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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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190202
 D.D. No. 4598415
 Date 08/08

Under the Indian Stamp Act, 1889 as amended
 by Act III of 1927 & Section 2(1) of the
 Improvement of Act 1951, consequent
 to the 23/4/08
 Stamp duty paid under the Indian Stamp Act
 1951 of an amount of Rs. 14/-
 Additional duty paid under the Stamp Act
 1951 of an amount of Rs. 28/-
 Total Rs. 42/-
 M.B.

4808
 5200
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 05/09/08

Dist. Sub. Registrar - III
 Alipur South 24 Parganas
 09/09/08

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 4th day of August

TWO THOUSAND AND EIGHT (2008) BETWEEN (1) SRI AMAR

MONDAL son of Late Kanai Lal Mondal, (2) SMT. ARATI MONDAL

wife of Late Kanai Lal Mondal both by faith-Hindu, by occupation - Business

& Housewife, by Nationality Indian, both are residing at Nayabad, Daspara,

P.S. Kasba, District-South 24 Parganas, hereinafter called and

A2 4389
 14
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 4435

14576

31/7/08

Sold to Alok Sapui Adv.
of Alipore Police Court
Rupees 5000/-

ks-27

Des
Samiran Das
Stamp Vender
Alipore Police Court
South 24 Prg. Dist.



Rs-5000/-
Registration
of the said Registration
Alipore South 24 Parganas by
Executant/Claimant or one of
the Executant/Claimant or
Executant/Claimant of

Monoj Kumar Show
Smt Monoj Kumar Show

Manoj Krishan

Infaran
Dist Sub. Registrar - III
Alipur, South 24 Parganas

Smt Sanjay Kumar Show



10500

4 AUG 2008

both in South 24 Parganas
by Caste Hindu/Muslim
Profession
9/5, Temple Street, Business
P. T. O

Manoj Krishan



10501

Smt Bidyut Mondal

Sanjay K. Show



10502

Alipore Police Court
Dist South 24 Parganas
by Caste Hindu/Muslim
Profession

Infaran

Dist Sub. Registrar - III
Alipur, South 24 Parganas

4 AUG 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 5636 to 5651
being No 05535 for the year 2008.

Aparajit
Sub-Registrar - III
Alipur, South 24 Parganas



24 MAR 2010

(Kalobaran Parai) 24-March-2010
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

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**;

AND

(1) **SRI SANJAY KUMAR SHAW**, (2) **SRI MANOJ KUMAR SHAW**, both sons of Lal Chand Shaw, both by faith - Hindu, both by occupation - Business, both by Nationality - Indian, both are residing at 9/5, Temple Street, Kolkata-700 072 hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS one Bholal Nath Mondal, Habul Mondal and Kanai Lal Mondal were jointly seized and possessed of or otherwise well and sufficiently entitle to **ALL THAT** land measuring about 2.25 decimals comprising J.L. No.25, Mouja- Nayabad, Pargana- Khaspur, R.S. No. 3, R.S. Khatian No. 85, R.S. Dag No.183, under Touzi No.56 P.S. previously Tollygunage at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans.

Sri Amara Mondal S/o Kanaial
Mondal.

10503

SMT Arati Mondal w/o Kanaial
Mondal

at Nayabad Barpara. Burdwan

L.T. 1 OF Arati Mondal
by the pen of Bidyut Mondal

Bidyut Mondal
Alipore Police Court
Kat-27



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Dist. Sub. Registrar - III
Alipore South 24 Parganas

- 4 AUG 2008

AND WHEREAS said Bholal Nath Mondal due to his urgent need of money sold, conveyand, transferred his share land measuring about 75 decimals out of 2.25 decimals to his brothers Habul Mondal and Kanai Lal Mondal by Deed of Conveyance, which was registered in the office of D.R. Alipore, recorded in Book No.1, Volume No.28, Pages 13 to 15, Being No.248, for the year 1979.

AND WHEREAS said Habul Mondal and Kanai Mondal became absolute owners of the total land measuring 2.25 decimals and while they were in peaceful possession and occupation of the said property said Kanai Lal Mondal sold, conveyad, transferred land measuring about 16.05 decimal out of his share to his brother Habul Mondal by Deed of Conveyance which was registered in the office of D.R. Alipore, recorded in Book No.1, Volume 34, Pages 53 to 55, Being No.1573, for the year 1982.

AND WHEREAS said Kanai Lal Mondal became absolute owner of the land measuring about $96 \frac{1}{2}$ decimal by way of inheritance and purchase and while he was seized and possessed the said property he died intestate leaving behind his three married daughters namely Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik , four sons namely Shyamal Mondal, Parimal Mondal (since deceased)Arun Mondal, Amar Mondal and his wife Smt. Arati Mondal as his only legal heirs and successors.



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Dist. Sub Registrar - III
Alipur, South 24 Parganas

4 AUG 2008

AND WHEREAS said Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik all daughters of late Kanai Lal Mondal gifted their share to their brothers and mother by way of Deed of Gift which was registered in the office of D.R. Alipore, recorded in Book No.I, Being No.17166, for the year 1985.

AND WHEREAS Arati Mondal widow of late Kanai Lal Mondal due to her urgent need of money sold, conveyaed, transferred her share of land from the total land left by said Kanai Lal Mondal and rest of the property devolved upon the four sons of Late Kanai Lal Mondal i.e. Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal.

AND WHEREAS due to better enjoyment of the said property said Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal divided the said property between them and they registered a partition deed which was registered in the office of D.R. Alipore, recorded in Book No.I, Volume No. 148, Pages 24 to 37, Being No.7904, for the year 1993.

AND WHEREAS as per the said partition deed Vendor No.1 Amar Mondal got the land measuring about 4 Cottahs 11 Chitaks 40 sq.ft. comprised in Khatian No.85, Dag No.183, which is mentioned as Lot 'C' and delineated as Yellow colour in the partition plan which is annexed with the said partition deed and Parimal



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Dist. Sub. Registrar - III
Alipur, South 24 Parganas

F 7 AUG 2008

Mondal since deceased got the land measuring about 4 Cottahs 11 Chitaks 40 sq.ft. comprised in Khatian No.85, Dag No.183 which is mentioned as Lot 'B' and delineated as Blue colour in the partition plan which is annexed with the said partition deed.

AND WHEREAS said Parimal Mondal died on 10.8.1993 bachelor and property left by him devolved upon his mother Smt. Arati Mondal the Vendor No.2 herein as per Hindu succession Act 1956.

AND WHEREAS Vendor No.1 mutated his name in the records of Kolkata Municipal Corporation and his property is now known and numbered as Premises No. 3061, Nayabad, Kolkata-700 099 vide Assessee No. 31-109-08-6112-1 and Vendor No.2 mutated her name in the records of Kolkata Municipal Corporation and her property is now known as numbered as Premises No. 3068, Nayabad, Assessee No.31-109-08-6119-4.

AND WHEREAS due to urgent need of money the the Vendor No.1 offered to sale **ALL THAT** land measuring 2 Cottahs 1 Chittaks together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of premises No. 3061 Nayabad, and Vendor No.2 offer to sale **ALL THAT** land measuring 1 Cottahs 13 Chittaks 10 sq.ft. together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of premises No. 3068 Nayabad, comprising J.L. No.25, Mouja-Nayabad, Pargana-Khaspur, under Touzi No.56 R.S, Khaitan No.



Dist. Sub-Registrar - III
Alipur, South 24 Parganas

- 4 AUG 2008

85, R.S. Dag No. 183, P.S. previously Tollygunage at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans, Ward No. 109 so Vendor No. 1 & 2 jointly offer to sale land measuring about 3 Cottahs 14 Chittaks 10 sq.ft. together with 200 sq.ft. structure standing thereon which is morefully desribed in the Schedule written hereunder and hereinafter referred to as the said property at or total consideration price Rs. 4,00,000 /- (Rupees Four lacs) only and the Purchasers being informed the same and being satisfied by inspecting the papers and documents relating to said property expressed their intention to purchase the same for a total consideration as fixed by the Vendors. Accordingly the Vendors herein doth accepted the offer of the Purchasers herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said sale deed and in consideration of the sum of Rs. 4,00,000 /- (Rupees Four lacs) only being the lawful money of the union of India well and truly paid by the said Purchasers to the Vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendors do hereby admit and acknowledge as per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendors do hereby acquit, release and forever discharge the said Purchasers as the said land hereby transferred the Vendors do hereby grant, transfer,



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Dist. Sub-Registrar - III
Alipur South 24 Parganas

4 AUG 2008

convey, sell, assure and assign unto the said Purchasers **ALL THAT** land measuring 3 Cottahs 14 Chittaks 10 sq.ft together with 200 sq.ft. RTS stucture standing thereon comprising J.L. No.25, Mouja- Nayabad, Pargana-Khaspur, under Touzi No.56 R.S, Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygunage at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans, **Premises No 3061, Nayabad, and 3068, Nayabad, under Ward No.109** as described in the schedule hereunder written and delineated in the plan annexed hereto and depicted by **RED** border lines or howsoever otherwise the said land hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs water, water courses, and all other former and ancient rights, liberties, benefits privileges, advantages, easements, appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said and every part thereof and all the deeds, pattahs, muniments, writings evidences, of title relating to or concerning the said land hereditaments and premises or every part thereof which now are or may hereafter be in the



Dist. Sub-Registrar : III
Aliour South 24 Parganas

4 AUG 2008

custody power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit to have and to hold the said land and hereditaments so to be unto the said Purchasers absolutely forever free from all encumbrances. The Vendors do hereby covenant with the said Purchasers that notwithstanding any act, thing, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sole 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 presents and that the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Vendors every part thereof and pay the rents to the Collector South 24 Parganas for the State of W. B. upon getting the name duly mutated in the BLRO concerned in place of the Vendors and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

Further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, and things and matters whatsoever for further



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Dist. Sub-Registrar - III
Alipur, South 24 Parganas

14 AUG 2008

better and more perfectly assuring and conveying the land to and unto the said Purchasers as shall or may reasonably be required.

The said land has not been acquired by the State Govt. CMDA or any other authority nor the Vendors received any notice for acquisition or requisition of the said land or any part thereof.

If any of the representations or covenants made hereinbefore by the Vendors is subsequently found to be false or any fraud is detected hereafter the Vendors shall be liable to compensate the loss if sustained by the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT land measuring 3 Cottahs 14 Chittaks 10 sq.ft together with 200 sq.ft. RTS stucture standing thereon comprising J.L. No.25, Mouja- Nayabad, Pargana-Khaspur, under Touzi No.56 R.S, Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygunage at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans, **Premises No 3061, Nayabad, and 3068, Nayabad, under Ward No.109** together with right to wide common passage on the said property on which the Purchasers shall have every right to take all sorts of connection in or underneath said common passage to the land. The said land is delineated in the plan demarcated by **RED** border lines which forms to be the part and parcel of this document.

BUTTED AND BOUNDED

ON THE NORTH : Land of Arun Mondal.
ON THE SOUTH : 25'ft. wide K.M.C. Road
ON THE EAST : 40'ft. wide K.M.C. Road
ON THE WEST : Land of Arati Mondal

The proportionate rent of Which is Rs. 0.30P; being payable to the Collector, for 24 Parganas (S) District on behalf of the Governor of the State of W. B.



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Dist. Sub-Registrar - III
Alipur, South 24 Parganas

IN WITNESS WHEREOF the Vendors have hath hereunto sets and subscribed her hand and seals on this the day, month and year first above written.

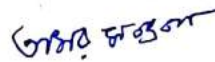
SIGNED AND DELIVERED AT KOLKATA

in the presence of:

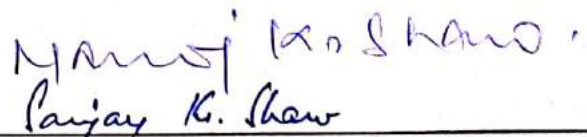
WITNESSES:

1. Arun Kumar
2. Bijay K. Shaw
Nripure Police Court
Kolkata - 27


LTI of Arati Mondal
by Per of Bijay Mondal



SIGNATURE OF THE VENDORS


Bijay K. Shaw

SIGNATURE OF THE PURCHASERS



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Diet Sub-Register - III
Alipur, South 24 Parganas

4 AUG 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned the sum of Rs. 4,00,000 /- (Rupees Four lacs) being the full and entire consideration money of this Indenture by following memo of Consideration :

Manoj Kr Chao

Date.	Chaque No	Br.	
1) 04. 8. 08	666034	South Indian Bank Ganesh Ch. Avenue	200,000 /-
2) 04. 8. 08	379842	INDIAN Bank Dheran Gola Bra	200,000 /-
Total			<u>Rs. 4,00,000 /-</u>

no Bank in 19

(Rupees Four lacs) only

WITNESSES:

1. Alon Safer
Alipore Police Court
Kolkata - 27
2. Pradyut Mondal
Alipore Police Court
Kolkata - 27


L.T.G of Aarti Mondal
By Per of Pradyut Mondal



SIGNATURE OF THE VENDORS

Drafted by me:
Alon Safer
Alipore Police Court
Computer printed at:
RAMTHAKUR COMPUTER & XEROX,
Alipore Police Court,
Kolkata - 700 027.
By:

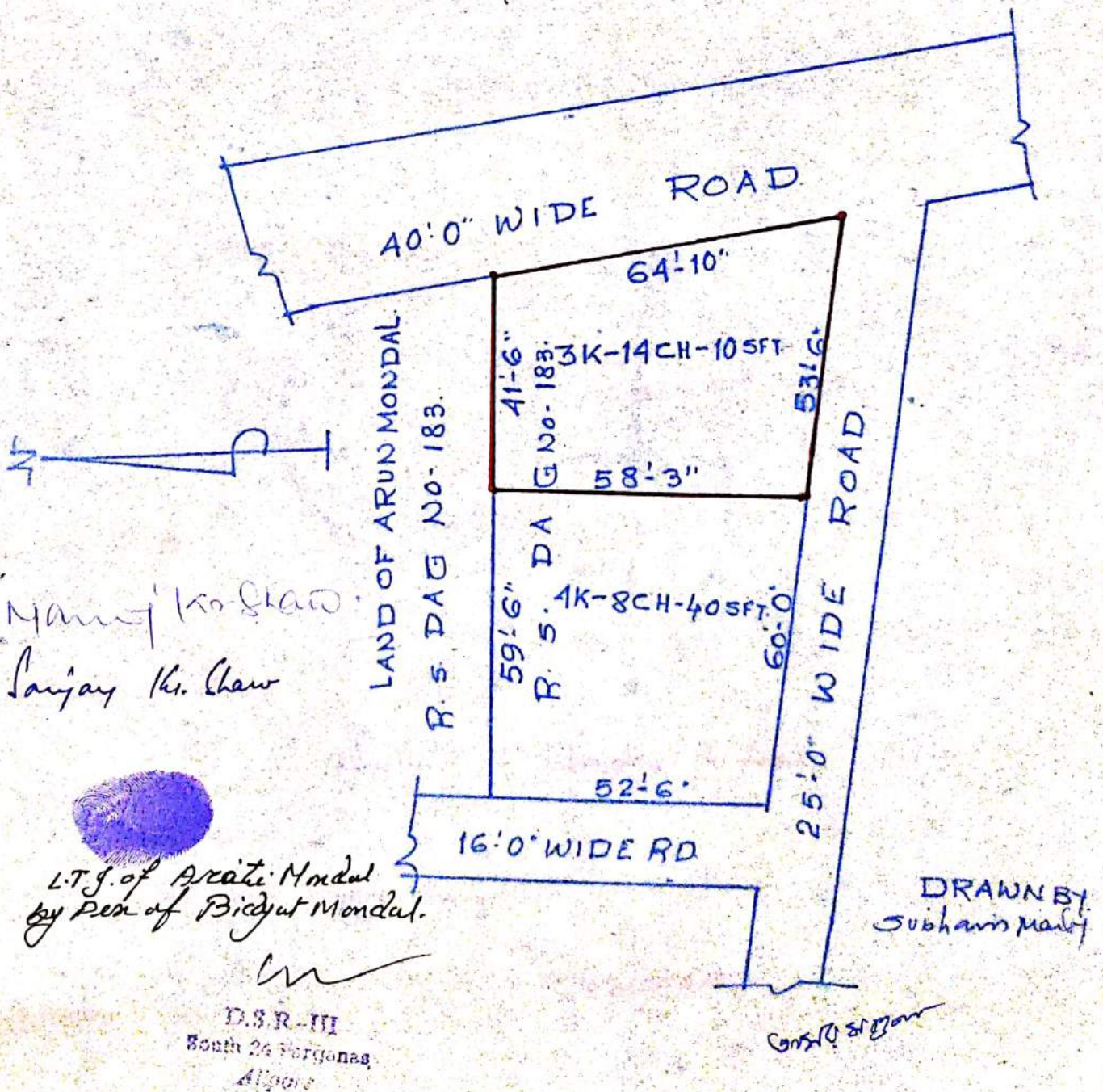


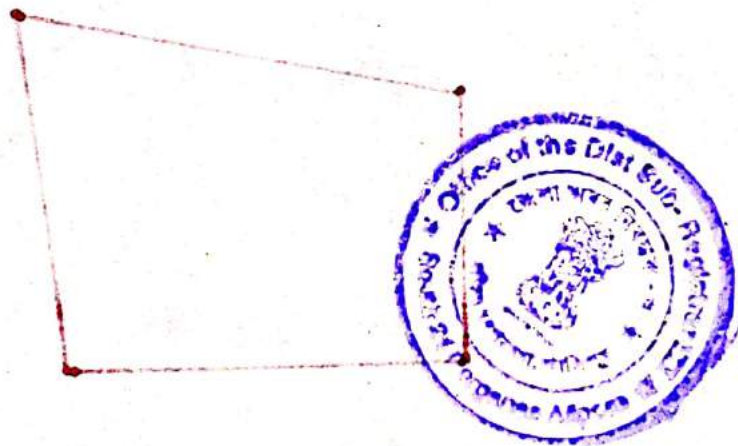
in

Dist. Sub-Registrar - III
Alipur South 24 Parganas
4 AUG 2008

SITE PLAN OF MOUZA-NAYABAD, J.L. NO. 25,
SHEET NO. 2, PORTION OF R. S. DAG NO-183, R. S.
KHATIAN NO-85, P. S.-KASBA, UNDER K. M. C.
WARD NO. 109, NOW P. S. PURBAJADAVPUR.

AREA SHOWN IN RED BORDER












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Dist. Sub-Registrar - III
Kailapur, South 24 Parganas

4 AUG 2008


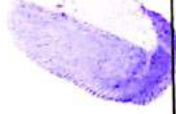




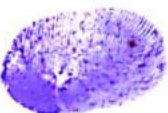




Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name

Signature *Manoj K. Shaw*






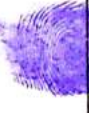




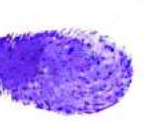
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	left hand					
	right hand					

Name *L.T.J of Arati Mandot*

Signature *By Pm of Bichit Mandot*


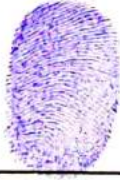



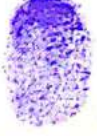





Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name *Bishu Singh*

Signature

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name *Sanjay K. Shaw*



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Dist. Sub. Registrar - III
Allpur, South 24 Parganas

- 4 AUG 2008



Dist. Sub. Registrar - III
Allpur, South 24 Parganas

Book No.....
Volume No.....
Pages..... To.....
Being No.....
For the year 200.....