

15378

I 13350/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 259920

I certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are a part of this document

Adul, District Sub-Registrar
Sonampur, South 24 Parganas

13 DEC 2011

NO: - 30409/11

(W)

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made

this the 13th day of December Two Thousand Eleven

BETWEEN

नं 829 तार 12-12-11 शुभ शुभ शुभ

परिसर नं. T. K. Chakrabarti, Secy. to Govt. of West Bengal

भारत सरकार, नया दिल्ली

राज्य सरकार

कृषि विभाग, नया दिल्ली

दिनांक 28 नवम्बर



Debyendu Panda
Sri K. Kishor Panda
1 Army Doctor Lane,
Addampur, W-149
Bishnupur

(2)

(1) SRI SIBNATH DAS, son of Late Madhusudan Das, by occupation-Business,
2) SMT. LATA DAS, wife of Sri Sibnath Das, by occupation-Housewife, both by
faith-Hindu, by Nationality-Indian, residing at 40 C, Gokul Baral Street, P.O. Bowbazar,
P.S. Muchipara, Kolkata-700 012, hereinafter jointly called and referred to as the
“VENDORS” (which term or expression shall unless excluded by or repugnant to the
context be deemed to mean and include their heirs, executors, administrators, legal
representatives and assigns) of the ONE PART.

A N D

- 1) TODI CONSTRUCTION PVT. LTD. (Pan- AACT 9689F
) a company incorporated under the Companies Act, 1956, and having its registered office
at 32, Ezra Street, Kolkata-700 001, represented by its Director, MR. MANISH TODI,
- 2) TODI NIKETAN PVT. LTD. (Pan- AABCT P 8788Q) a company
incorporated under the Companies Act, 1956, and having its registered office at 32, Ezra
Street, North Block, Kolkata-700 001, represented by its Director, MRS. VINEETA
TODI,
- 3) N.P.K.FINANCIAL SERVICES PVT. LTD. (Pan- AACN 8924F) a company
incorporated under the Companies Act, 1956, and having its registered office at 32, Ezra
Street, 11th floor, Kolkata-700 001, represented by its Director, MR. SANJOY TODI,
- 4) ARCHITA BRICKS PVT. LTD. (Pan- AAHCA 3824F) a company
incorporated under the Companies Act, 1956, and having its registered office at 32, Ezra
Street, Kolkata-700 001, represented by its Director, MR. MANOJ TODI,
- 5) AMBEY NIRMAN PVT. LTD. (Pan- AAGCA 2844R) a company
incorporated under the Companies Act, 1956, and having its registered office at 32, Ezra
Street, North Block, Kolkata-700 001, represented by its Director, MR.SUSHIL

AGARWAL.



6) DAYLIGHT SALES PVT. LTD. (Pan- AADCA 0952A) a company incorporated under the Companies Act, 1956, and having its registered office at 23 A, N.S.Road, 7th floor, Kolkata-700 001, represented by its Director, MRS. SHALINI

TODI,

& 7) SAGNIK VINIMAY PVT. LTD. (Pan- AAMCS 1732L) a company incorporated under the Companies Act, 1956, and having its registered office at 33 C.R.Avenue, 9th Floor, Room No.908 B, Kofkata-700 013, represented by MR. NITAI CHANDRA DAS, hereinafter jointly and collectively 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 its successors-in-office-interest, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Vendors are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Danga land measuring more or less 1 Cottah 11 Chittaks out of 23 decimals situate and lying at Mouza-Baikunthapur, J.L.No.37 comprising in R.S.Dag No.343, comprising in R.S.Khanda Khatian No. 1452 coming from R.S.Khatian No.738, Holding No.83, Avay Doctor Lane, Ward No. 17(16) under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written .

AND WHEREAS the One Malinabala Devi, Plaintiff therein filed a partition suit No.111 for the year 1949 at 2nd Sub Judge, Alipore against Smt.Suramabala Debi, wife of Bibhuti Ranjan Bhattacharjee and others Deponents therein regarding their inherit properties in Baikunthapur Mouza, including Dag No.343 and subsequently got their properties recorded in their names in Revisional Settlement records of rights and they had been paying Govt. rent thereof and enjoying every rights, title and interest over the said properties without interruption, claim and demand whatsoever.

AND WHEREAS subsequently compounded the partition suit No.111 for the year 1949 on 30/11/1966 by the said Court and also permissioned the said Partition suit



properties to the said Malina Bala Devi Plaintiff therein and Suramabala Debi and others on 27/1/1967 by Mr.S.K.Biswas,

AND WHEREAS as per Revisional settlement records and partition, the said Suramabala Debi got the property including the area 23 decimals i.e. 14 Cottahs 9 chattaks 31 sq.ft. of R.S.Dag No.343 of Baikunthapur Mouza, J.L.No.37, under P.S.Sonarpur, District-South 24-Parganas in Annexure (G) of the said partition decree and also marked as Lot B shown in the map or plan annexed hereto by Yellow border of the said partition suit map.

AND WHEREAS after partition, the said Suramabala Debi sold, transferred and conveyed the Danga land measuring more or less 3 Cottahs 8 Chattaks .out of 23 decimals in C.S. & R.S.Dag No.343 of Baikunthapur Mouza, J.L.No.37, P.S.Sonarpur, District-South 24-Parganas on 03/07/1987 to SRI Mukunda Bhattacharya , registered at Sonarpur A.D.S.R.office and recorded in Book No.I, being No.2532 for the year 1987.

AND WHEREAS the said Sri Mukunda Bhattacharya died intestate on 27/3/2007 leaving behind him wife, Smt. Ratna Bhattacharya and two sons, Sri Prabir Bhattacharya and Sri Samir Bhattacharya as his sole legal heirs and successors.

AND WHEREAS the said Smt. Ratna Bhattacharya, Sri Prabir Bhattacharya and Sri Samir Bhattacharya sold, transferred and conveyed the Danga land measuring more or less 1 Cottah 11 Chattaks out of 3 Cottahs 8 Chattaks in C.S. & R.S.Dag No.343 of Baikunthapur Mouza, J.L.No.37, P.S.Sonarpur, District-South 24-Parganas in 2008 to SRI KISHOR DEY, Son of Late Kanailal Dey , residing at Gazipur Avoy Doctor Lane, P.O.Rajpur, P.S.Sonarpur, District-South 24-Parganas, registered at Sonarpur A.D.S.R.office and recorded in Book No.I, being No.11460 for the year 2008.

AND WHEREAS the said Kishor Dey after purchasing the aforesaid property became the absolute owner of the aforesaid area of 1 Cottah 11 Chattaks of land as mentioned in the Schedule hereunder written and also he got the property recorded in his name in Municipal office and paid the tax upto date.

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Seal of the Additional District Sub-Registrar, Sonapatna, Bihar

AND WHEREAS the said Kishor Dey sold, transferred and conveyed the Danga land measuring more or less 1 Cottah 11 Chittaks in C.S. & R.S.Dag No.343 of Baikunthapur Mouza, J.L.No.37, P.S.Sonarapur, District-South 24-Parganas on 30/4/2009 to 1) SRI SIBNATH DAS(Vendor No.1 herein) wife of Late Madhusudan Das and 2) SMT. LATA DAS(Vendor No.2 herein) wife of Sri Sibnath Das, registered at Sonarapur A.D.S.R.office and recorded in Book No.I, C.D. Volume No13, Page-5246 to 5257, being No.4646 for the year 2009.

AND WHEREAS the said SRI SIBNATH DAS and SMT. LATA DAS (Vendors herein) became the owner of the Danga land measuring more or less 1 Cottah 11 Chittaks comprising in C.S. & R.S.Dag No.343, appertaining to R.S.Khanda Khatian No. 1452 coming from R.S.Khatian No.738 of Baikunthapur Mouza, J.L.No.37, under P.S.Sonarapur, District-South 24-Parganas by purchase and paid the tax upto date.

AND WHEREAS thus the said Vendors became the joint owners of the land measuring more or less 1 Cottah 11 Chittaks, comprising in C.S. & R.S.Dag No.343, appertaining to R.S.Khanda Khatian Nos. 1452 coming from R.S.Khatian No.738 of Baikunthapur Mouza, J.L.No.37, Holding No.83 Avoy Doctor Lane, Ward No.17 of Rajpur Sonarpur Municipality, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written.

AND WHEREAS the said Vendors decided to dispose of the Danga land measuring more or less 1 Cottah 11 Chittaks comprising in C.S. & R.S.Dag No.343, appertaining to R.S.Khanda Khatian No. 1452 coming from R.S.Khatian No.738 of Baikunthapur Mouza, J.L.No.37, Holding No.83, Avoy Doctor Lane ward No.17 of Rajpur Sonarpur Municipality, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the Purchaser herein, having come to know of such announcement, offered a consolidated value of the Danga land measuring more or less 1 Cottahs 11 Chittaks comprising in C.S. & R.S.Dag No.343, appertaining to R.S.Khanda

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Dist. Registrar
Sonmuri, South 24 Parganas

Seal of the Additional District Sub-Registrar
Sonmuri, South 24 Parganas

Khatian Nos. 11446, 1448, 1450 & 1452 coming from R.S.Khatian No.738 of Baikunthapur Mouza, J.L.No.37, Holding No 83 No.Avoy Doctor Lane , ward No.17 of Rajpur-Sonarapur Municipality, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border for Rs.2,80,000/-(Rupees Two Lac Eighty Thousand) only.in lum sum and the the Vendors have accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs.2,80,000/-(Rupees Two Lac Eighty Thousand)only. although the market value of the same is **Rs.2,81,666/- only**.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of Rs .2,80,000/-(Rupees Two Lac Eighty Thousand) only fully paid by the Purchasers to the Vendors (the receipt where of the vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the purchaser and the said plot of land hereby conveyed) the said vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchasers **ALL THAT** piece and parcel of Danga land measuring more or less 1 Cottahs 11-Chittaks comprising in C.S. & R.S.Dag No.343, appertaining to R.S.Khanda Khatian No. 1452 coming from R.S.Khatian No.738 of Baikunthapur Mouza, J.L.No.37, Holding No.83 Avoy Doctor Lane, ward No.17, under Rajpur-Sonarapur Municipality, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by **RED** border together with all easementary rights **TOGETHER WITH** all liberties, privilege, casements and appurtenances whatsoever ~~to~~ the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate right, title, interest, claim and demand whatsoever of the said vendors in or to the property hereby conveyed and every part thereof **TO HAVE** **AND TO HOLD** the same to the purchasers absolutely and forever. **AND** the purchasers may hereafter peaceable and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from vendors or any person claiming through or under them.



AND the vendors covenant to save harmless and keep indemnified the purchasers free from all encumbrances, charges and equities whatsoever.

AND the vendors further covenant that prior to execution and registration of the Deed of Conveyance the Vendors doth hereby assure, represent and covenant with the Purchaser as follows:-a) The vendors herein are absolutely seized and possessed of and otherwise sufficiently entitled to the property mentioned in the schedule hereunder written and have been enjoying the same without any obstruction, interferences whatsoever and howsoever,

b) The property mentioned in the schedule hereunder written is free from all encumbrances, liens, dispendens, charges, mortgages, acquisitions and requisition.

c) The vendors have a marketable title in respect of the property.

d) The Property is not subject of any acquisition or requisition proceeding.

e) The Vendors have cleared all outstanding dues, charges and rate bills payable in respect of the property.

f) The vendors do not hold any vacant land within the meaning of the Urban Land(Ceiling and Regulation)Act,1976

g) There is no attachment either under Public Demand Recovery Act or under the Income Tax Act or under Wealth Tax in respect of the schedule property.

h) The vendors have not entered into any Agreement or encumbering, parting with, dealing with, disposing of the schedule property or any portion thereof in any manner whatsoever.

i) The vendors have not obtained any loan from any office and/or concern or person or Banks or financial Institutions keeping lien and/or charged and/or mortgaged the property mentioned in the schedule hereunder written.



j) There is no legal bar or impediment restraining the vendors from selling, transferring and /or dealing with, disposing off the said schedule property or any portion thereof in any manner whatsoever.

AND the vendors further covenant that they will at the request and cost of the purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the purchasers to the true intent meaning of these present as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Danga land measuring more or less 1(one) Cottah 11(Eleven)Chattaks situate and lying at Mouza-Baikunthapur, J.L.No.37, R.S.No.110, Touzi No.251, Pargana-Medanmolla, P.S. & A.D.S.R.office at Sonarpur, comprising in C.S. & R.S.Dag No.343 appertaining to R.S.Khanda Khatian No. 1452 coming from R.S.Khatian No. 738 , Holding No.83 Avdy Doctor Lane Ward No.17 of Rajpur-Sonarpur Municipality, District-South 24-Parganas together with all easementary rights of the said road and the annual proportionate rent of 1 Cottahs 11 Chattaks as per present rate, which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal. OR HOWSOEVER OTHERWISE and particularly delineated in the map or plan annexed hereto by RED border. The said map or plan is part and parcel of this document.

BUTTED AND BOUNDED

- ON THE NORTH :- Part of R.S.Dag No.343,
- ON THE SOUTH :- Part of R.S.Dag No.343,
- ON THE EAST :- R.S.Dag No.344.
- ON THE WEST :- Part of R.S.Dag No.343 & 8' ft Wide Common Passage,



(9)

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

SIGNED, SEALED AND DELIVERY

In Presence of WITNESSES :-

1. Subhas Nalky
Ghazi pur (Abhay or Lane)
Post: Rajpur
P.S.: Sonarpur

2. Dibyendu Panda

-
: P 2

1. Sibrath Das

2. Kaba Das

SIGNATURE OF THE VENDORS



Handwritten text in the bottom right corner, possibly a signature or initials, which is mostly illegible due to blurring.

MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the said sum of Rs.2,80,000/- (Rupees Two Lac Eighty Thousand) only being the full and final consideration money paid the following manner herein below:-

| DRAFT NO. | DATED | DRAWN BANKA | MOUNT(Rs.) |
|-----------|------------|-------------------------------|---------------|
| 117727 | 12/12/2011 | Axix Bank Ltd. Tollygunge Br. | Rs.1,40,000/- |
| 117728 | 12/12/2011 | Axix Bank Ltd. Tollygunge Br. | Rs.1,40,000/- |

WITNESSES:-

1. Subhoj Nath
Bazipur (Abby D.V. Lane)
Post: Bojpur
P.S: Semarpur
2. Dibyendu Sandhy
Sibnarth Das
2. data Das

SIGNATURE OF THE VENDORS

Drafted by me:



(TARUN KANTI CHAKRABARTI)

F.No.853/95, Advocate, Baruipur Civil Court.

Printed by :-







Chandan Kumar,

Sonarpur, Kolkata-700 150.



SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | |
|---|--------------------|--------------|------|--------|------|-------|
|  | <p>Manoj K. S.</p> | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
|  | <p>Uka Rishi</p> | Little | Ring | Middle | Fore | Thumb |
| | | (Right Hand) | | | | |
|  | <p>Sks Rps</p> | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
|  | <p>Manoj K. S.</p> | Little | Ring | Middle | Fore | Thumb |
| | | (Right Hand) | | | | |

TKR

Uka Rishi

Sks Rps

TKR

13 JUL 2014

Additional District, South B. District, South 23

| | | | | | | |
|-------|------------|-------|-------------|---------------|-------------|--------------|
| Photo | Left Hand | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right Hand | | | | | |

Name

Signature

| | | | | | | |
|--|------------|-------|-------------|---------------|-------------|--------------|
|  | Left Hand | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right Hand | | | | | |

Name

Signature *Sibansh Das*

| | | | | | | |
|---|------------|-------|-------------|---------------|-------------|--------------|
|  | Left Hand | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right Hand | | | | | |

Name

Signature *Lata Das*

| | | | | | | |
|-------|------------|-------|-------------|---------------|-------------|--------------|
| Photo | Left Hand | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right Hand | | | | | |















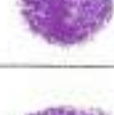















Name

Signature



SPECIMEN FORM FOR TEN FINGER PRINTS

| | |
|---------|---|
| Sl. No. | Signature of the executant and/or purchaser / Presentants |
| 1. |  Nivasta Todi |
| 2. |  Shalini Todi |
| 3. |  Nitai Ch Das |

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| LEFT HAND | | | | |
|  |  |  |  |  |
| RIGHT HAND | | | | |
|  |  |  |  |  |
| LEFT HAND | | | | |
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| RIGHT HAND | | | | |
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| LEFT HAND | | | | |
|  |  |  |  |  |
| RIGHT HAND | | | | |


TNPL

DPPL



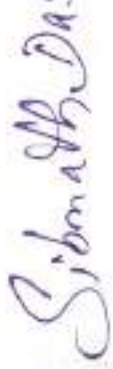


DPPL
Nefan



I. Signature of the Presentant

| Name of the Presentant | Signature with date |
|------------------------|---|
| Sibnath Das |  |

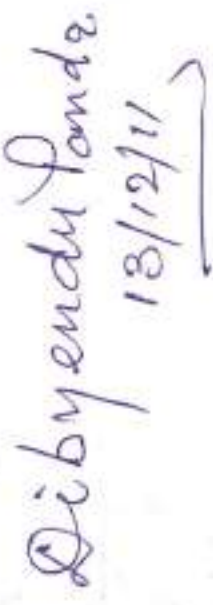
II. Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|---|--|---|
| 1 | Sibnath Das Address -40 C, Gokul Baral Street, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :-Bowbazar Pin :-700012 | Self |  |  LTI |  |
| | | | 13/12/2011 | 13/12/2011 | |
| 2 | Lata Das Address -40 C, Gokul Baral Street, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :-Bowbazar Pin :-700012 | Self |  |  LTI |  |
| | | | 13/12/2011 | 13/12/2011 | |

Name of Identifier of above Person(s)

Dibyendu Panda
 Avay Doctor Lane, Kolkata, Thana:-Sonarpur,
 District:-South 24-Parganas, WEST BENGAL, India,
 P.O. :- Pin :-700149

Signature of Identifier with Date


 13/12/11

PAQ. APandi B
MAYE

PAQ. APandi B

PAQ. APandi B



PAQ. APandi B
MAYE

PAQ. APandi B
MAYE

PAQ. APandi B
MAYE



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

Endorsement For Deed Number : I - 13350 of 2011
(Serial No. 15378 of 2011)

On

Payment of Fees:

On 13/12/2011

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 : 23,4 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. 3098/-, on 13/12/2011

(Under Article : A(1) = 3091/- , E = 7/- on 13/12/2011)

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.-281666/-

Certified that the required stamp duty of this document is Rs.- 16910 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 11950/- is paid, by the draft number 350789, Draft Date 12/12/2011, Bank Name State Bank Of India, SONARPUR, received on 13/12/2011

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

Presented for registration at 13.51 hrs on :13/12/2011, at the Office of the A. D. S. R. SONARPUR by Sibnath Das , one of the Executants.

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

Execution is admitted on 13/12/2011 by

1. Sibnath Das, son of Lt Madhusudan Das , 40 C, Gokul Baral Street, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :-Bowbazar. Pin :-700012 , By Caste Hindu, By Profession : Business
2. Lata Das, wife of Sibnath Das , 40 C, Gokul Baral Street, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :-Bowbazar Pin :-700012 , By Caste Hindu, By Profession : House wife

13/12/2011 14:47:00

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2





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


Endorsement For Deed Number : I - 13350 of 2011

(Serial No. 15378 of 2011)

Identified By Dibyendu Panda, son of Lt Satish Ch Panda, Avay Doctor Lane, Kolkata,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700149 , By
Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



 (Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

13/12/2011 14:47:00

13 DEC 2014
Sudipur, South Wazirabad

Seal of the Additional District Sub-Registrar,
Sudipur, South Wazirabad

SITE PLAN AT MOUZA -BAIKUNTHAPUR, J. L. NO.- 37, R. S. DAG NO.- 343, P. S. - SONARPUR, DIST.- SOUTH 24 PARGANAS, UNDER RAJPUR - SONARPUR MUNICIPALITY.

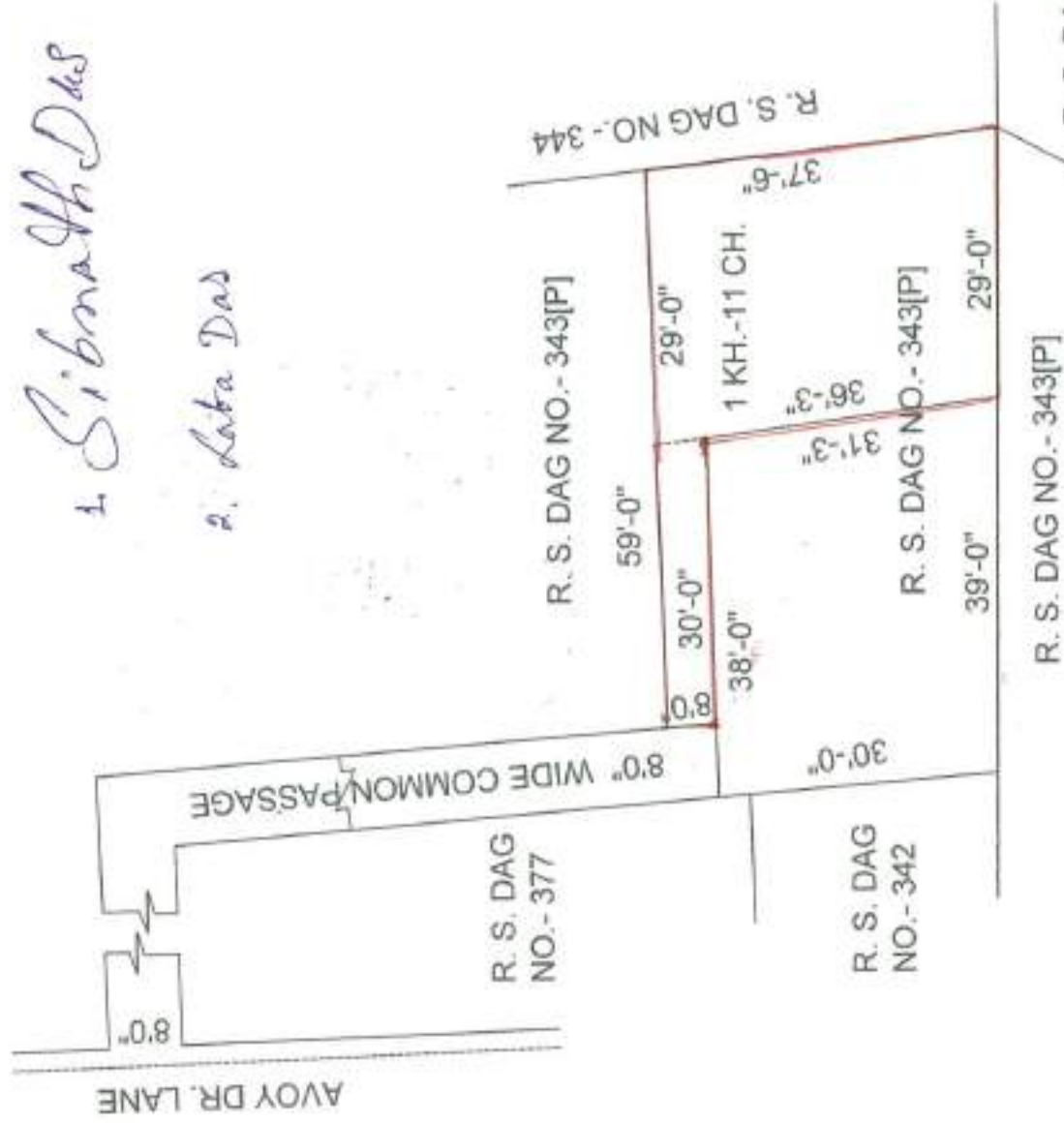
SCALE = 1" INCH = 20' FT.

LAND AREA MARKED BY RED BORDER

LAND AREA = 1 KH.- 11 CH.[M/L]



1. Sibmath Das
2. Lata Das



R. S. DAG NO.- 345

Chandan Kumar Jana

G.A.D. BY

Chandan Kumar Jana

Civil Engineer E. B. S. Lic No-284 /Rajpur

Rajpur-Sonarpur Municipality

93 DEC 2014

Head of the Additional District Sub-Registrar
Office of the Additional District Sub-Registrar
South 24 Parganas

Handwritten signature or mark