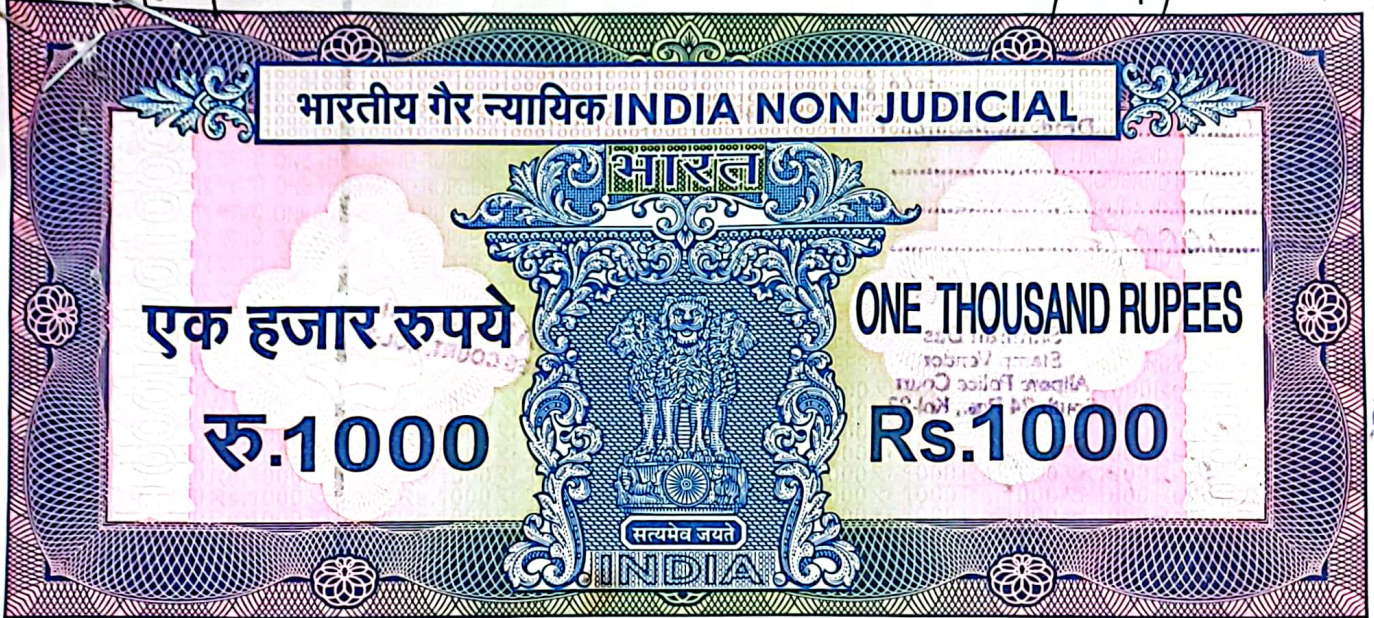


07368/12

I- 07314/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

27/07/12
 1/20
 9-13593/12

F 740829
 Certified that the document is admitted to registration. The signature sheet and the endorsement sheet attached with this document are the part of this document.

[Signature]
 District Sub-Registrar-II
 Allpore, South 24 Parganas



- 2 JUL 2012

DEED OF CONVEYANCE

THIS INDENTURE is made in this the *2nd* day of July, Two thousand Twelve (2012) A.D. **BETWEEN** 1] **SRIMATI RENUKA DAS** Wife of Sri Badal Chandra Das, by faith - Hindu , by occupation -Housewife and (2) **SRI TUTUN DAS** Son of Sri Badal Chandra Das, by faith Hindu, by occupation Business, both residing at 37-F, Karunamoyee Ghat Road, Police Station Haridevpur, Kolkata 700082, District South 24- Parganas, hereinafter called and referred to as the "**VENDORS**"

(Which terms and expression shall unless excluded by or repugnant to

Contd.....P/2.

No. 1715 Date 25/6/2012

Sold to.....

of.....

Rupees 1000/-

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

D. C. CHARAN, (Adv)
ALIPORE JUDGES COURT, KOL-27

Rs - 1000/-

Handwritten text, possibly a signature or note, partially obscured by a stamp.

Alipore Sub-Registrar-II

5 JUL 2012

STAMP



Sandip Das
S/o Tulshi Chakrabarti Das
37 j Naruna moyee ghat Road
Delhigate 700082
Service

Sub-Registrar-II,
Alipore, South 24 Parganas

- 2 JUL 2012

= 2 =

the context shall be deemed to mean and include their respective heirs, executors, legal representatives, Successor – in – interest, agents, nominees, administrators and assigns) of the **ONE PART**:-

= A N D =

"M/S. K. D. ENTERPRISE", a partnership firm carrying on business at 109, Putiary Pancananantala Road, P.S - Thakurpukur now Haridevpur, Kolkata – 700041, District - South 24 Parganas, represented by its partners 1) **SRI KHOKAN MONDAL**, Son of Sri Nepal Chandra Mondal, 2) **SRI DINESH CHANDRA DAS**, Son of Sri Anath Bandhu Das, both by faith - Hindu, by occupation – Business, carrying on business at 109, Putiary Pancananantala Road, P.S -Thakurpukur now Haridevpur, Kolkata – 700041, District South 24 Parganas, hereinafter called and referred to as the **"PURCHASERS"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** :-

WHEREAS one Bipin Chandra Das alias Bipin Behari Das was the sole and absolute recorded owner of a piece and parcel of land in R.S. Dag No. 644 under R.S. Khatian No. 47 at Mouza Surity, J. L. No. 11, R.S.No. 186, Touzi No. 3, Police Station Thakurpukur now Haridevpur, A.D.S.R. Office at Behala, District previously 24-Parganas, now South 24-Parganas and said Bipin Chandra Das for affection of love, he gifted and transferred a piece and parcel of land measuring about 10 katha 6 chattaks 14 Sft Bastu land with structure from the said Dag No.644 property to his third son Sri Badal Chandra Das by a deed of Gift which was duly registered in the office of Sub- Registrar, Alipore on or about 22.10.1982 and the

Contd...P/3.

said deed was recorded in Book No.1 Volume No. 134, Pages from 195 to 204, Being Deed No. 6266 for the year 1982 and handed over the vacant possession of the same in favour of said Badal Chanra Das for ever.

AND WHEREAS said Badal Chandra Das being the sole and absolute owner of the aforesaid landed property , he gifted a piece and parcel of Bastu land measuring about 8 (Eight) Katha 15 (Fifteen) Chattak 41 (Forty one) Sft. with structure standing therein situated and lying in part of Dag No – 644 under . Khatian No. 47 at Mouza – Sirity, J.L.No – 11 , R.S.No – 186 , Touzi No –3 , Pargan – Magura , Police Station – Thakur Pukur now Haridevpur , A.D.S.R Office – Behala, District – South 24 Parganas, within the local limits of the Kolkata Municipal Corporation Ward No. 115 Premises No. 37D/1. Karunamoyee Ghat Road, Kolkata 700082 by a Deed of Gift which was duly registered in the office of District Sub Registrar, II, Alipore and recorded in Book No.1, Volume No. 122, Pages from 340 to 357, Being No. 06680 for the year 2006 and thereafter further gifted a piece and parcel of land of the said Dag measuring about 10 Ch. 26 Sft by an another Deed of Gift which was duly registered in the office of D.S.R.II, Alipore in Book No. CD. Volume No.7, Pages from 4606 to 4624, Being No. 03575 for the year 2011 and total a piece and parcel of land measuring about 8 katha 15 Ch. 41 Sft to the Vendors herein as his wife and son and handed over the vacant possession of the same for ever.

AND WHEREAS the Vendors herein being the joint owners of the aforesaid landed property and mutated their names with the Kolkata Municipal Corporation and the said property now known as K .M .C .Premises and/or holding No.37D/1, Karunamoyee Ghat Road, Ward No. 115, Assessee No. 41-115-05-0860-9, Kolkata 700082 and have been paying the taxes regularly And has been possessing the same with out any disturbance from any quarter whatsoever and thereafter they transferred about 1 katha 8 chattaks 30 Sft to said Badal Ch. Das

Contd....P/4.

by a Deed of Gift which was duly registered in the office of D.S.R.II, Alipore in Book No.1, CD. Volume No.20, Pages fro, 3516 to 3542, Being No. 09959 for the year 2011 but now they have been possession about 7 katha 7 ~~chattaks~~ 11 Sft. of the aforesaid landed property also without any disturbance from any corner.

AND WHEREAS said Vendors herein being the joint owners of the aforesaid landed property and possess the same without any disturbance from any corners whatsoever but for his urgent need of money, they have decided to sell and transfer the said piece and parcel of land measuring about 3(Three) Katha 12 (Twelve) ~~Ch.~~ with structure standing therein out of total land measuring about 7 katha 7 chattaks 11 Sft. situated and lying in part of Dag No - 644 under . Khatian No. 47 at Mouza - Sirity, J.L.No - 11 , R.S.No - 186 , Touzi No -3 , Pargan - Magura , Police Station - Thakur Pukur now Haridevpur , A.D.S.R Office - Behala, District - South 24 Parganas, within the local limits of the Kolkata Municipal Corporation Ward No. 115 Premises No. 37D/1. Karunamoyee Ghat Road, Kolkata 700082 which is more fully and particularly described in the Schedule hereunder written and coming to know of the same the Purchasers herein have agreed to purchase the same at a lump sum consideration of Rs.25,00,000/- (Rupees Twenty Five Lakh) only free from all encumbrances , charges, lien , attachment whatsoever subject to make out a good and marketable title of the Vendors in respect of the said property. and the Vendors herein have accepted the said price of the Purchasers being the fair and adequate and have agreed to sell the same to the Purchasers herein for ever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and on consideration of the said price of Rs 25,00,000/- (Rupees Twenty Five Lakh) only of lawful money of the union of India well and truly paid in hand to the Vendors by the Purchasers on or before the execution

Contd.....P/5.

= 5 =

of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge) the Vendors do hereby grand , convey, transfer, assign and assure unto and to the use of the said land fully and perfectly mentioned in the schedule hereunder written free from all encumbrances TOGETHER WITH ALL right , liberties, privileges, easements and advantages whatsoever thereunto belonging to or otherwise appertaining to or with the same or any of them or any part thereof or now are or at any time heretoforth were or was held used, occupied engaged or reputed or to be appurtenant thereto and the reversion or reversions, remainder or reminders or all the rents issues and profits thereof and all the estate right, title or interest use, claim and demand whatsoever doth in law and in equity of the Vendors unto and upon the said misusages land hereditament and premises or any of them or any part thereof to save and to hold the said land hereditaments and premises hereby granted , transferred and conveyed, assured assigned or expressed or intended so to be TOGETHER WITH a rights and appurtenances thereof UNTO AND TO THE USE of the purchasers that notwithstanding any act, deed matter or things whatsoever by the Vendors done or execute or knowing suffers to the contrary the vendors are now lawfully and rightfully seized and possessed or otherwise well and sufficiently entitled to the said misusage tenements lands hereditaments and premises hereby granted or expressed so to be and every part thereof or a perfect and indefeasible estate or inheritance without any manner of encumbrances , charges, conditions , use trust or any other things whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed of things whatsoever as aforesaid the vendors have now in themselves good rightful power and absolute authority to grant , transfer and convey the said misusage

Contd....P/6.

tenement land hereditaments and premises hereby granted transferred and conveyed or intended or expressed so to be more particularly mentioned and described in the schedule hereunder written UNTO AND TO THE USE of the Purchasers in the manner aforesaid and according to the true intent and meaning of this presents and that the purchasers shall and may at all times thereafter peaceably and quietly possess and enjoy the said misusage tenements lands hereditaments and premises and receive the rents , issues and profits thereof without any hindrance lawful eviction interruption , claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND THAT free and claim freely and clearly and absolutely acquitted, exonerated released and discharge or otherwise at the cost and expenses of the vendors well and sufficiently saved charges, liens, mortgages, encumbrances, attachments, lispences, created or suffered by the vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendors and all persons having or lawfully or equitably claiming an estate or interest whatsoever in the misusage tenements and premises or any of them or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchasers do and execute or cause to be done or executed all such acts things whatsoever for further more perfectly assuring the said misusage tenements lands hereditaments and premises and every part thereof unto the purchaser or his heirs, executors, administrators representatives in manner above said as well as shall or may be reasonably required AND THAT the vendors do hereby further covenant with the Purchasers that if it is found that there is any defect in vendors' title in the said property or that the said property is under any charge mortgages , decree of any

Contd....P/7.

court of law , encumbrances or attachments then and in that event the vendors shall be liable to indemnify the purchasers and shall bear and pay all consequential damages and compensation whatsoever to make good of the title of the vendors in the property AND THAT the vendors further covenant with the purchasers that the said misuse tenement and hereditaments and premises more particularly mentioned and described in the schedule hereunder written is not under any order of requisition or acquisition by the Government or any public or statutory body and no such notice of acquisition or requisition of the said property or part thereof has been served upon the vendors and the said property or any part thereof is not under any alignment or scheme of the State Government , Central Government or the Improvement Trust or Land Acquisition Collector, or any other statutory body or bodies of the Central or State Government and FURTHER MORE THAT the vendors and all their respective heirs and executors administrators shall at all times hereafter indemnify and keep indemnified the purchasers , their respective heirs and executors, administrators and assigns against loss damages, costs charges and expenses or any suffered by reason of any defect in the title of the vendors or any breach of the covenants hereunder contained . And the Purchasers shall be entitled to sell, mortgage, and transfer the said land to any person or persons without any hindrance from the vendors and it is further agreed by and between the parties that the purchasers can enjoy all easement right of common passages from the Main Road to the Schedule land without any obstruction from any corner whatsoever.



Contd....P/8.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Bastu land measuring about 3 (Three) Katha 12 (Twelve) Chattak with existing tiles structure measuring about 300 Sft. standing therein out of total land measuring about 7 katha 7 chattaks 11 Sft. situated and lying in part of R.S.Dag No – 644 under R.S. Khatian No. 47 at Mouza – Sirity, J.L.No – 11 , R.S.No – 186 , Touzi No –3 , Pargan – Magura , Police Station – Thakur Pukur now Haridevpur , A.D.S.R Office – Behala, District – South 24 Parganas, within the local limits of the Kolkata Municipal Corporation Ward No. 115 Premises No. 37D/1. Karunamoyee Ghat Road, Kolkata- 700082. having its Assesses No – 41-115-05-0860-9, along with all right title and interest ,privileges of common passages standing therein and thereto and the schedule land is more specifically and particularly shown and delineated in the annexed plan marked with RED border, which is butted and bounded as follows :-

On the North :- 12'-0" wide K.M. C. Road.

On the South :- 8'-0" wide Common Passage .

On the East :- Land of Mr. Badal Chandra Das.

On the West :- Land of Vendors.

Contd...P/9.

IN WITNESSES WHEREOF the Vendor hereunto set and subscribed his hand and signature, the day month and year first above written.

SIGND, SEALED AND DELIVERED

IN THE PRESENCE OF :-

1. Dulal Ch. Charan
Alipore Judges' Court
Kolkata - 700027,

2. Sandip Das.
37-7 Dourma Majee Ghata
Road,
New Market - 82

[Handwritten Signature]
30/11/21

SIGNATURE OF THE VENDORS

K D, ENTERPRISE
Khokan Mondal
Partner

K D, ENTERPRISE
Dimesh Chandra Das.
Partner

SIGNATURE OF THE PURCHASERS

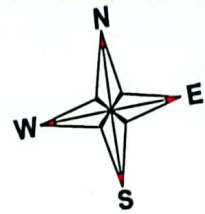
Drafted by me &
Prepared in my office

[Handwritten Signature]

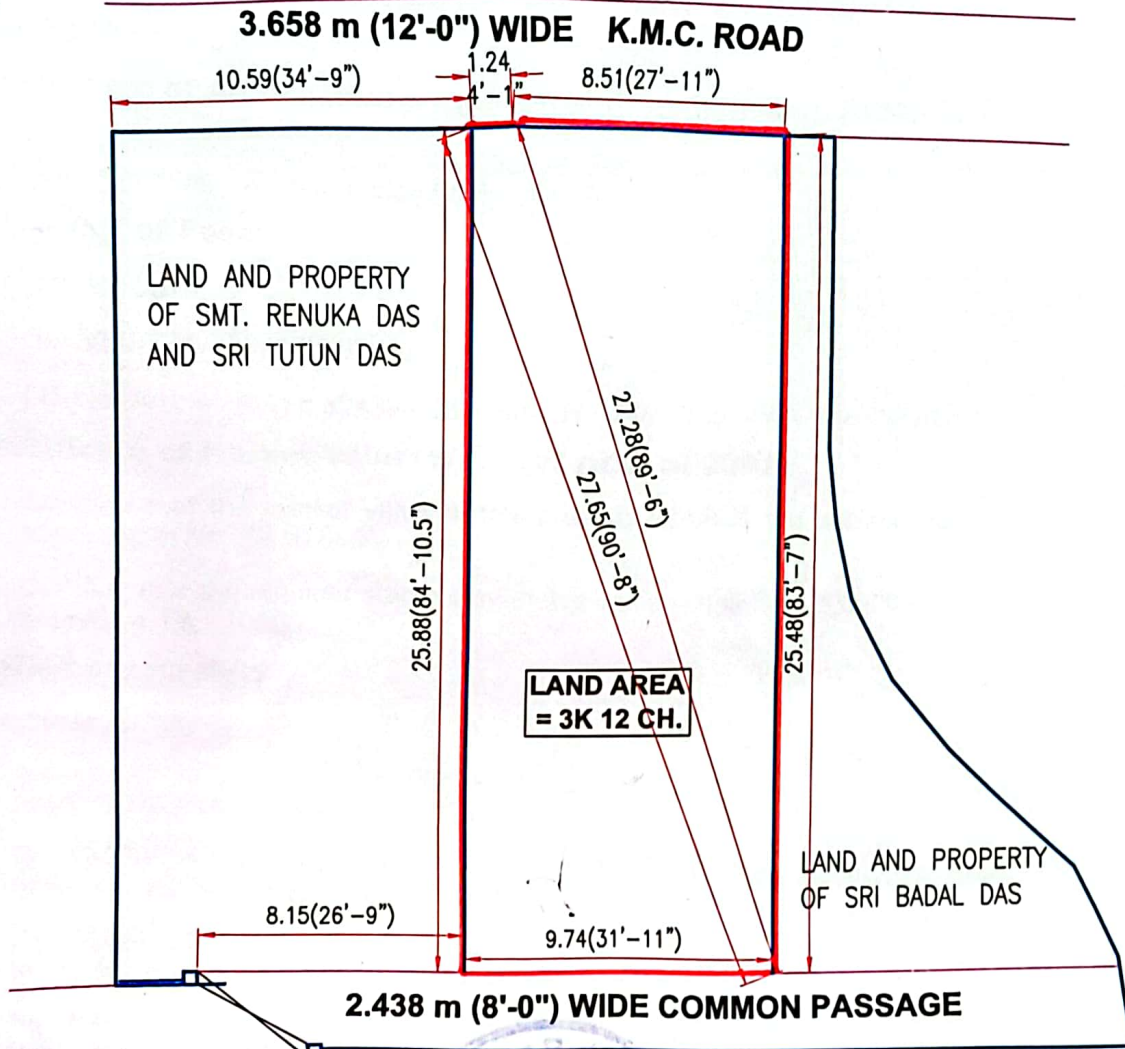
DULAL CHAND CHARAN
Advocate
Alipore, Judges' Court
Kolkata - 27

Contd...P/10.

SITE PLAN OF M/S K.D. ENTERPRISE AT
NO.-644, KHATIAN NO.-47, J.L. NO.-11, R.S. NO.-186,
MOUZA - SIRITI, PREMISES NO.- 37D/1,
KARUNAMOYEE GHAT ROAD, WARD - 115, BOROUGH - 13
UNDER KOLKATA MUNICIPAL CORPORATION (S.S.UNIT)



LAND AREA MARKED AS THUS



PREM NO.- 37F

PREM NO.- 37F/1
VACANT

PREM NO.- 37F

K. D. ENTERPRISE
Khokan Mondal
Partner

Smt. Das

2.438 m (8'-0") WIDE COMMON PASSAGE

K. D. ENTERPRISE
Dinesh Chandra Das
Partner

K. D. Enterprises

SCALE:- 1:200

SIGNATURE OF SELLER

SIGNATURE OF PURCHASER

STOS JUL 5



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

Endorsement For Deed Number : I - 07314 of 2012
(Serial No. 07368 of 2012)

On

Payment of Fees:

On 02/07/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 32485.00/-, on 02/07/2012

(Under Article : A(1) = 32439/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 02/07/2012)

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.-29,50,000/-

Certified that the required stamp duty of this document is Rs.- 206520 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48000/- is paid, by the draft number 292057, Draft Date 27/06/2012, Bank Name State Bank of India, SITALATALA, received on 02/07/2012
2. Rs. 48000/- is paid, by the draft number 185803, Draft Date 27/06/2012, Bank Name State Bank of India, KALIGHAT, received on 02/07/2012
3. Rs. 48000/- is paid, by the draft number 185804, Draft Date 27/06/2012, Bank Name State Bank of India, KALIGHAT, received on 02/07/2012
4. Rs. 48000/- is paid, by the draft number 090791, Draft Date 28/06/2012, Bank Name State Bank of India, Alipore, received on 02/07/2012
5. Rs. 13520/- is paid, by the draft number 090944, Draft Date 29/06/2012, Bank Name State Bank of India, Alipore, received on 02/07/2012

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

Presented for registration at 14.06 hrs on :02/07/2012, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Tutun Das , one of the Executants.

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

Execution is admitted on 02/07/2012 by





(Anima Sinha
DISTRICT SUB-REGISTRAR-

EndorsementPage 1 of 2



02/07/2012 16:34:00

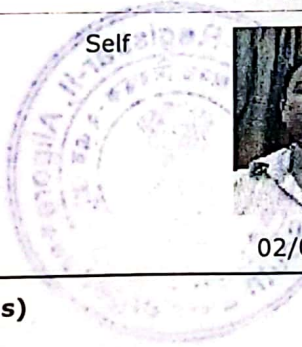
Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07368 / 2012, Deed No. (Book - I , 07314/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Tutun Das 37f Karunamoyee Ghat Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082	 02/07/2012	 LTI 02/07/2012	 2,7,2012

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Renuka Das Address -37f Karunamoyee Ghat Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082	Self	 02/07/2012	 LTI 02/07/2012	
2	Tutun Das Address -37f Karunamoyee Ghat Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082	Self	 02/07/2012	 LTI 02/07/2012	
3	Khokan Mondal Address -109 Putiary Panchanantala Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041	Self	 02/07/2012	 LTI 02/07/2012	
4	Dinesh Chandra Das Address -109 Putiary Panchanantala Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041	Self	 02/07/2012	 LTI 02/07/2012	



Name of Identifier of above Person(s)
Sandip Das
37j Karunamoyee Ghat Rd, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India, Pin :-700082

Signature of Identifier with Date


2/7/12

(Anima Sinha)

DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -I I SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 07314 of 2012

(Serial No. 07368 of 2012)



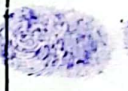
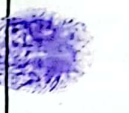
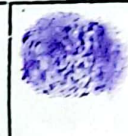
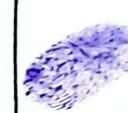

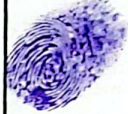
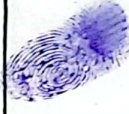
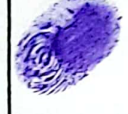

1. Renuka Das, wife of Badal Chandra Das , 37f Karunamoyee Ghat Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082, By Caste Hindu, By Profession :
. House wife
2. Tutun Das, son of Badal Chandra Das , 37f Karunamoyee Ghat Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082, By Caste Hindu, By Profession :
Business
3. Khokan Mondal
Partners, K D Enterprise, 109 Putiary Panchanantala Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041.
, By Profession : Business
4. Dinesh Chandra Das
Partner, K D Enterprise, 109 Putiary Panchanantala Rd, Thana:-Thakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041.
, By Profession : Business
Identified By Sandip Das, son of Tulshi Charan Das, 37j Karunamoyee Ghat Rd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082, By Caste: Hindu, By Profession:
Service.

(Anima Sinha)
DISTRICT SUB-REGISTRAR-II


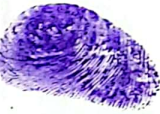
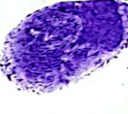
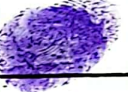
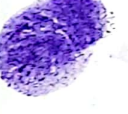

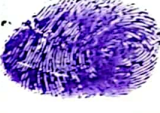







(Anima Sinha)






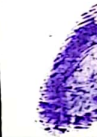
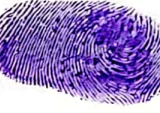




DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

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	left hand					
	right hand					






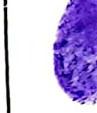




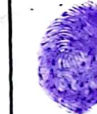
Name TITIN DAS
 Signature Titin Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RENUKA DAS
 Signature Renuka Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

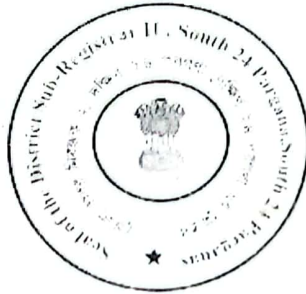
Name KHOKAN MONDAL
 Signature Khokan Mondal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name DINESH CH. DAS
 Signature Dinesh Chandra Das

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 5782 to 5798
being No 07314 for the year 2012.



(Anima Sinha) 03-July-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. II SOUTH 24-PARGANAS
West Bengal