing a two storied building on the said land in the Premises.

AND WHEREAS said Jyotish Chandra Roy and Basudev Roy since the said mutation of their names in the Kolkata Municipal Corporation Assessment Register, the said landed property was/is known and numbered as the premises No.106, Roypur, Mailling Address 40, Raipur Govt. Scheme No.II, Kolkata-700084, being Assessee No.311012201064.

AND WHEREAS While in peaceful possession and lawful occupation of the same said Jyotish Chandra Roy died intestate on 11.12.1997 leaving behind his wife, only Son Surojit Roy, the Vendor No.1 herein and only daughter Smt.Lahari Ghosh, who inherited the aforesaid property according to Hindu Succession Act.1956.

AND WHEREAS the said Basudev Roy also died intestate on 19.05.2003 being unmarried and after his death his undivided share of the said property devolved upon aforesaid legal heirs of Late Jyothish Chandra Roy.

AND WHEREAS the wife of said Jyotish Chandra Roy also died intestate on 28.04.2009 leaving behind her only Son Surojit Roy, the Vendor No.1 herein and only daughter Smt.Lahari Ghosh, and thereafter the daughter namely Lahari Ghosh died intestate on 27.07.2012 leaving behind her Son Avijit Ghosh and husband Sri Amitava Ghosh, the Vendors No.2 and 3 herein as her only legal heirs and successors who inherited the share of the aforesaid property according to Hindu Succession Act.1956.

AND WHEREAS since the said inheritance the said 1. Sri Surajit Ghosh, Sri Amitava Ghosh, and Sri Avijit Ghosh, all the Vendors herein now in peaceful possession and enjoyment of the said land without any interruption or hindrance from others.

AND WHEREAS the vendors have agreed to sell and the purchasers have agreed to purchase free from all encumbrances, charges, liens, lispendences, attachments and liabilities of whatsoever nature ALL THAT piece and parcel of land measuring 4 Cottahas 0 Chittack and 0 sq.ft. be the same and / or little more or less together with two storied building standing thereon lying and situate of Mouza-Raipur, J.L. No.33, L.O.P. No.40, C.S. Plot No.1257 (P), within the limits of the Kolkata Municipal Corporation Ward No.101, being Premises No.106, Roypur, Mailing Address 40, Raipur Govt Scheme No.II, Kolkata-700084, Assessee No.311012201064, with in P.S. Jadavpur now Patuli, in the District of 24-Parganas (now South 24-Parganas) with all easements rights, amenities, and facilities morefully

described in Schedule hereunder written and for a total consideration of Rs.60,00,000- (Rupees Sixty Lakhs) only.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs.60,00,000/-(Rupees Sixty Lakhs) only paid by the purchasers to the vendors on or before the execution of these presents the receipt whereof the vendors doth hereby admit and acknowledges of and from the same and every part thereof doth hereby acquit, release and forever, discharge the purchasers as well as the said landed Property hereby covenant the vendor doth hereby grant, convey, transfer, sell assure and assigns to and unto the said purchasers their heirs, executors, representatives, administrators and as assignees ALL THAT piece and parcel of land measuring 4 Cottahas 0 Chittack and 0 sq.ft. be the same and / or little more or less together with on the Ground floor measuring 1500 sq.ft. structure and on the First floor 500 sq.ft. structure total 2000 sq.ft. two storied building standing thereon lying and situate of Mouza-Raipur, J.L. No.33, L.O.P. No.40, C.S. Plot No.1257 (P), within the limits of the Kolkata Municipal Corporation Ward No.101, being Premises No.106, Roypur, Mailing Address 40, Raipur Govt Scheme No.II, Kolkata-700084, Assessee No.311012201064, with in P.S Jadavpur now Patuli, sub Registry office A.D.S.R. Alipore, in the District of 24-Parganas (now South 24-Parganas) fully described in the Schedule below and delineated in the map or plan annexed herein and bordered by **RED** bordered lines OR **HOSWOEVER OTHERWISE** the said landed Property and hereditaments now is or herein before was / were situated, butted and bounded, called, known, numbered described or distinguished together with all paths, passages, ways, sewers, drains, walls, water courses and all other

former rights, liberties, benefits, privileges, advantages, easements, appendages, appurtenances whatsoever or to the said landed property belongs to or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or in appurtenant thereto and the reversion or reversions, remainder or remainders and the rent, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever doth hereby at law and in equity of the Vendors upon the said landed Property and every part thereof and all the deeds, paths, passages, writings evidences of title whatsoever relating to the said landed property and every part thereof which now are or may thereafter be in the custody, power, control or possession of the said vendors or any procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said landed Property hereditaments so to be unto and to said purchaser absolutely forever from all encumbrances and the vendors doth hereby covenant with the purchaser that notwithstanding any act, thing, deed, matter, whatsoever made done or executed or knowingly suffered to the contrary the vendors now have good, right, full power absolute authority and indivisible title to grant, transfer, convey, sell or execute or intend so to be unto and to the use of the said purchasers in manner aforesaid landed Property delivered vacant and peaceful khas possession thereof simultaneously with the execution of these presents and that the purchasers shall may at the time thereafter peaceably hold, possess and enjoy the said landed Property or every part thereof on payment of taxes to the Kolkata Municipal Corporation (Jadavpur Unit, Borough-VI), and receive the

taxes, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully and equitably claiming from under or in trust for the vendors or any predecessors in title and that free from and clear and freely and clearly and kept the purchasers indemnified from against or charges, estate, encumbrances, created by the vendors or by any of her predecessors in title and that free from all encumbrances, whatsoever made or suffered by the vendors or any person lawfully and equitably and claiming any estate or interest upon the said landed Property or any part thereof from under or intrust for vendors shall or will from time to time or at all time hereafter at the cost and requests of the purchasers do or execute all such acts, deeds or things and matters whatsoever for further and more perfectly assuring and conveying the landed Property and hereditaments to and unto the said purchasers as shall or may be reasonably required.

THE VENDORS further declare that the landed Property intending to be sold have not been previously sold, leased, mortgage or gifted any time and there is no charge, lien, lispendences and there in no cause, suit or proceedings, pendings before any court of law and there is no acquisition or requisition, in respect of the said landed Property, the landed Property is in no way of encumbered, and is free from all encumbrances.

IF any of the representation of covenants made herein before by the Vendors are subsequently found to be false or incorrect or any fraud is detected at a letter date whereby or by reason whereof the Purchasers may suffer any loss or damage the Vendors shall be liable to compensate the loss or damage as may be sustained by the purchasers.

THE Vendors declares that the purchasers and their respective heirs, executors, administrators, representatives assignees nominees and agents shall at all material times be permitted to use in perpetuity the Road situated on the Northern and Western side of the said landed Property with the power bring tap water, electric line, telephone connection, under ground sewer drain, surface drain through underground or overhead of the said two Roads.

:: THE SCHEDULE ABOVE REFERRED TO ::

ALL THAT piece and parcel of land measuring 4 Cottahas 0 Chittack and 0 sq.ft. be the same and / or little more or less together with on the Ground floor measuring 1500 sq.ft. structure and on the First floor 500 sq.ft. structure total 2000 sq.ft. two storied building standing thereon lying and situate of Mouza-Raipur, J.L. No.33, L.O.P. No.40, C.S. Plot No.1257 (P), within the limits of the Kolkata Municipal Corporation Ward No.101, being Premises No.106, Roypur, Mailing Address 40, Raipur Govt Scheme No.II, Kolkata-700084, Assessee No.311012201064, with in P.S. Jadavpur now Patuli, sub Registry office A.D.S.R.Alipore, in the District of 24-Parganas (now South 24-Parganas) and delineated in the Map or Plan annexed hereto and shown within RED border lines and the said landed Property is butted and bounded in the manner following that is to say :-

ON THE NORTH : By 4800 AV. WIDE K.M.C. Road.

ON THE SOUTH : By L.O.P NO.41.

ON THE EAST : By L.O.P. NO.39.

ON THE WEST : By 18.288 M WIDE RAJA S.C. MULLICK ROAD.

IN WITNESS WHEREOF the vendors have hereunto set and subscribed their hands, seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Vendors at Kolkata in the

presence of :-

1. Hebarish Sarkar
@ Lipore Police Court.
KOL-27.

Manashi Majumdar
PAN CARD NO. AEI PM 8284N
AS A CONSTITUTED ATTORNEY OF

- 1. Sri Surajit Roy.
- 2. Sri Armitva Ghosh.
- 3. Sri Avijit Ghosh

SIGNATURE OF THE VENDORS

represented their lawful and rightful constituted Attorney

2. Samar Kr. Majumdar
SONITI BHAVAN
D/109, Ramgarh, Kolkata-700047
SIGNED, SEALED AND DELIVERED

SHIV CONSTRUCTION

[Signature]
Partner
PAN CARD NO. ADSPD8610L

SHIV CONSTRUCTION

[Signature] JAYDEEP B...
Partner
PAN CARD NO. ADSPB 879E J

SHIV CONSTRUCTION

[Signature]
Partner
PAN CARD NO. AHIPB 1152H

SIGNATURE OF THE PURCHASERS

2. Samar Kr. Majumdar
SONITI BHAVAN
D/109, Ramgarh.
Kolkata-700047

RECEIVED of and from the within named purchasers the within mentioned sum of Rs.60,00,000/- (Rupees Sixty Lakhs) only as and by way of full and final payment of the consideration money herein mentioned payable under their presence as per memo below :-

MEMO OF CONSIDERATION

By Banker's Cheque No.685727, dated 26.06.2013,Rs.60,00,000/-

Drawn on Bank of India, Bagha Jatin Branch, Kolkata.

(RUPEES SIXTY LAKHS) ONLY.

WITNESSES

1. *Debasish Sarkar*

2. *Sannat K. Majumdar*
SORITI BAN DATI
D/109, Raongor.
Kolkata-700147.
 Drafted by me :-

Manashi Majumdar -

AS A CONSTITUTED ATTORNEY OF

1. *Sri Surajit Roy.*
2. *Sri Aronitava Ghosh*
3. *Sri Avisit Ghosh*

SIGNATURE OF THE VENDORS

Shankar

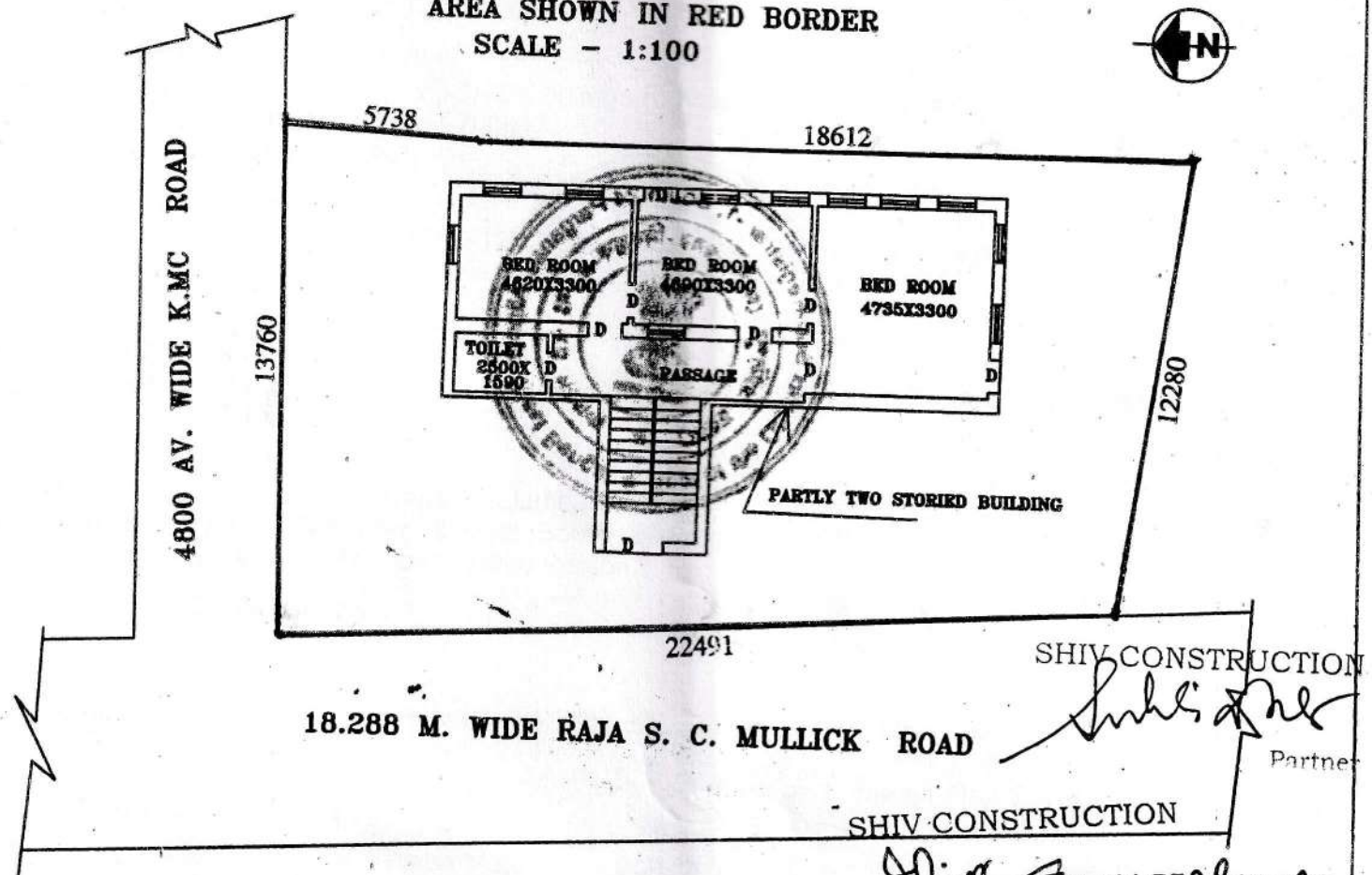
Shyamal Chakraborty
 Deed Writer
 Licence No.-39
 Alipore Police Court
 Kolkata-700027
 9830181619

Typed by me :-

D. Sarkar
Sri Debasish Sarkar,
Alipore Police Court,
Kolkata-27 :

A SITE PLAN OF LAND WITH STRUCTURE PARTLY TWO STORIED BULIDING
 AT PREMISES NO: 106 ROYPUR ROAD,
 POSTAL ADDRESS - 40 ROYPUR ROAD, GOVT. SCHEME NO - II, KOLKATA -
 700084 WITHIN P.S JADAVPUR, NOW PATULI,
 DIST. 24 PGS (S), C.S. PLOT NO.-1257(P), L.O.P NO-40, J.L NO-33, MOUZA
 ROYPUR
 LAND MEASURING - 4K -0CH - 0 SFT

AREA SHOWN IN RED BORDER
 SCALE - 1:100



Manashi Majumdar.
 AS A CONSTITUTED ATTORNEY OF
 1. Sri Surajit Roy.
 2. Sri Amitava Ghosh
 3. Sri Avijit Ghosh.

SITE PLAN
 SCALE - 1:100

Jaydeep Biswas
 JAY DEEP BISWAS
 Partner
 SHIV CONSTRUCTION
Sukant Mishra
 Partner

DRAWN BY - SOUHARDYA MITRA
161, BAGHAJATIN STATION ROAD
KOLKATA - 700086

[Signature]
 District Sub-Registrar-1
 Alipore, South 24 Parganas



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

Endorsement For Deed Number : I - 02749 of 2013
(Serial No. 03346 of 2013 and Query No. 1601L000005984 of 2013)

On 02/07/2013

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

Presented for registration at 16.05 hrs on :02/07/2013, at the Private residence by Smt Manashi Majumdar ,Executant.

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

Execution is admitted on 02/07/2013 by

1. Subrata Dhar
Partners, Shiv Construction, D/126, Ramgarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047.
, By Profession : Business
2. Jaydeep Biswas
Partners, Shiv Construction, D/126, Ramgarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047.
, By Profession : Business
3. Sukamal Biswas
Partners, Shiv Construction, D/126, Ramgarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047.
, By Profession : Business

Identified By Samar Kumar Majumdar, son of Late Surendra Lal Majumdar, D- 109, Ramgarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste: Hindu, By Profession: Retired Person.

Executed by Attorney

Execution by

1. Smt Manashi Majumdar, wife of Samar Kumar Majumdar , D- 109, Ramgarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047 By Caste Hindu By Profession: House wife,as the constituted attorney of 1. Surajit Roy 2. Amitava Ghosh 3. Avijit Ghosh is admitted by him.

Identified By Samar Kumar Majumdar, son of Late Surendra Lal Majumdar, D- 109, Ramgarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste: Hindu, By Profession: Retired Person.

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I

On 03/07/2013

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.

(Humayun Ali)

DISTRICT SUB-REGISTRAR-I

03/07/2013 12:44:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02749 of 2013
(Serial No. 03346 of 2013 and Query No. 1601L000005984 of 2013)

Payment of Fees:

Amount By Cash

Rs. 66035.00/-, on 03/07/2013

(Under Article : A(1) = 65989/- ,E = 14/- ,H= 28/- ,M(b) = 4/- on 03/07/2013)

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.-60,00,000/-

Certified that the required stamp duty of this document is Rs.- 420020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 366908, Draft Date 28/06/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
2. Rs. 49000/- is paid , by the draft number 366926, Draft Date 01/07/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
3. Rs. 49000/- is paid , by the draft number 366894, Draft Date 27/06/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
4. Rs. 23020/- is paid , by the draft number 366907, Draft Date 28/06/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
5. Rs. 49000/- is paid , by the draft number 366925, Draft Date 01/07/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
6. Rs. 49000/- is paid , by the draft number 366893, Draft Date 27/06/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
7. Rs. 49000/- is paid , by the draft number 366906, Draft Date 28/06/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
8. Rs. 49000/- is paid , by the draft number 366924, Draft Date 01/07/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013
9. Rs. 49000/- is paid , by the draft number 366892, Draft Date 27/06/2013, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 03/07/2013

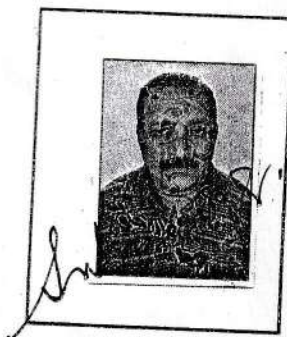
(Humayun Ali)
DISTRICT SUB-REGISTRAR-I


(Humayun Ali)
DISTRICT SUB-REGISTRAR-I



left hand					
right hand					

Name..... Manashi Hajendar
 Signature..... Manashi Hajendar



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

Name..... SUBRATA DHAR
 Signature..... Subrata Dhar



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

Name..... JAYDEEP BISWAS
 Signature..... Jaydeep Biswas

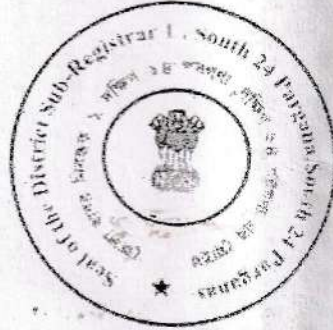


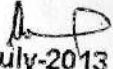
	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name..... SUKAMAL BISWAS
 Signature..... Sukamal Biswas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 4081 to 4096
being No 02749 for the year 2013.




(Humayun Ali) 04 July-2013
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal