

F 17373

2-6529/10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 891232

1.22  
19/12/07 M.V. R. 65657/

50  
4/2 3150



Certified that the Document is admitted to Registration. The Stamp Sheet and the registered document are the part of the record.

*[Signature]*  
Additional Registrar  
of Assurances, Kolkata  
07.07.10

DEED OF CONVEYANCE

1. Date: 19th December, 2007

2. Place: Kolkata

3. Parties:

3.1 Sudarshan Chandra Pal, son of Late Madhab Chandra Pal, residing at Village and Post Office Amgachia, Police Station Bishnupur District 24, Parganas (South) (Vendor, includes successors-in-interest)

And

682 Kolkata 68  
 Cheque No. 882161  
 dt 19.12.07  
 Rs 3150/-  
 has been Paid in full to the

A 682  
E 7  
J 55  
UMA 25  
unl. 4  
773

*[Handwritten notes]*  
62  
62  
682

102345

**PRAVAT KR. DAS**  
Advocate  
Sealdah Police Court  
Kolkata-700 014

✓ Rishi Jain

NAME.....  
ADDYADV.....  
RS.....  
13 NOV 2007  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1



34651

Presented For Registration  
at Kolkata Registration Office  
on ..... days of ..... 20..

✓ Rishi Jain

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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



34653

✓ Sudarshan Chandra Paul



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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



- 3.2 **Rishi Jain** son of Prem Lal Jain, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013 (**Purchaser**, includes successors-in-interest and/or assigns).

Vendor and Purchaser, collectively **Parties**.

**NOW THIS CONVEYANCE WITNESSES:**

4. **Subject Matter of Conveyance:**

- 4.1 **Said Land:** Sali Land 4.15 (four point one five), decimal out of 17(seventeen), comprised in R.S. Dag No. 383, Khatian No. P-546, in Mouza Amgachia, J.L. No. 93, R.S. No.326, Touzi Nos. 85,87 and 94, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) and delineated in the **Plan** annexed and bordered in colour **Red** thereon described in the **Schedule** below (**Said Land**).

5. **Representations, Warranties and Covenants of the Vendors:**

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 **Ownership of Vendor:** The Vendor is the sole and absolute Owner of the Sali Land 4.15 (four point one five), decimal out of 17(seventeen), comprised in R.S. Dag No. 383, Khatian No. P-546, in Mouza Amgachia, J.L. No. 93, R.S. No.326, Touzi Nos. 85,87 and 94, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) [**Said Land**].

- 5.1.2 **True and Correct Representations:** The Vendor is the undisputed owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 and 5.1.2 above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on Encumbrances:

- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



5.2.2 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sells, conveys, transfers, assign and assure the Said Land to the Purchaser.

5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

7. **Transfer:**

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature



decimal out of 17(seventeen), comprised in R.S. Dag No. 383, Khatian No. P-546, in Mouza Amgachia, J.L. No. 93,R.S. No.326, Touzi Nos. 85,87 and 94, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South) and delineated in the **Plan** annexed and bordered in colour **Red** thereon and described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. 62260/- (Rupees sixty two thousand two hundred and sixty) paid to the Vendor, the entirety of which has been received by the Vendor and the Vendor has executed the Receipt and Memo of Consideration below to admits and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** Absolute, irreversible and perpetual.

8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and

this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

- 8.3.2 **Transfer of Property Act:** All obligations and duties of vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenant that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

**Schedule  
(Said Land)**

Sali Land 4.15 (four point one five), decimal out of 17(seventeen), comprised in R.S. Dag No. 383, Khatian No. P-546, in Mouza Amgachia, J.L. No. 93, R.S. No. 326, Touzi Nos. 85, 87 and 94, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) and delineated in the **Plan** annexed and bordered in colour **Red** thereon and together with Rayati Sthithiban Rights, together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land.

9. **Execution and Delivery:**

- 9.1 **In witness whereof** the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the date given above.

*Sudassan Chandra Paul*

\_\_\_\_\_  
[Vendor]

*Rishi Jai*  
\_\_\_\_\_  
[Purchaser]

**Witnesses:**

*Jagan Paul*

*Late - Jatin Kumar Paul  
vill - Amgachia  
Dist - 24 Pgs (S)*



### Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 62260/- (Rupees sixty two thousand two hundred and sixty) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
Cash	19-12-07	_____	Rs. 62,260/-

Sudhansu Chandra Paul

\_\_\_\_\_  
[Vendor]

Witnesses:


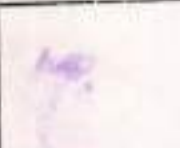





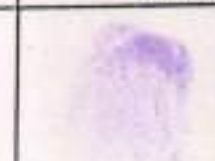















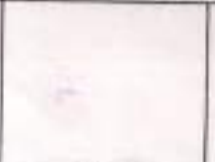
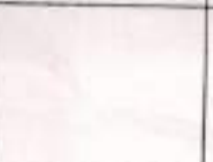
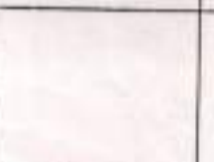
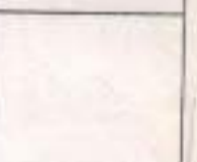


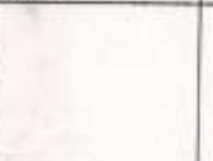
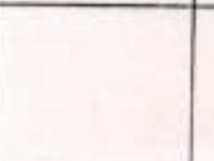
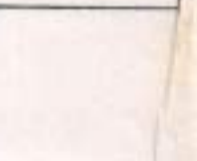
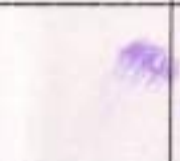
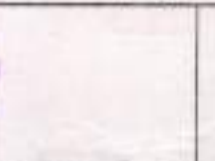
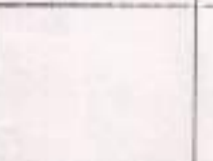
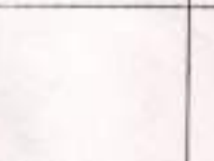
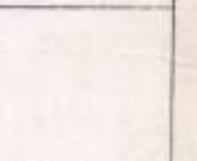
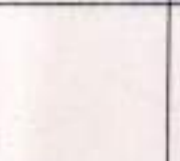
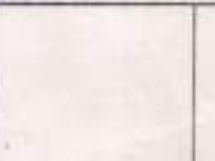
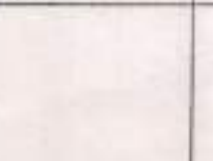
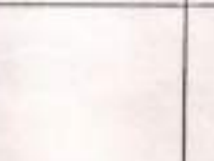
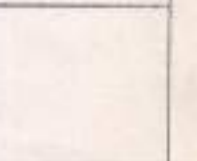
Jagan Paul

Late Jatin Kumar Paul


vill. P. B. - Angachik

Dist - 24 pps (S)

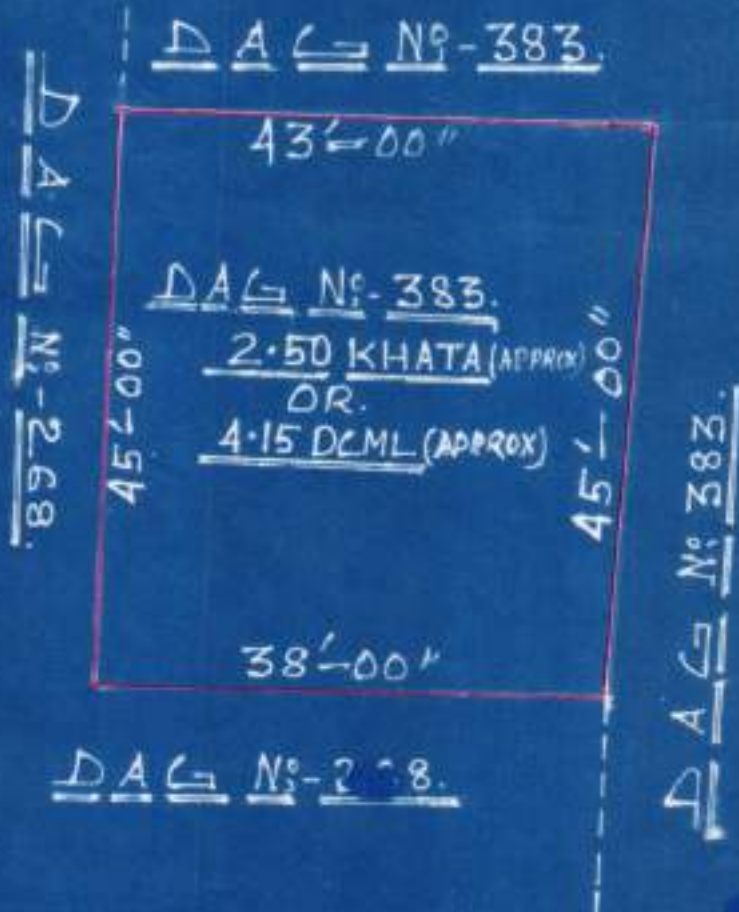
SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Rishi Jain</i>					
<p>PHOTO</p>		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
<p align="center">(Left Hand)</p>						
						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p align="center">(Right Hand)</p>						
	<i>Sudarsan Chandra Paul</i>					
<p>PHOTO</p>		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
<p align="center">(Left Hand)</p>						
						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p align="center">(Right Hand)</p>						
<p>PHOTO</p>						
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
<p align="center">(Left Hand)</p>						
						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p align="center">(Right Hand)</p>						
<p>PHOTO</p>						
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
<p align="center">(Left Hand)</p>						
						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p align="center">(Right Hand)</p>						



AT MOUZA AMGALHIA PART OF DALG NO  
383. J.L. NO-93. KHATAN NO **LR-546** P.S -  
BISHNUPUR, DIST- SOUTH 24 PARAGANS. AREA  
OF LAND 2.50 KHATA OR 4.15 DEML. SHOW IN  
RED LINE  SCALE. 15' = 1"

VENDOR S/L.



Rishi Jain

Udayan Chandra Paul  
DRAWN BY  
Jayanta Majumdar 15-12-07

JAYANTA MAJUMDAR  
Surveyor  
BISHNUPUR  
15-12-07





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 06529 of 2010  
(Serial No. 17373 of 2007)

On 19/12/2007

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 682/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/12/2007

**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.-65657/-

Certified that the required stamp duty of this document is Rs.- 3283 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 3150/- is paid, by the draft number 882161, Draft Date 19/12/2007, Bank Name STATE BANK OF INDIA, Kolkata Br., received on 19/12/2007

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

Presented for registration at 13.22 hrs on :19/12/2007, at the Office of the A.R.A.-I KOLKATA by Rishi Jain, Claimant.

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

Execution is admitted on 19/12/2007 by

1. Sudarshan Chandra Pal., son of Lt Madhab Chandra Pal , Village:Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Amgachia , By Caste Hindu, By Profession : Others
2. Rishi Jain., son of Prem Lal Jain , 4th Floor, 1, Ganesh Chandra Avenue, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Others

Identified By Mani Sankar Roychowdhury, son of ... , 4, K. S. Roy Road., CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

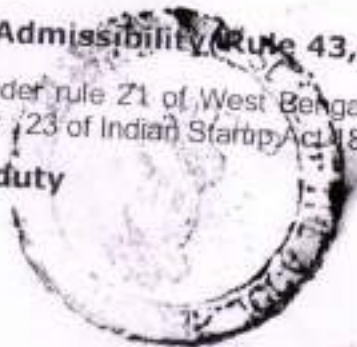
( Ramananda Das )  
ADDL. REGISTRAR OF ASSURANCE-I

On 07/07/2010

**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 of Indian Stamp Act 1899.

**Deficit stamp duty**



( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I  
EndorsementPage 1 of 2

07/07/2010 15:26:00



Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 06529 of 2010

(Serial No. 17373 of 2007)

-Deficit stamp duty Rs. 83/- is paid 04806629/06/2010 State Bank of India, CALCUTTA MAIN BRANCH,  
received on 07/07/2010

**Deficit Fees paid**

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 33/- on 07/07/2010.

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

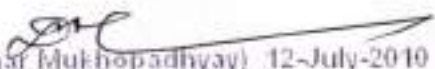


( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 6434 to 6447  
being No 06529 for the year 2010.



  
(Dines Kumar Mukhopadhyay) 12-July-2010  
ADDL. REGISTRAR OF ASSURANCE-I  
Office of the A.R.A.-I KOLKATA  
West Bengal