

07878

93

F-8694/10

भारतीय गैर न्यायिक



पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

F 770257

Verified that the Document is genuine
in registration, nature sheets and
the endorsement sheets attached the
document are part of its contents.

J(1) 250.00
 J(2) 300.00

 ₹ 550.00
 Valid on 24.11.10
 25/11/10

1/2
 15/10/10
 18728/10
 3-5

Sub Registrar
 Registrar 6/57 (2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 25 NOV 2010
 DEED OF CONVEYANCE

1. Date: 24th November 2010
2. Place: DSR-IV, ALIPORE
3. Parties:
 - 3.1 SMT. KALPANA PATRA wife of Late Balai Patra, by faith Hindu, by Nationality Indian, by occupation House wife residing at Village Amgachia, Police Station Bishnupur, District 24, Parganas (South),

27 SEP 2010



167713

NAME _____
 AGO: _____
 Rg: _____

27 SEP 2010
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 273, K. S. Roy Road, Kuli

✓ সৌভাগ্য ন্যায়



2514

✓ সৌভাগ্য ন্যায়



2515

✓ বসু ন্যায়

Poublers. She
 So. Ashutosh. She
 Village + P.O. Bonyachin
 24 P.C. (২)
 Business



Handwritten signature

Dist. Sub-Registrar - IV
 Registrar 17/ST (8) of
 Registration Act 1908
 South 24 Parganas
 24 NOV 2010

- 3.2 **SOUMEN PATRA** son of Late Balai Patra, by faith Hindu, by Nationality Indian, by occupation Business, residing at Village Amgachia, Police Station Bishnupur, District 24, Parganas (South),
- 3.3 **SMT. APARNA BAR** wife of Bata Krishna Bar, by faith Hindu, by Nationality Indian, by occupation House wife residing at Village Amgachia, Police Station Bishnupur, District 24, Parganas (South) daughter of Late Balai Patra.
- 3.4 **SMT. CHYANA SHEE** wife of Provash Shee, by faith Hindu, by Nationality Indian, by occupation House wife residing at Village Amgachia, Police Station Bishnupur, District 24, Parganas (South) daughter of Late Balai Patra.
- 3.5 **SMT. GITA GHOSH** wife of Swapan Ghosh, by faith Hindu, by Nationality Indian, by occupation House wife residing at Village Bakershawar, Police Station Bishnupur, District 24, Parganas (South) daughter of Late Balai Patra.
- 3.6 **SMT. MITA BAR** wife of Bhaba Sindhu Bar, by faith Hindu, by Nationality Indian, by occupation House wife residing at Village Bethuyabati, Police Station Baudge Baudge, District 24, Parganas (South) daughter of Late Balai Patra.
- 3.7 **SMT. ARCHANA BODHOK** wife of Panchu Bodhak, by faith Hindu, by Nationality Indian, by occupation House wife residing at Village Ballygune, Police Station Ballygunge/ Gariahat, District 24, Parganas (South) daughter of Late Balai Patra.

(collectively **Vendors**, includes successors-in-interest)

And

- 3.8 **PREM LAL JAIN**, son of Late Madan Lal Jain, by faith Hindu, by nationality Indian residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013 (**Purchaser**, includes successors-in-interest and/or assigns).

Vendors and Purchaser, collectively Parties.



✓ ভাঙ্গনা বর 2516



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✓ Chain Shee



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সীতাঘোষ



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✓ মিত্র বর



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✓ জটনা বোর্ডিং



[Handwritten Signature]

Sub-Registrar
Registrar U/S 7 (2)
Registration Act 1908
South 24 Parganas
24 NOV 2010



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

Endorsement For Deed Number : I - 08694 of 2010
(Serial No. 07878 of 2010)

On

Payment of Fees:

On 24/11/2010

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

Presented for registration at 15.51 hrs on :24/11/2010, at the Private residence by Soumen Patra , one of the Executants.

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

Execution is admitted on 24/11/2010 by

1. Soumen Patra, son of Lt. Balai Patra , Amgachia, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Kalpana Patra, wife of Lt. Balai Patra , Amgachia, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
3. Aparna Bar, wife of Bata Krishna Bar , Amgachia, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
4. Chyana Shee, wife of Provash Shee , Amgachia, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
5. Gita Ghosh, wife of Swapan Ghosh , Bakeshwar, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
6. Mita Bar, wife of Bhaba Sindhu Bar , Bethuyabati, , Thana:-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
7. Archana Bodhok, wife of Panchu Bodhok , Ballygunge, , Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

Identified By Probhas Shee, son of Ashutosh Shee, Amgachia, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 25/11/2010

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

Admissible under rule 43 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. 11028/-, on 25/11/2010



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 1 of 2

25/11/2010 16:10:00



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

Endorsement For Deed Number : I - 08694 of 2010
(Serial No. 07878 of 2010)

(Under Article : A(1) = 10989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 25/11/2010)

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.-1000000/-

Certified that the required stamp duty of this document is Rs.- 50010 /- and the Stamp duty paid as: Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 21380/- is paid, by the draft number 021590, Draft Date 10/11/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 25/11/2010
2. Rs. 19350/- is paid, by the draft number 021588, Draft Date 10/11/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 25/11/2010
3. Rs. 9270/- is paid, by the draft number 022008, Draft Date 24/11/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 25/11/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 2

SPECIMEN FORM FOR TEN FINGERPRINTS



[Handwritten signature]

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



RASHIA RASHID

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



BINAYAK NATH

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



RASHI KATH

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

AT MDUZA AMLALHIA-I. J.L. No- 93.
PART OF DALG No. 385. KHATIAN No
P.S. BISHINUPUR. DIST SOUTH 24 P.G.S.
AREA OF LAND- 32 DLML (APPROX).
SHOWN IN RED LINE
SCALE- 50' = 1"



DALG No. 392

DALG No- 718.

DALG No. 383.

300'-00"
PART OF DALG No. 385. AREA OF LAND- 32 DLML.
150'-00"

50'-00"
 50'-00"

DALG No- 2

कल्याण राम शर्मा
 जिला बंशीपुर
 जिला बंशीपुर
 जिला बंशीपुर
 जिला बंशीपुर
 जिला बंशीपुर
 जिला बंशीपुर

DRAWN BY

M A Y

PUBLIC

D A G No. 385.





















































BA G PARA VILLAGE

100-00

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62

SPECIMEN FORM FOR TEN FINGERPRINTS

	ডিবি বর					
		(Left Hand)				
						
		(Right Hand)				
						
	জামিলা বেগম					
		(Left Hand)				
						
		(Right Hand)				
						
	তপস্বী বর					
		(Left Hand)				
						
		(Right Hand)				
						
	Chaima Shree					
		(Left Hand)				
						
		(Right Hand)				
						

(Said Land) out of Mother Land, described in the Schedule below and free from all encumbrances.

- 5.1.5 **True and Correct Representations:** The Vendors are the undisputed joint owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 and 5.1.4 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 Vendors have 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.
- 5.2.2 **No Encumbrance by Act of Vendor :** The Vendors have 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 Sale/Sell:** The Vendors have 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, debentures, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

- 6.1 **Agreement to Sell and Purchase:** The Vendors have 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 Vendors hereby sell, convey and transfer to the Purchaser, free from all encumbrances, the entirety of the Vendors right, title and interest of whatsoever or howsoever nature in the Said Land, being land measuring Sali land measuring 32 decimal more or less comprised in R.S. Dag No. 385, *L.R. Khata* No. 963, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) (**Said Land**), 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. 10,00,000/- (Rupees Ten Lac only)** paid to the Vendors, the entirety of which has been received by the Vendors and the Vendors have 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 Vendors have 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 Vendors 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 Vendors about the correctness of the Vendors title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at the Vendors 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 Vendors 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 Vendors, with regard to which the Vendors hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendors 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 Vendors.

- 8.7 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors 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 Vendors or any of the Representations being found to be untrue.
- 8.8 **Further Acts:** The Vendors hereby covenants that the Vendors or any person claiming under the Vendors, 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)
[Subject Matter of Sale]

All that piece and parcel of Sali land measuring 32 decimal more or less out of 43 decimal more or less situate within District 24, Parganas (South), Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South), delineated in the **Plan** annexed and bordered in colour **Red** thereon and comprised in the following R.S. Dag and Khatian Nos:

R.S. Dag	Khatian No.	Classification of Land	Area of total Dag in decimal	Share	Area of Land sold in decimal	Mouza
385	<i>I. R. Khatian No. 965,</i>	Sali	163, decimal		32, decimal	Amgachia

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 Vendors have executed and delivered this instrument of Conveyance on the date given above.

বালু নাথান
সৌভাগ্য নাথান
সীতা সোম

স্বাক্ষর
জিটনা বোব্বিকা
অক্ষয়
Chaitan Shee

[Vendors]

Witnesses:

1. Pa. Ghos. Shol. So. Ashu/osh. Shee
village + Po. Amgachia 24 P.G. (১)
2. Uthor Ken Mahish So. Saunyoari Mahin
vill + Po. Amgachia 24 Pgs (১)

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance :

4.1 **Said Land:** Sali land measuring 32 decimal more or less comprised in R.S. Dag No. 385, *L.R. Khattar No. 965*, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) (**Said Land**), described in the **Schedule** below

5. Representations, Warranties and Covenants of the Vendors:

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 **Ownership of Balai Patra,:** Balai Patra, was the sole and absolute Owner of the Sali land measuring 43 decimal more or less comprised in R.S. Dag No. 385, *L.R. Khattar No. 965*, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) (**Mother Land**).

5.1.2 **Demise of Balai Patra, and Devolution of Interest:** Balai Patra, died intestate and his legal heirs, namely his wife Kalpana Patra [Vendor no. 3.1 herein], only son Soumen Patra [Vendor no. 3.2 herein] and 5[five] married daughter namely Aparna Bar, [Vendor No. 3.3 herein] Chaya Shee [Vendor No. 3.4 herein], Gita Ghosh [Vendor No. 3.5 herein], Mita Bar [Vendor No. 3.6 herein] and Archana Bodhak [Vendor No. 3.7 herein], inherited equal share his right, title and interest in the Mother Land and became the joint owners thereof and vendors herein.

5.1.3 **Vendors :** The Vendor no. 3.1, the Vendor No. 3.2, the Vendor No. 3.3, the Vendor No. 3.4, the Vendor No. 3.5, the Vendor No. 3.6 and the Vendor No. 3.7 herein, collectively Vendors.

5.1.4 **Ownership of Vendors:** In the aforesaid circumstances, Vendors are the Joint owners of the Land measuring Sali land measuring 32 decimal more or less comprised in R.S. Dag No. 385, *L.R. Khattar No 965*, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South)