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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to the signature sheet and the endorsement sheets attached with this document are the part of this document

A 583385

Admission Stamp
26 DEC 2012

V.C NO: - 1945/12
Q.NO: - 29270/12

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 14th day of December, Two Thousand Twelve BETWEEN (1) SMT. SHIBA RANI GHOSH, wife of Late Gopal Chandra Ghosh, (2) SRI AJIT KUMAR GHOSH, son of Late Gopal Chandra Ghosh, (3) SMT. MALA GHOSH, wife of Late Samit Kumar Ghosh, (4) SRI BISWADEEP GHOSH, son of Late Samit Kumar Ghosh, (5) SMT. PAULAMI MITRA, daughter of Late Samit Kumar Ghosh wife of Sri Debjyoti Mitra, No. 5 is being represented by her constituted Attorney her mother SMT. MALA GHOSH, No. 3 herein, by virtue of a General Power of Attorney registered on 27/01/2011 before the office of the D.S.R.- I, at Alipore and recorded in its Book No. IV,

Account Sheet
Stock Sheet
Elochi, Narambaya
Occupation - Service

Leena Ghosh

427

Shyamal Ghosh

427b

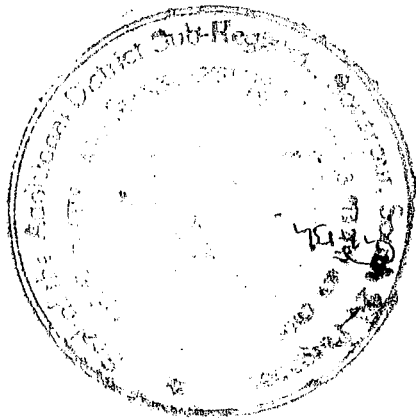
Bismal Ghosh

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M. Ghosh

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17/10, Baishnabgala Road, Karim

Neel Ghosh & Sons.

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C.D. Volume No. 1, Pages from 837 to 846, Being No. 00073 for the year 2011, (6) SMT. MANJU GHOSH, wife of Sri Amitava Ghosh, (7) SMT. LEENA GHOSH, wife of Sri Susanta Ghosh, (8) SMT. SHYAMALI GHOSH @ GHOSH, wife of Sri Manoj Ghosh, all by faith-Hindu, by Nationality- Indian, by occupation- Housewife and legal practitioner, all are residing at Elachi, P.O. Narendrapur, P.S. Sonarpur, District South 24-Parganas, hereinafter jointly called and referred to as the "VENDORS" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs. Executors, administrators, legal representatives and assigns) of the ONE PART .

A N D

(1) SRI NIKHIL GHOSH, son of Sri Haran Chandra Ghosh, (2) SMT. SOMA GHOSH, wife of Sri Nikhil Ghosh, both are residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, (3) SRI CHANDAN KUMAR GHOSH, son of Late Nityananda Ghosh, (4) ANITA GHOSH w/o Sushil Ch. Ghosh of 70 Seetampur Road, Kt- 84 (5) SRI ADWIT GHOSH, son of Sri Chandan Kumar Ghosh, both are residing at residing at 239, Boral Main Road, Kolkata- 700 084, (6) SMT. PRABHA RANI GHOSH, daughter of Late Hiralal Ghosh, (7) SMT. MOUSUMI GHOSH (DEY), wife of Sri Soumitra Dey, residing at 4, Basudevpur New Colony, Belgharia, Kolkata- 700 056, presently residing at "SRIJAN APARTMENT", 192, Bidhan Pally, P.S. Regent Park, Kolkata- 700 084, all are by faith-Hindu, by Nationality- Indian, by occupation- Business & Housewife, hereinafter jointly called and referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by and under a Deed of Sale (Bengali Kobala) dated 9th day of April, 1959 made between Pachuruddin Mondal and others therein jointly referred to as the Vendors of the One Part and one Bidya Devi therein referred to as the Purchaser of the Other Part

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with
List of Submarine Cables by
the Dept of Supply Dated

with
List of Submarine Cables

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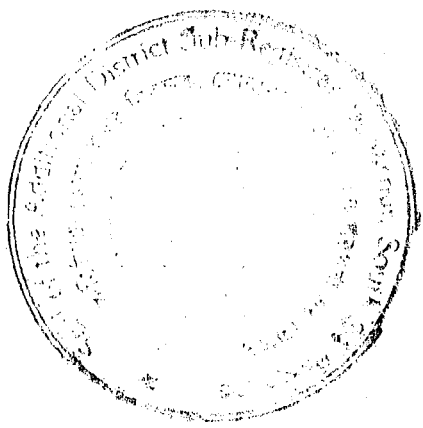
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and registered at the Office of the Sub-Registrar at Baruipur and recorded in its Book No. I, Volume No. 49, Pages 115 to 117, Being No. 3219 for the year 1959 the said Pachuruddin Mondal and others for the consideration therein mentioned sold, transferred, conveyed, assigned and assured unto and in favour of said Smt. Bidya Devi ALL THAT piece or parcel of agricultural danga land measuring 12 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166, danga land measuring 3 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304 and danga land measuring 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304 lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4 & 5, P.S. Sonarpur, District the then 24-Parganas at present South 24-Parganas.

AND WHEREAS by another Deed of Sale (Bengali Kobala) dated 24th day of September, 1957 made between the said Pachuruddin Mondal and others therein jointly referred to as the Vendors of the One Part and the said Smt. Bidya Devi therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar at Baruipur and recorded in its Book No. I, Volume No. 75, Pages 277 to 280, Being No. 6688 for the year 1957, the said Pachuruddin Mondal and others for the consideration therein mentioned sold, transferred, conveyed, assigned and assured unto the said Smt. Bidya Devi, ALL THAT piece or parcel of agricultural danga land measuring 41 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166 and danga land measuring 10 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304 lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4 & 5, P.S. Sonarpur, District the then 24-Parganas at present South 24-Parganas.

AND WHEREAS by virtue of the aforesaid two different deeds said Bidya Devi became the owner of ALL THAT piece and parcel of danga land measuring 53 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166, 13 decimals of R.S. Dag No. 1790

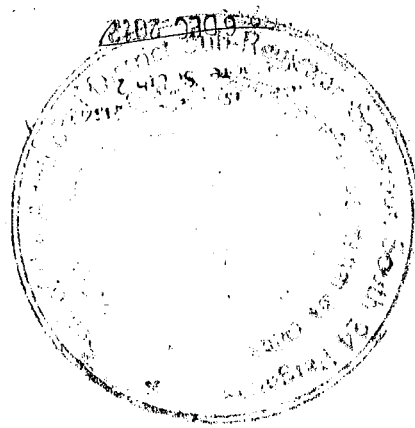
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SINGAPORE, SINGAPORE
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under R.S. Khatian No. 304 and 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304 lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4 & 5, P.S. Sonarpur, District the then 24-Parganas at present South 24-Parganas and while had been enjoying the same said Bidya Devi sold and utilised for the purpose of road a small portion out of 53 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166.

AND WHEREAS after such sale of small portion of the said plot of land said Smt. Bidya Devi became the owner of the remaining portion of the said plot of land measuring 48 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166, 13 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304 and 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304 i.e. totalling 63 decimals lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4 & 5, P.S. Sonarpur, District the then 24-Parganas at present South 24-Parganas and enjoying the same free from all encumbrances by paying the rents and taxes to the authority concerned regularly.

AND WHEREAS said Bidya Devi sold, conveyed and transferred ALL THAT piece and parcel of agricultural danga land measuring 63 decimals (the split up of the land being :- 48 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166, 13 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304 and 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304) lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4 & 5, P.S. Sonarpur, District the then 24-Parganas at present South 24-Parganas unto and in favour of **SMT. SHIBA RANI GHOSH, SRI AJIT KUMAR GHOSH, SRI SAMIT KUMAR GHOSH, SMT. MANJU GHOSH, SMT. LEENA GHOSH, SMT. SHYAMALI GHOSH @ GHOSH**, by and under a Deed of Sale which was registered on 4th day of October, 1986 before the office of the D.R. Alipore and recorded in its Book No. I, Volume No. 346, Pages 83 to 95, Being No. 17344 for the year 1986.



AND WHEREAS by and under a Deed of Sale (Bengali Kobala) dated 14th day of September, 1955, one Bakshed Mandal sold, conveyed and transferred **ALL THAT** piece and parcel of agricultural Danga land measuring 21 decimals situate and lying at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 63/64 comprised within Dag No. 1778 under Khatian No. 313 under P.S. Sonarpur, District the then 24-Parganas now known as South 24-Parganas unto and in favour of Mekhraj Keshwani, registered at the office of the Sub-Registrar at Baruipur and recorded in its Book No. I, Volume No. 70, Pages 285 to 288, Being No. 6203 for the year 1955.

AND WHEREAS the said Mekhraj Keshwani sold, conveyed and transferred the said agricultural Danga land measuring 21 decimals situate and lying at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 63/64 comprised within Dag No. 1778 under Khatian No. 313 under P.S. Sonarpur, District the then 24-Parganas now known as South 24-Parganas by and under a Bengali Sale Deed registered on 10/02/1959 before the office of the Sub-Registrar at Baruipur and recorded in its Book No. I, Volume No. 26, Pages 56, Volume No. 26, Pages 56 to 57, Being No. 942 for the year 1959 unto and in favour of said Smt. Bidya Devi.

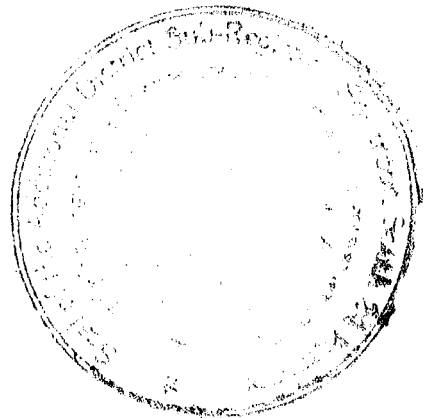
AND WHEREAS after purchasing the aforesaid plot of land comprised within the said Dag No. 1778 under the said Khatian No. 313 the said Smt. Bidya Devi sale and utilised for the purpose of road the major portion of the said plot of land.

AND WHEREAS after such sale at the major portion of the said plot of land the said Smt. Bidya Devi thereafter holds as owner the remaining portion of the said plot of land measuring 7 decimals comprised in the said R.S. Dag No. 1778 under the said R.S. Khatian No. 313.

AND WHEREAS by and under a Deed of Sale (Bengali Kobala) dated 9th November, 1953 made between said Pachuruddin Mondal and others therein jointly referred to as the Vendors of the One Part and Bhola Nath Das therein referred to as

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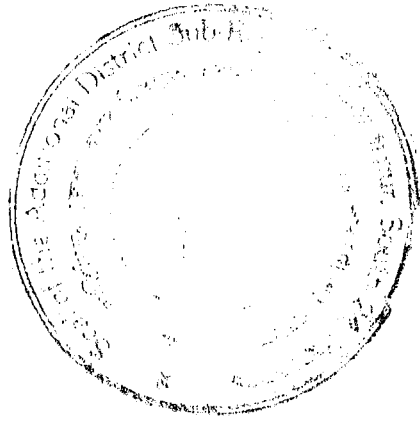


the Purchaser of the Other Part and Registered at the Office of the Sub-Registrar Baruipur and recorded in its Book No I, Volume No. 91, Pages 90 to 91, Being No. 8409 for the year 1953, the said Pachuruddin Mondal and others for the consideration therein mentioned sold, transferred, conveyed, assigned and assured unto the said Bhola Nath Das ALL THAT piece or parcel of agricultural Danga land measuring in total 51 decimals (the split up of the land being :- 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223 and 24 decimals of R.S. Dag No. 1791 under R.S. Khatian No. 223/1, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51 and 52 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present South 24-Parganas.

AND WHEREAS by and under another Deed of Sale (Bengali Kobala) dated 20th June, 1957 made between the said Bhola Nath Das therein referred to as the Vendor of the One Part and Manindra Nath Mukhopadhyay as Benamdar of Bidya Devi, therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar Baruipur in Book No. I, Volume No. 59, Pages 144 to 147, Being No. 4373 for the year 1957, the said Bholanath Das for the consideration therein mentioned sold, transferred, conveyed, assigned and assured unto the said Manindra Nath Mukhopadhyay as Benamdar of the Bidya Devi, ALL THAT the aforesaid piece or parcel of agricultural Danga land measuring 51 decimals (the split up of the land being :- 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223 and 24 decimals of R.S. Dag No. 1791 under R.S. Khatian No. 223/1, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51 and 52 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present South 24-Parganas.

AND WHEREAS by and under a Bengali Deed of Release and Disclaimer dated 27th day of August, 1959 made between the said Manindra Nath Mukhopadhyay therein

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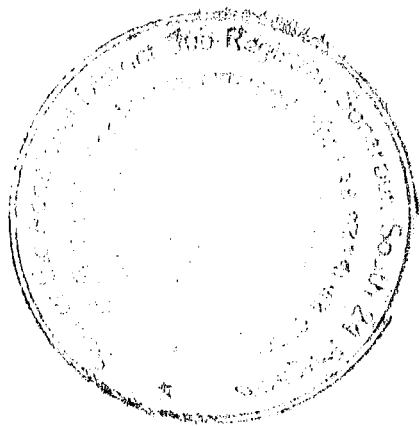


referred to as the Releasor at the One Part and said Smt. Bidya Devi, therein referred to as the Release of the Other Part and registered at the office of the Sub-Registrar at Baruipur in Book No. I, Volume No. 82, Pages 251 to 252, Being No. 7837 for the year 1959, the said Manindra Nath Mukhopadhyay for the consideration therein mentioned there by released and disclaimed and declared that All That the aforesaid piece or parcel of agricultural danga land measuring in total 51 decimals Purchaser as aforesaid vide the recited Bengali Sale Deed dated 20th June 1957 by him on behalf of and at the const of the said Bidya Devi and as such the said Manindra Nath Mukhopadhyay thereby disclaimed and relinquished his right title interest in favour of the said Bidya Devi in respect of the said agricultural danga land measuring in total 51 decimals (the split up of the land being :- 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223 and 24 decimals of R.S. Dag No. 1791 under R.S. Khatian No. 223/1, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51 and 52 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present South 24-Parganas.

AND WHEREAS by virtue of aforesaid deeds the said Bidya Devi became the sole and absolute owner of **ALL THAT** piece or parcel of agricultural danga land measuring in total 58 decimals (the split up of the land being :- 7 decimals of R.S. Dag No. 1778 under R.S. Khatian No. 313, 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223 and 24 decimals of R.S. Dag No. 1791 under R.S. Khatian No. 223/1, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52, 63/64 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present South 24-Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS said Bidya Devi sold, conveyed and transferred **ALL THAT** piece and parcel of agricultural danga land measuring 58 decimals (the split up of the land

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being :- 7 decimals of R.S. Dag No. 1778 under R.S. Khatian No. 313, 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223 and 24 decimals of R.S. Dag No. 1791 under R.S. Khatian No. 223/1), lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52, 63/64 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present South 24-Parganas unto and in favour of **SMT. SHIBA RANI GHOSH, SRI AJIT KUMAR GHOSH, SRI SAMIT KUMAR GHOSH, SMT. MANJU GHOSH, SMT. LEENA GHOSH, SMT. SHYAMALI GHOU @ GHOSH**, by and under a Deed of Sale which was registered on 4th day of October, 1986 before the office of the D.R. Alipore and recorded in its Book No. I, Volume No. 346, Pages 96 to 111, Being No. 17345 for the year 1986.

AND WHEREAS by virtue of purchase through the aforesaid two Deeds said **SMT. SHIBA RANI GHOSH, SRI AJIT KUMAR GHOSH, SRI SAMIT KUMAR GHOSH, SMT. MANJU GHOSH, SMT. LEENA GHOSH, SMT. SHYAMALI GHOU @ GHOSH** became the absolute joint owners of **ALL THAT** piece and parcel of danga land measuring 121 decimals (the split up of the land being :- 48 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166, 13 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304 and 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304, 7 decimals of R.S. Dag No. 1778 under R.S. Khatian No. 313, 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223 and 24 decimals of R.S. Dag No. 1791 under R.S. Khatian No. 223/1) lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63/64 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present known as South 24-Parganas.

AND WHEREAS in the course of enjoying the aforesaid property jointly said Samit Kumar Ghosh died intestate leaving behind his wife SMT. MALA GHOSH, one son SRI BISWADEEP GHOSH and one daughter SMT. PAULAMI MITRA, wife of Sri Debjyoti Mitra, as his legal heirs and successors.

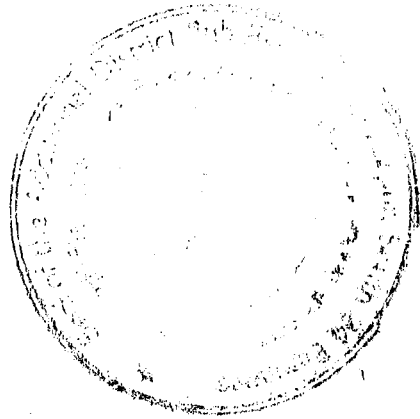
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REGISTRAR SOUTH 24 PWS



AND WHEREAS thus the said **SMT. SHIBA RANI GHOSH, SRI AJIT KUMAR GHOSH, SMT. MALA GHOSH, SRI BISWADEEP GHOSH, SMT. PAULAMI MITRA, SMT. MANJU GHOSH, SMT. LEENA GHOSH, SMT. SHYAMALI GHOSH @ GHOSH @ SHAW** the Vendors herein became the absolute joint owners of **ALL THAT** piece and parcel of Danga land measuring 121 decimals (the split up of the land being :- 48 decimals of R.S. Dag No. 1776 under R.S. Khatian No. 166, 13 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304 and 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304, 7 decimals of R.S. Dag No. 1778 under R.S. Khatian No. 313, 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223 and 24 decimals of R.S. Dag No. 1791 under R.S. Khatian No. 223/1) lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63/64 comprised in R.S. Dag Nos. 1776, 1790, 1792, 1778, 1793 & 1791 appertaining to R.S. Khatian Nos. 166, 304, 313, 223 and 223/1 and they also recorded their names in L.R. Records vide L.R. Dag Nos. 1806, 1819, 1821, 1807, 1822, 1820 respectively appertaining to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016 & 1017 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas and enjoying the same free from all encumbrances by paying rents and taxes regularly to the authority concerned without any interruption, claim and demand whatsoever manner or nature.

AND WHEREAS the vendors are decided to dispose the undivided land measuring more or less **9 decimals** (the split up of the land being :- Danga land measuring 2 decimals out of 13 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304, Danga land measuring 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304 and Danga land measuring 5 decimals out of 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223) comprised in R.S. Dag Nos. 1790, 1792 & 1793 corresponding to L.R. Dag Nos. 1819, 1821 & 1822 appertaining to R.S. Khatian Nos. 304 & 223 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016 & 1017 of Mouza- Elachi, J.L. No. 70 fully described in the schedule hereunder written and made public announcement to this effect.

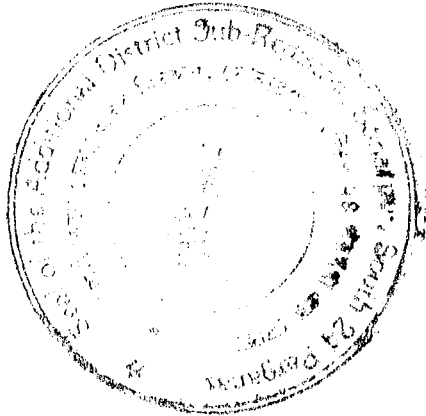
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MILITARY DISTRICT SOUTH 24 PERS.



AND WHEREAS the Purchasers herein having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less 9 decimals fully described in the Schedule hereunder written for Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand) only in lump sum and the Vendors have accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand) only.

NOW THIS DEED WITNESSETH as follows :- that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand) only paid to the Vendors by the Purchasers on or before the execution of these present (the receipt whereof the Vendors doth hereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and discharge forever the Purchasers as also the said land), the Vendors doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchasers free from all encumbrances whatsoever **ALL THAT** piece and parcel of undivided land measuring more or less **9 decimals** (the split up of the land being :- Danga land measuring 2 decimals out of 13 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304, Danga land measuring 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304 and Danga land measuring 5 decimals out of 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223) comprised in R.S. Dag Nos. 1790, 1792 & 1793 corresponding to L.R. Dag Nos. 1819, 1821 & 1822 appertaining to R.S. Khatian Nos. 304 & 223 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016 & 1017 of Mouza- Elachi, J.L. No. 70 under P.S. Sonarpur, District South 24-Parganas, more fully and specifically described in the Schedule hereunder written and the total land of 13 decimals of R.S. Dag No. 1790, the total land of 2 decimals of R.S. Dag No. 1792 and the total land of 27 decimals of R.S. Dag No. 1793 is separately delineated in the Plan annexed hereto and depicted with **RED** border lines **OR HOWSOEVER OTHERWISE** the said property and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described

ADAL DIST Sub-Registrar
Sonarpore, South 24 Pgs.
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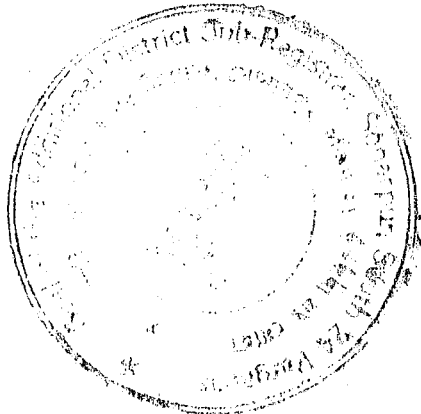


or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining 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 the rents issues and profits thereof **AND** all estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said property and every part thereof **TOGETHER WITH** all deeds, paths, muniments, writings and all other evidences of title whatsoever relating to or concerning the said property and every part thereof and all estate rights, title interest user property claims and demand whatsoever of the Vendors doth at law and equity into upon the said property or any part thereof **TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS

- a) **THAT** notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDORS** now have full power, indefeasible and absolute authority in law, in fee simple in possession or an estate equivalent thereto in the said property to grant, transfer, convey, sell the said property 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 thereof simultaneously with the execution of these present.
- b) **AND THAT** the **PURCHASERS** shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay

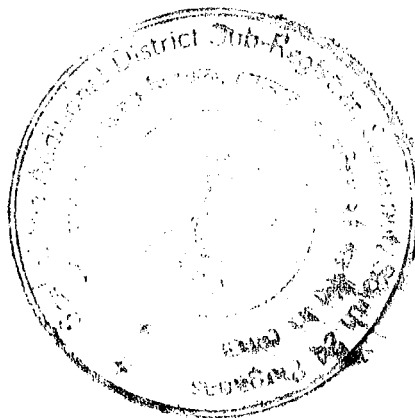
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Singapore, South 2110



rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the **VENDORS**.

- c) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged and keep the **PURCHASERS** harmless and indemnified of from and against all charges, claims, liens, debts, attachments and encumbrances whatsoever made done or suffered by the Vendors all persons claiming from under or in trust for the Vendors.
- d) **FURTHER THAT** the Vendors and all persons claiming 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 or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said property to the use of the **PURCHASERS** as shall or may reasonably be required.
- e) **AND THAT** the Vendors doth hereby covenant with the Purchasers that they shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASERS** produce or cause to be produced at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said property for the purpose of showing their title to the said land **AND ALSO** at the request and cost of the Purchasers deliver or cause to be delivered unto the Purchasers such attested copies or abstracts or extracts from the same as may be required **AND** shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

2 DEC 2012
A. K. SINGH
SINGAPORE SOUTH 2142



SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided Danga land measuring more or less **9 decimals** (the split up of the land being :- Danga land measuring 2 decimals out of 13 decimals of R.S. Dag No. 1790 under R.S. Khatian No. 304, Danga land measuring 2 decimals of R.S. Dag No. 1792 under R.S. Khatian No. 304 and Danga land measuring 5 decimals out of 27 decimals of R.S. Dag No. 1793 under R.S. Khatian No. 223) comprised in R.S. Dag Nos. 1790, 1792 & 1793 corresponding to L.R. Dag Nos. 1819, 1821 & 1822 appertaining to R.S. Khatian Nos. 304 & 223 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016 & 1017, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52 & 63/64 now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 26, under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas TOGETHERWITH all easementary right attached thereto and the total land of **13 decimals of R.S. Dag No. 1790**, the total land of **2 decimals of R.S. Dag No. 1792** and the total land of **27 decimals of R.S. Dag No. 1793** is separately shown in the map or plan annexed hereto by RED border. The Sketch Plan or Map annexed herewith, will be treated as part and parcel of this Deed of Conveyance.

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

SIGNED, SEALED AND DELIVERED

in presence of

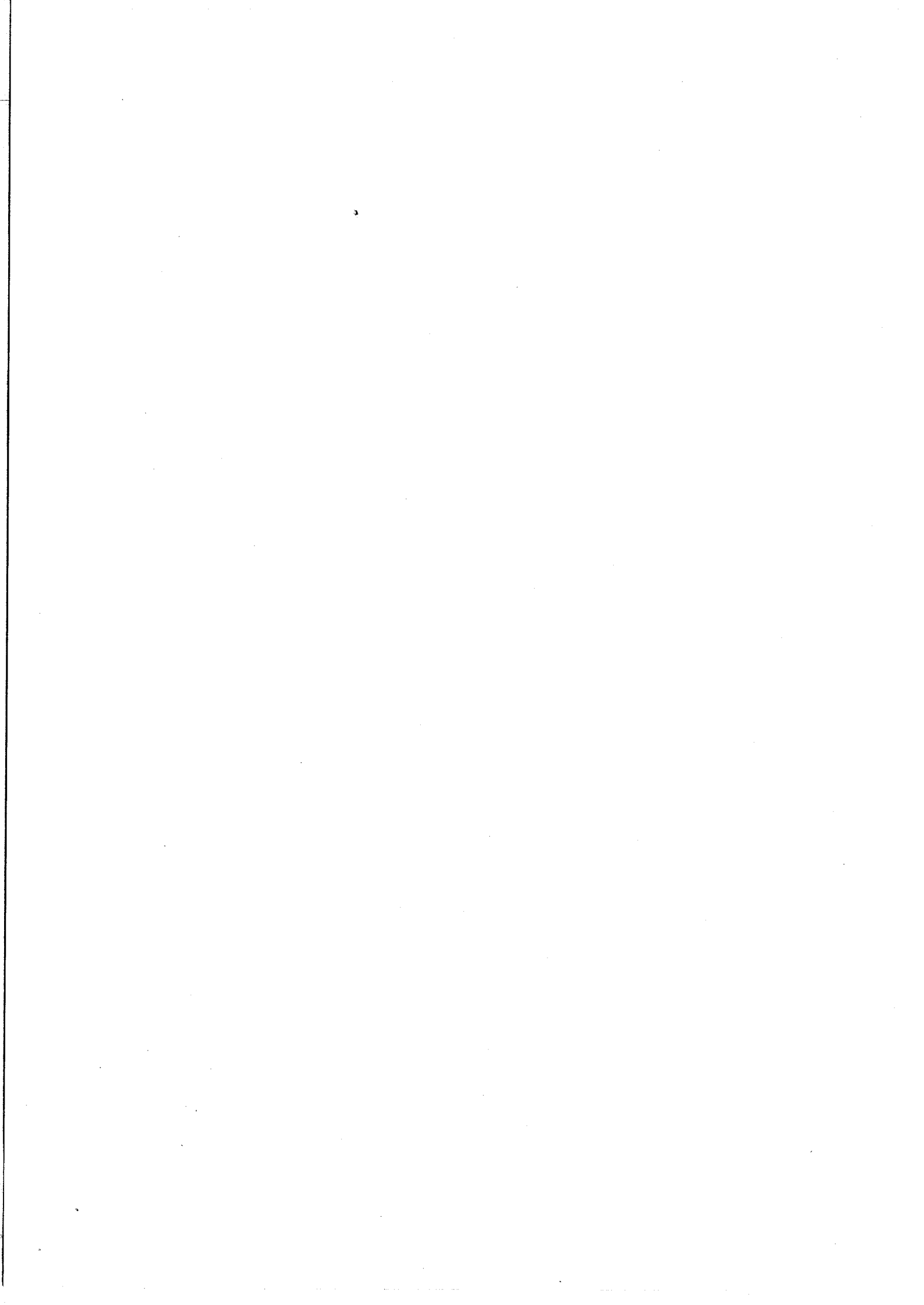
WITNESSES :-

1. Anubhava Ghosh
4, Harimati Sarani
Baria, Kol-84
2. Sutapo Ghosh.
Vill: Elachi, P.O. Sonarpur
Kol-103

Ajit Kumar Ghosh
Mala Ghosh As Constituted
attorneys by Pradip Kumar Ghosh
Leena Ghosh
Bhramali Ghosh (General)
Manoj Ghosh
Biswadeep Ghosh

L.T.I of Shibarani Ghosh
by the pen of Sujata Datta

SIGNATURE OF THE VENDORS



MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand) only being the full consideration money paid by the following manner :-

<u>PAY ORDER No.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
036316	14.12.12	Axis Bank Garia Br	Rs. 31,000/-
036274	14.12.12	Do	Rs. 31,000/-
036368	Do	Do	Rs. 31,000/-
036381	Do	Do	Rs. 31,000/-
		By Cash	Rs. 101,000/-
			<u>Total Rs. 2,25,000/-</u>

WITNESSES :-

1. Amitava Ghosh

Mala Ghosh
A. Constituted attorney by lawful means
Leena Ghosh

2. Sutapo Ghosh.

Bhramali Ghosh (Jurat)

Mandya Bgt
Biswadev Ghosh

L.T.F of Shibarani Ghosh
by the Pen of Sujata Dutta

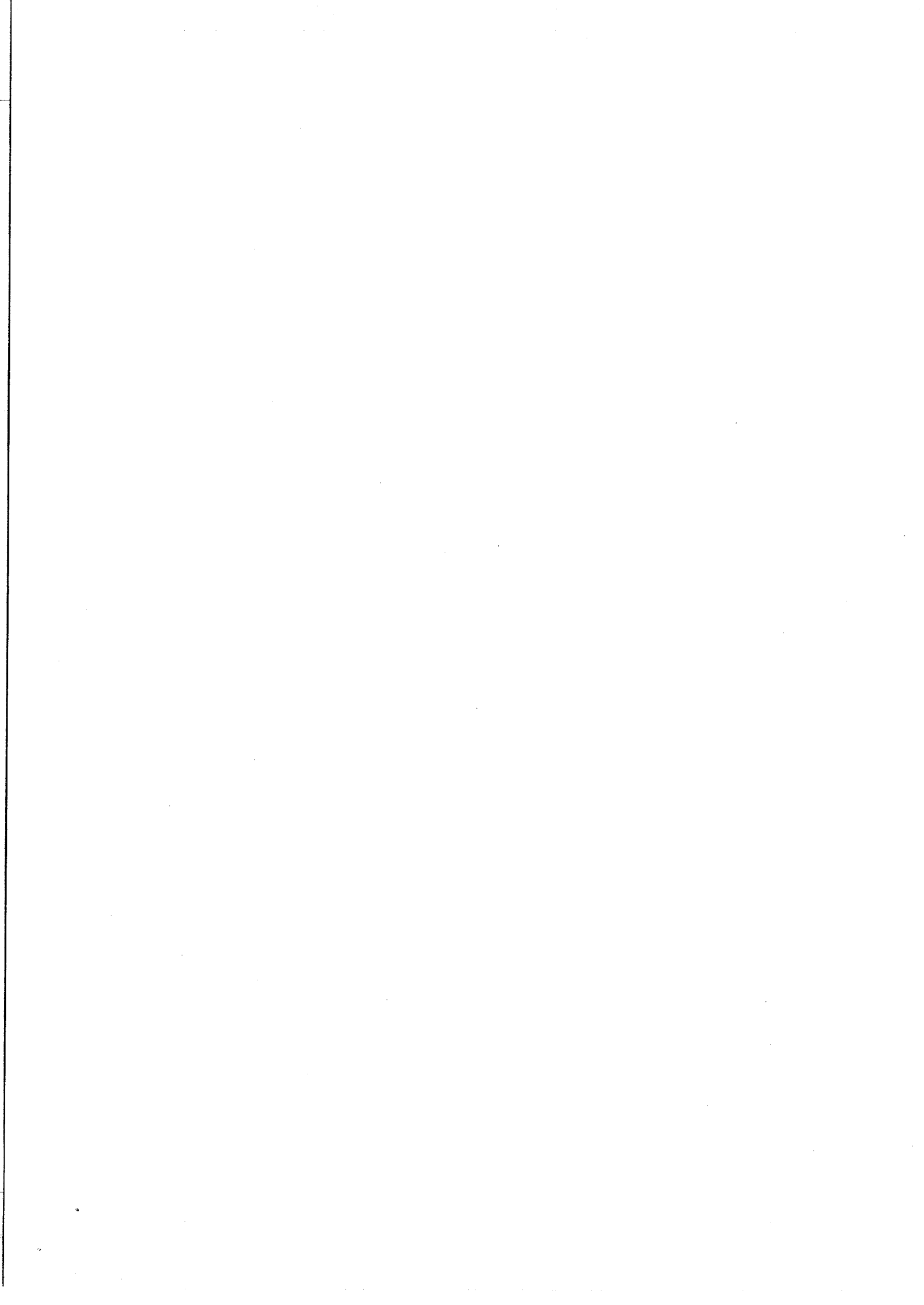
SIGNATURE OF THE VENDORS

Prepared and Drafted by :-

Jyoti Prakash Mondal
(JYOTIPRAKASH MONDAL)
Advocate (F. No. 1911/1897/2003)
Calcutta High Court.

Printed by :-

Pradip Baidya.
(PRADIP BAIDYA)
Sonarpur.





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Left Hand					
Right Hand					

NAME - SMT. SHIBA RANI GHOSH

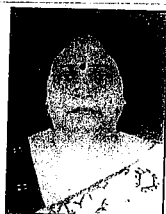
SIGNATURE by the pen of Sujata Dutta



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Right Hand					

NAME - SMT. MANJU GHOSH

SIGNATURE



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Left Hand					
Right Hand					

NAME - SMT. LEENA GHOSH

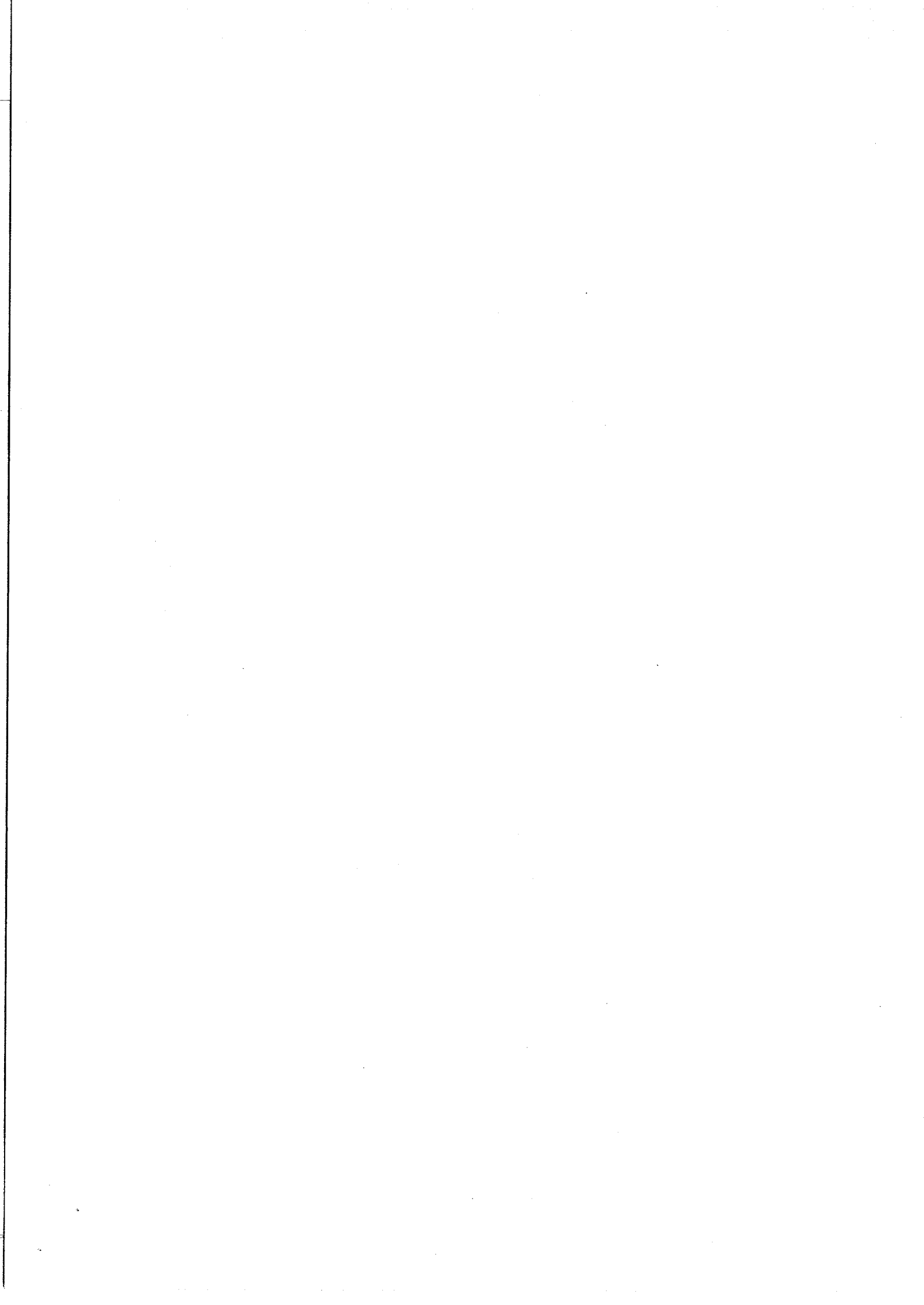
SIGNATURE LEENA GHOSH



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Right Hand					

NAME - SMT. SHYAMALI GHOSH

SIGNATURE





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Right Hand					

NAME - SRI AJIT KUMAR GHOSH

SIGNATURE Ajit Kumar Ghosh



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NAME - SMT MALA GHOSH

SIGNATURE Mala Ghosh



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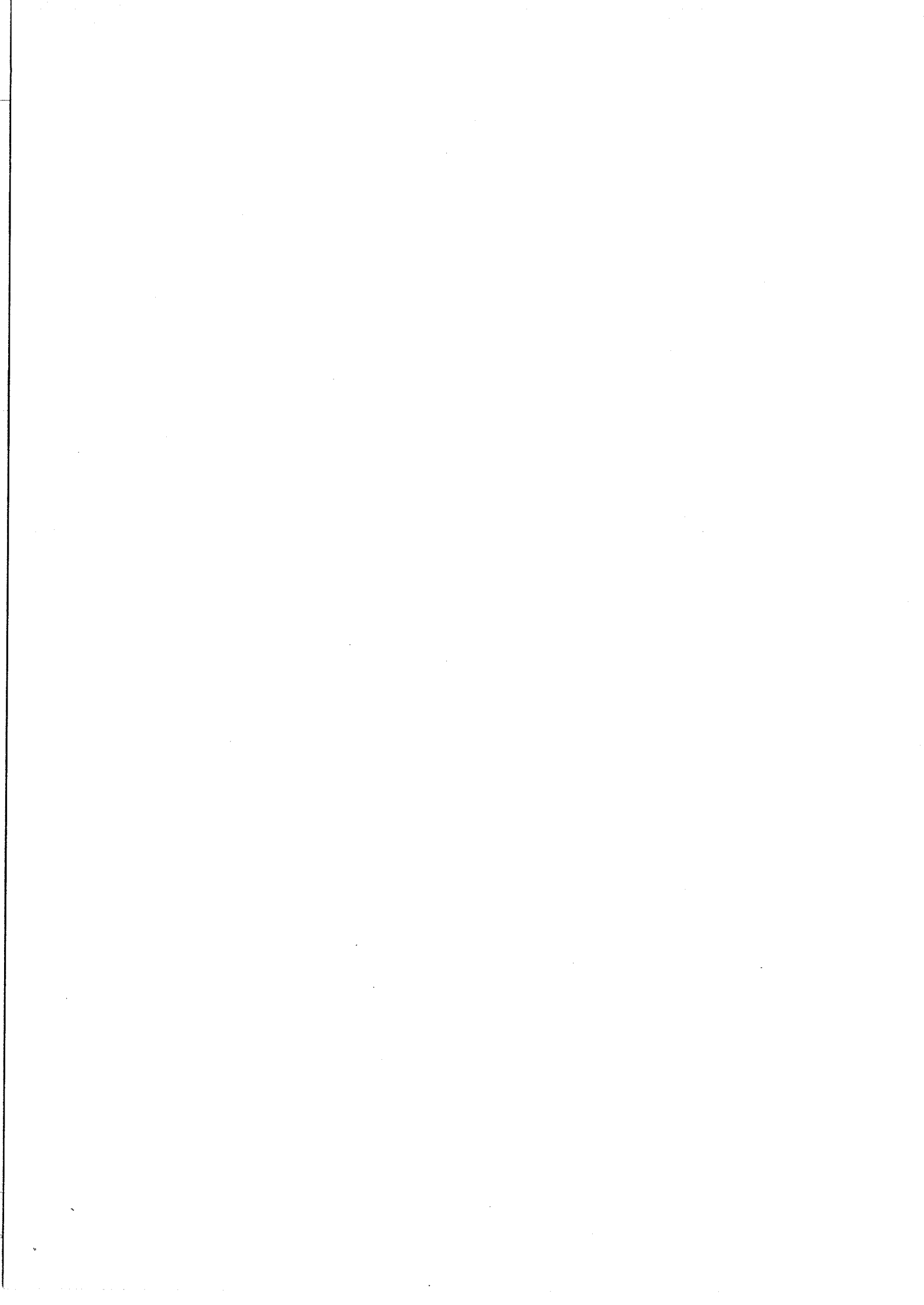
NAME - SRI BISWA DEEP GHOSH

SIGNATURE Biswadeep Ghosh

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NAME -

SIGNATURE





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NAME MOUSUMI GHOSH (DEY)

SIGNATURE Mousumi Ghosh (Dey)



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NAME ADWIT GHOSH

SIGNATURE Adwit Ghosh



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Right Hand					

NAME CHANDAN KUMAR GHOSH

SIGNATURE Chandan Kumar Ghosh

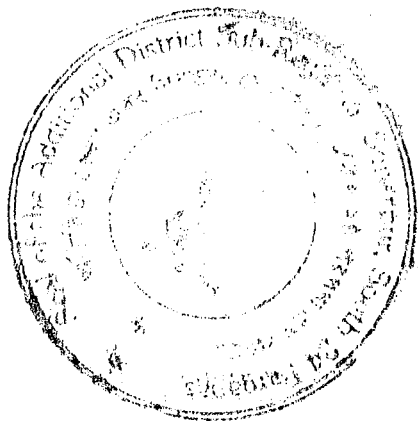


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NAME PRAVARANI GHOSH

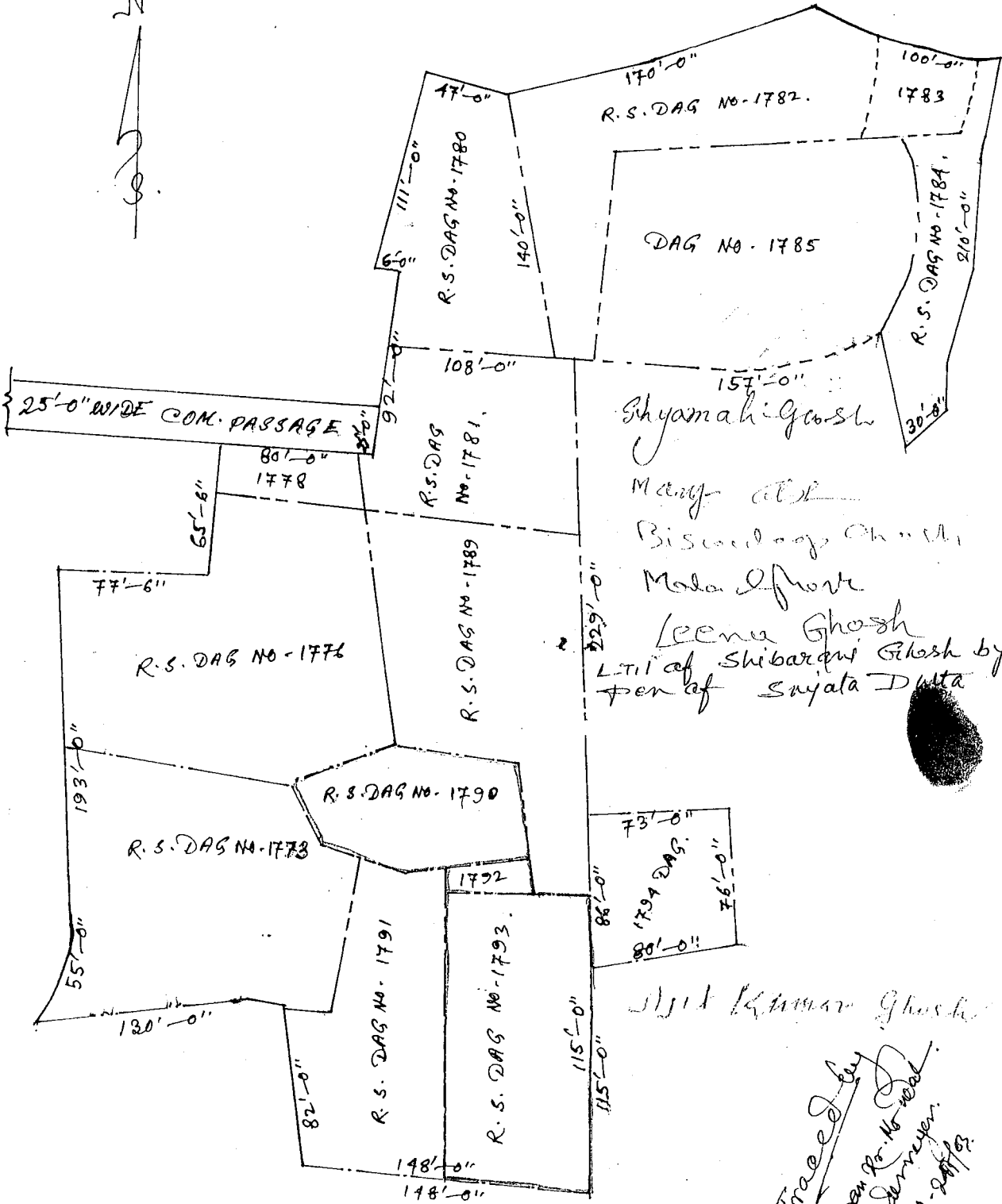
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2 DEC 2012
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LAND PLAN IN R.S. DAG NO- 1781, 1773, 1776, 1790, 1792, 1793, 1791,
 1778, 1789, 1780, 1782, 1783, 1785, 1784 & 1794, KH. NO- 573, 224,
 166, 304, 223, 223/1, 313, 379, 612, 494 & 495, AT MUIZA-ELACHI,
 J.L. NO- 70, P.S.- SONARPUR, DIST- 24 PGS(S), SCALE: 66' = 1" INCH.

LAND AREA: 10 Bigha- 2 Katta (M/L).
 MARKED BY RED BORDER.



Shyamali Ghosh
 Manoj Ch
 Biswajoy Ch
 Madan Ch
 Leena Ghosh
 LTI of Shibaraj Ghosh by the
 Pen of Sujata Datta

Shri Kumar Ghosh

Traced by
 Suban K. H. Mead
 Surveyor
 C. No. 247/03

2 DEC 2012
Kannur District South 24 Pks.





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Left Hand					
Right Hand					

NAME - ANITA GHOSH

SIGNATURE Anita Ghosh

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Left Hand					
Right Hand					

NAME -

SIGNATURE

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Right Hand					

NAME -

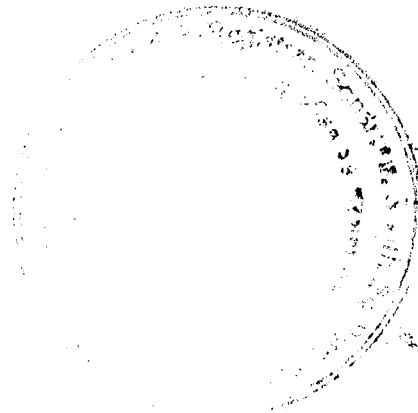
SIGNATURE

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Left Hand					
Right Hand					

NAME -

SIGNATURE

2 DEC 2012
A. J. Sub-K...
Singapore, South 2 Pps.



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

Endorsement For Deed Number : I - 15197 of 2012
(Serial No. 17615 of 2012)

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/12/2012

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.-18,54,544/-

Certified that the required stamp duty of this document is Rs.- 111293 /- and the Stamp duty paid is Impresive Rs.- 5000/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 26/12/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule of Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Revenue Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash


Rs. 20408.00/-, on 26/12/2012

(Under Article : A(1) = 20394/- ,E = 14/- on 26/12/2012)

Deficit stamp duty

Deficit stamp duty Rs. 106320/- is paid, by the draft number 948649, Draft Date 26/12/2012, Name State Bank Of India, GARIA, received on 26/12/2012

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 15197 of 2012
(Serial No. 17615 of 2012)

On

Payment of Fees:

On 14/12/2012

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

Presented for registration at 22.00 hrs on :14/12/2012, at the Private residence by Nikhil Ghosh, one of the Claimants.

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

Execution is admitted on 14/12/2012 by

1. Shiba Rani Ghosh, wife of Lt. Gopal Chandra Ghosh , Elachi Sonarpur, Thana: Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: House wife
 2. Ajit Kumar Ghosh, son of Lt. Gopal Chandra Ghosh , Elachi Sonarpur, Thana:-Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: Business
 3. Mala Ghosh, wife of Lt. Samit Kuamr Ghosh , Elachi Sonarpur, Thana:-Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: House wife
 4. Biswadeep Ghosh, son of Lt. Samit Kuamr Ghosh , Elachi Sonarpur, Thana:-Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: Business
 5. Manju Ghosh, wife of Amitava Ghosh , Elachi Sonarpur, Thana: Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: House wife
 6. Leena Ghosh, wife of Susanta Ghosh , Elachi Sonarpur, Thana:-Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: House wife
 7. Shyamali Ghau (ghosh), wife of Manoj Ghau , Elachi Sonarpur, Thana:-Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: House wife
- Identified By Avijit Ghosh, son of Ajit Kumar Ghosh, Elachi, Thana:-Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service

Executed by Attorney

Execution by

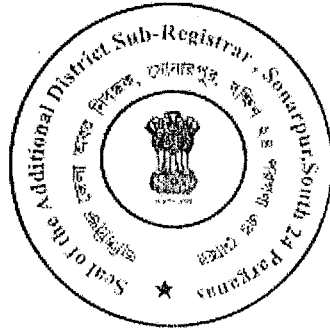
1. Mala Ghosh, wife of Lt. Samit Kuamr Ghosh , Elachi Sonarpur, Thana:-Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, india, By Caste Hindu By Profession: House wife constituted attorney of Paulami Mitra is admitted by him.

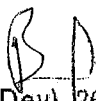
Identified By Avijit Ghosh, son of Aji Kumar Ghosh, Elachi, Thana: Sonarpur, P.O. : Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service


ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement/Date: 14/12/2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 6779 to 6803
being No 15197 for the year 2012.




(Biswajit Dey) 26-December-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal