

02625

2-2529/13



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

N 171926

8-35
 Sr. No 573/13
 V.C 673/13
 25/3/13

It is certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

[Signature]
 [Stamp]

25 MAR 2013

DEED OF CONVEYANCE

THIS INDENTURE is made this 25th day of MARCH, 2013
 (Two Thousand and Thirteen)

BETWEEN

Sl. No. 1500 Date 25/3/13
Name S. Pathak (Holder)
Address Allipore Judges Court, 1st-27
Vendor Sign. Sekhar Ch. Halder

S. C. Halder
Licenced Stamp Vendor
Allipore Judges Court
Kolkata-700011
V.L. no 673/13

- Rakhi Sankar

T.S. 1064

25/3/13

- Rakhi Sankar

T.S. 1065

- Rakhi Sankar

T.S. 1066

- Rakhi Sankar

T.S. 1067

- Saunatal Ghat



25 MAR 2013

Indentified by
me

Bikhas Monelli
Sen of Late Jatindranath
Monelli
Biringan. po. Panchasayan.
K/7/1 kul-94 occupation- Business



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

Endorsement For Deed Number : I - 02579 of 2013
(Serial No. 02625 of 2013)

On 25/03/2013

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

Presented for registration at 20.35 hrs on :25/03/2013, at the Private residence by Rakhi Sarkar ,Claimant.

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

Execution is admitted on 25/03/2013 by

1. Maniklal Ghosh, son of Lt. Umesh Ch Ghosh , 3/66 Bagha Jatin Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business
2. Ratanlal Ghosh, son of Lt. Umesh Ch Ghosh , 3/66 Bagha Jatin Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business
3. Pannalal Ghosh, son of Lt. Umesh Ch Ghosh , 3/66 Bagha Jatin Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business
4. Rakhi Sarkar, wife of Partha Sarathi Sarkar , 4h 1st Lane Russa Rd South, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste Hindu, By Profession : Service

Identified By Bibhas Mondal, son of Lt. Jatindra Nath Mondal, A/7/1 Srinagar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094, By Caste: Hindu, By Profession: Business.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 26/03/2013

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 Draft

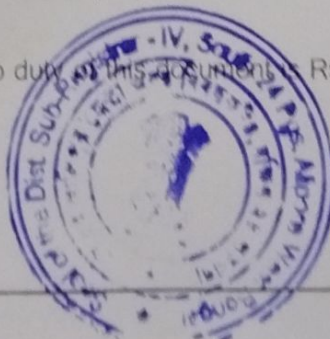
Rs. 31708/- is paid , by the draft number 416055, Draft Date 23/03/2013, Bank Name State Bank of India, KALYANI, received on 26/03/2013

(Under Article : A(1) = 31669/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 26/03/2013)

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.-28,80,000/-

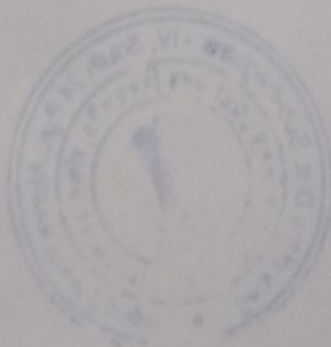
Certified that the required stamp duty on this document is Rs.- 201610 /- and the Stamp duty paid as: Impresive Rs. - 100/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

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26 MAR 2013





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

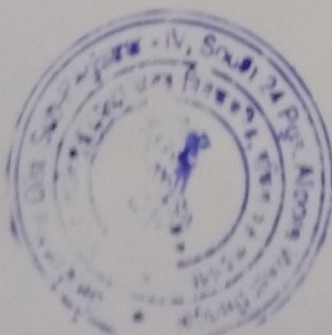
Endorsement For Deed Number : I - 02579 of 2013
(Serial No. 02625 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 201510/- is paid , by the draft number 416071, Draft Date 23/03/2013, Bank : State Bank of India, KALYANI, received on 26/03/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

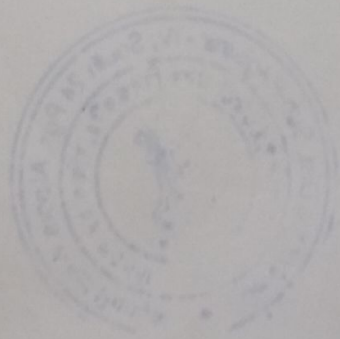
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(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

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26 MAR 2013



(1) SRI MANIKLAL GHOSH, (2) SRI RATANLAL GHOSH and (3) PANNALAL GHOSH, all sons of late Umesh Chandra Ghosh, all by faith - Hindu, all by Occupation - Business all residing at 3/66, Bagha Jatin Pally , P.S.- Jadavpore , Kolkata-700092 , South 24 Parganas hereinafter referred to as the **PARTIES OF THE FIRST PART/VENDORS/OWNERS** (which term or expression shall unless excluded by or repugnant to the context or subject deem to mean and include their respective his legal, executors, administrator, legal representatives, nominees and / or assigns) on the **ONE PART**

AND

SMT. RAKHI SARKAR, wife of Sri Patha Sarathi Sarkar, by Faith - Hindu, by Occupation - Service , residing at 4H, 1st. Lane , Russa Road (South) P.S.- Tollygunge , Kolkata-700033, South 24 Parganas hereinafter referred to as the **PARTY OF THE SECOND PART/PURCHASER** (which term or expression shall unless excluded by or repugnant to the context or subject deem to mean and include her legal heirs, executors, administrator, legal representatives and / or assigns) of the **OTHER PART**

WHEREAS:

- A. One Narendra Nath Mondal and Jyotindra Nath Mondal was the absolute owner , title holder and possessor in respect of all that piece and parcel of 85 decimals of land in Mouza- Dhelua , J.L. No. 43 Touzi No. 340 - 342 , R.S. Dag No. 122 , R.S. Khatian No. 221 , P.S.- Sonarpur in the district of South 24 Parganas .
- B. While seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property , one Santosh Ranjan Chakraborty purchased the said land from said Narendra Nath Mondal and Jyotindra Nath Mondal for valuable consideration in the benami of his relative Haribhusan Chakraborty by a deed of conveyance dated 27.6.1968 registered in the office of ^{AD: R, Sonarpur}South 24 Parganas in Book No. 1 Volume No. 65 Pages 37 to 38 being Deed No. 5152 for the year 1968 .

*S. Maniklal Ghosh
Ratan Lal Ghosh
Pannalal Ghosh
Rakhi Sarkar*



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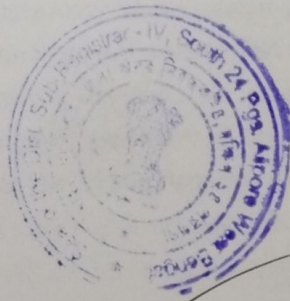
25 MAR 2013

- C. While seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property being 85 Decimals of land, said Santosh Ranjan Chakraborty by a Bengali Deed of Kobala dated 13.12.1972 sold conveyed and transferred the said landed property for valuable consideration in favour of the Vendors jointly with their minor brother, Biman Chandra Ghosh.
- D. Upon become joint owners in respect of the aforesaid landed property measuring 85 Decimals, they subsequently mutated their names in the record of the B.L. & L.R.O. and Rajpur Sonarpur Municipality, whereby the aforesaid property was recorded under L.R. Dag No. 128, L.R. Khatian Nos. 937, 1334 and 1463 in Holding No.15 under Mouza - Dhelua, J.L.No.43, Touzi No.340-342 Police Station - Sonarpur in the District of South 24 Parganas.
- E. Out of the aforesaid landed property, being 85 Decimals, more or less, an area of land measuring 11 Decimals, more or less, was recorded in L.R. Khatian No. 1338 in the name of Maniklal Ghosh, an area of land measuring 13 Decimals, more or less, was recorded in L.R. Khatian No. 1463 in the name of Ratanlal Ghosh, and an area of land measuring 14 Decimals, more or less, was recorded in L.R. Khatian No. 937 in the name of Pannalal Ghosh and an area of land measuring 16 Decimals, more or less, was recorded in the name of Biman Chandra Ghosh.

- F. During enjoyment of the aforesaid landed property, one of the aforesaid co-owners, said Biman Chandra Ghosh died intestate as a bachelor on 7/10/85 whereby his undivided one-fourth share of right title and interest in respect of the aforesaid property being 85 Decimals of land, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian No.221, under Mouza - Dhelua, J.L.No.43, Touzi No340-342 in the District of South 24 Parganas,, devolved upon the Vendors in equal shares.

- G. Thus, in the manner aforesaid, the Vendors became the absolute joint owners in respect of the aforesaid property being 85 Decimals of land, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian

২০০৪ সনের ০২/১০/৮৫
 Ratan Lal Ghosh
 Pannalal Ghosh
 Biman Chandra Ghosh



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**DR. [Name], Director
Regional Office - IV
Department of Health**

25 MAR 2013

No.221, under Mouza - Dhelua, J.L.No.43, Touzi No. 340-342 Police Station - Sonarpur in the District of South 24 Parganas.

H. The Vendors herein due to exigent reasons and for want of funds, have pronounced their intention to dispose of ALL THAT piece and parcel of 4 (four) Cottahs, 0 (Zero) Chittaks and Zero square feet, (as more fully and particularly described in the Schedule hereunder written), hereinafter referred to as the said property out of the aforesaid property, to intending buyers as and by way of sale and transfer thereof for valuable consideration.

I. The Party of the Second Part having come to know of the aforesaid intention of the Vendors approached the Vendors and offered to purchase the same.

J. Upon mutual discussion and negotiation between the parties hereto, the Vendors have agreed to sell the said property free from all encumbrances, charges, liens, lispence, attachments, whatsoever, and the Party of the Second Party as the Purchaser has agreed to purchase all that piece and parcel of 4 (four) Cottahs, 0 (Zero) Chittaks and Zero square feet, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian No.221, in L.R. Dag No.128, L.R. Khatian Nos. 133~~8~~, 1463 and 937 under Mouza - Dhelua, J.L.No.43, Touzi No.340-342 Police Station - Sorarpur being Holding No. 15 of Rajpur Sonarpur Municipality in the District of South 24 Parganas, at or for a consideration of Rs. 12,00,000 /- (Rupees Twelve Lacs) only.

K. The VENDORS herein have represented and/or assured to the Purchaser as under:

1. That the VENDORS herein now have good right, full power and absolute authority to grant, convey, transfer, sell or assign the said land to intending purchaser/s whosoever.

2. That the VENDORS herein declare that they have not committed any wrong or any breach whereby the right, title interest and possession of into and upon the said property in any way been

সত্যকরণের জন্য
Rafiqul Islam
Samuel Ghosh
Rashi Saha



a

Sub-Division, South 24 Pgs.
West Bengal
25 MAR 2013

25 MAR 2013

jeopardized or become defective nor is there any taxes of any nature due and payable by the VENDORS in respect of the said property and if found due shall be borne and paid by him in respect thereof to the concerned authorities;

3. That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trust, whatsoever and howsoever and the VENDORS have got free clear and marketable title.

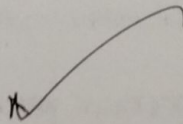
4. That the said property is not subject to any acquisition or requisition proceedings and the VENDORS have no knowledge about the issuance of any such notice in respect of the said property or any part thereof, and neither there any suit or proceedings of any nature whatsoever pending in any Court of law in respect of the said schedule land, nor is there any attachment, acquisition of any nature in respect thereof.

5. That the said property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding thereunder is pending and that there is no excess vacant land in the said property.

6. That the VENDORS shall at all time henceforth on all reasonable and lawful request and at the cost and expenses of the Purchaser make or execute or perfect or cause to be made done, executed and perfected all such further and other acts, deeds, matters and things that may be reasonably required for perfectly transferring the said property in favour of the Purchaser.

7. That there is no excess vacant land within their title or rights, attracting the provisions and procedures established under the law of the land.

8. That no valid and subsisting agreement for development or otherwise and/or any agreement for sale, mortgage, transfer or any other arrangement in respect of the said property exists prior to the execution of this Indenture either.



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National Commission on Human Rights
25 MAR 2013

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9. That the said property or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.

10. That no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendors or his predecessors in title for the acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof.

11. That the specifications of the said property stipulated in the Schedule hereto are true and correct.

12. That there is otherwise no impediment on the part of the VENDORS to execute these presents.

L. Upon the aforesaid representation and assurances made by the VENDORS, and relying thereon in good faith to be true and correct, the Purchaser herein has agreed to purchase and/or acquire the said property free from all encumbrances and charges whatsoever on execution of these presents from the VENDORS herein.

NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and/or understanding and in consideration of a sum of Rs. 12,00,000 /- (Rupees Twelve Lacs) paid by Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors/Owners herein and each one of them doth hereby and also by the Memo of Consideration hereinafter written admit and acknowledge and of and from same and every part thereof doth hereby forever acquit, release exonerate and forever discharge the said Property as well as the Purchaser herein), the Vendors and each one of them jointly doth hereby grant, convey, sell, transfer, assign and assure unto and in favour of the Purchaser absolutely and forever **ALL THAT** the piece and parcel of 4 (four) Cottahs,



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25 MAR 2013

25 MAR 2013

सुपर ग्रेट १९७८
Ratan Lal & Co
Parnalal Singh
Daxli Sarda

0 (Zero) Chittaks and Zero square feet, more or less, out of 85 Decimals of land, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian No.221, in L.R. Dag No.128, R.S.Khatian No.221, L.R. Khatian Nos. 1334 1463 and 937 under Mouza - Dhelua, J.L.No.43, Touzi No.340-342 within the Rajpur Sonarpur Municipality, being Holding No. 15 Police Station - Sonarpur in the District of South 24 Parganas (as more fully described in the **Schedule** hereunder written) herein referred to as the **said Property**, free from all encumbrances, charges, liens, lispendents, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, injunctions, court orders and liabilities, whatsoever, together with all easement rights, easement over passages, pathways; appurtenances and/or common facilities and common amenities whatsoever attached thereto, **TOGETHER WITH** all benefits and advantages of ancient and all rights, title, interests, benefits, advantages, claims and demands and interest whatsoever belonging, to or anywise appertaining therewith or any part thereof **OR HOWSOEVER OTHERWISE** the said tenement, land, heriditament and premises now or hereto before was situated lying at and butted bounded called known numbered described or distinguished **AND TOGETHER WITH** all former and other rights, liabilities, easements, quasi-easements, commodities, walls, fences, advantages, appendages and appurtenances, whatsoever, to the said property belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, reminder or reminders and the rents issues and profit of the property hereby sold and conveyed and of any and every part thereof **AND** all the legal incidences thereof **TOGETHER WITH** all the estate rights, title, and interests, inheritance possession, use, trust, property, claims and demands, whatsoever, both at law and in equity of the Vendors into and upon and in respect of the said property hereby sold and any and every part thereof **TOGETHER WITH** right of egress and ingress all areas, fences, passages, sewers, drains, water, water courses, tress, bushes, boundaries, walls, benefits, advantages, vacant area, open spaces, whatsoever, and manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the said property hereby sold and transferred or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed, known as part or parcel or member thereof or appurtenant thereto **TOGETHER WITH**



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South 2A Post, Alibet, Mysore
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

25 MAR 2013

all the deeds, pattahs, muniments of title writings and evidence of title which are now or hereafter shall or may be in the custody power or control of the Vendors or any person or persons from whom the Vendors can or may procure the same **AND TOGETHER WITH** other stipulations and provisions in connection with the beneficial use and enjoyment of the said property hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture **TO HAVE AND TO HOLD** the said property hereby granted sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belong there to unto and to the use of the Purchaser absolutely and forever any manner of condition use trust or other things, whatsoever, to alter, defeat encumber or make void the same and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, lispendents, injunctions, court orders and liabilities, whatsoever, **AND TOGETHER WITH** the covenants by the Vendors hereafter contained.

SCHEDULE BEING SAID PROPERTY ABOVE REFERRED TO

ALL THAT the piece and parcel of 4 (four) Cottahs, 0 (Zero) Chittaks and Zero square feet ^{Shali land} more or less, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian No.221, in L.R. Dag No.128, L.R. Khatian Nos. 133~~4~~ 1463 and 937 under Mouza - Dhelua, J.L.No.43, Touzi No. 340-342 within the Rajpur Sonarpur Municipality, being Holding No. 15 in the District of South 24 Parganas within the jurisdiction of A.D.S.R. at Sonarpur, South 24 Parganas, West Bengal. The said land is butted and bounded as under:

ON THE NORTH 12' wide Public Road
 ON THE SOUTH PART OF DAG NO. 121 (R.S.)
 ON THE EAST PART OF DAG NO. 122 (P) (R.S.)
 ON THE WEST House of Binwina Halder



25 MAR 2013

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals on the day month and year on the first written above.

SIGNED EXECUTED AND DELIVERED

By the WITHIN NAMED PARTIES

at Kolkata In the presence of:

WITNESSES:

সদস্য সদস্য সচিব

1. *Suman Ch. Ghosh*

Ratan Lal Ghosh

Shri Late Prasanna K. Ghosh

Pannalal Ghosh

Ch. Bagha Jini Bala Bose

SIGNATURE OF VENDOR/OWNERS

2. *Kamal Kanti Dey*

Rachhi Sarkar

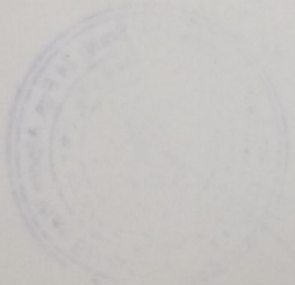
Kate Parosh Ch. Dey

SIGNATURE OF PURCHASER

Village P.O. - Dhakka

P.S. - Sonarpur

AUMPS 307B



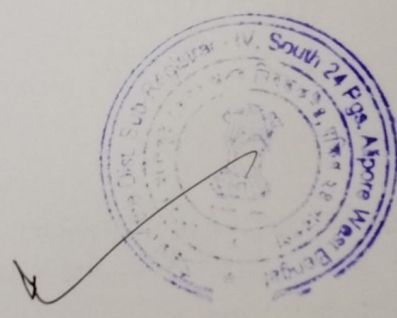
Drafted by us

Susandip Palit
Director

Alipore Judge's Court
Kolkata - 700027.

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25 MAR 2013

MEMO OF CONSIDERATION

RECEIVED of and from the within Purchaser the within mentioned a sum of Rs.12,00,000/- (Rupees Twelve Lacs) towards agreed consideration money in full and final settlement in terms hereof and under these presents.

- | | |
|---|----------------|
| 1. BY ^{4 DDs} Cheque no. ^{to 2929600} 292931 Dated 31.8.12
on <u>UBI, New Garia Br.</u>
in favour of Vendor No.1 | Rs.2,00,000/- |
| 2. BY Cheque no. 388879 Dated 31.8.12
on <u>SBI, New Garia</u>
in favour of Vendor No.2 | Rs.2,00,000/- |
| 3. BY Cheque no. <u>Cash</u> Dated
at
in favour of Vendor No.3 | Rs.2,00,000/- |
| 4. By Cash from time to time | Rs.6,00,000/- |
| | Rs.12,00,000/- |

(Rupees Twelve lacs) only.

SIGNED EXECUTED AND DELIVERED

By the WITHIN NAMED VENDORS/OWNERS
at Kolkata In the presence of:

WITNESSES:

1. Sanjay Ch. Ghosh

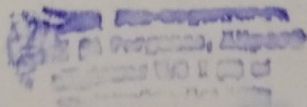
2. Kamal Kanti Das

Sanjay Ch. Ghosh
Ratan Lal Ghosh
Kamal Lal Ghosh

SIGNATURE OF VENDORS/OWNERS



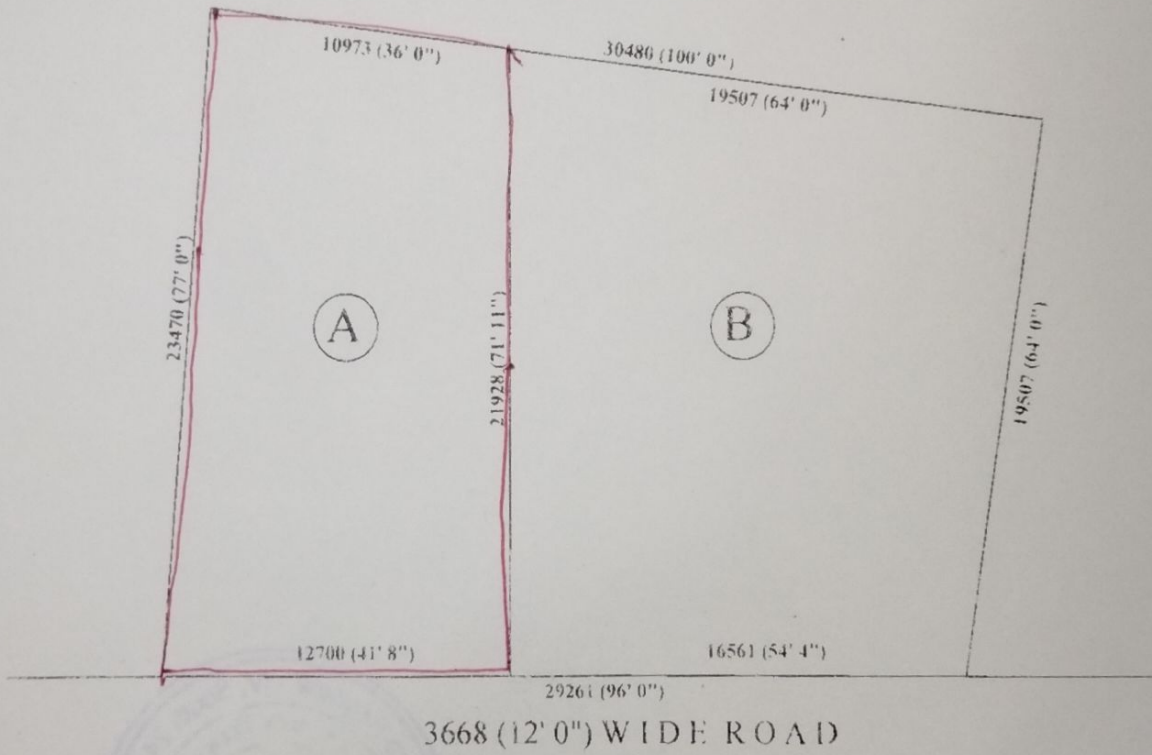
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25 MAR 2013

THE SITE PLAN AT R.S. DAG NO.-122, R.S. KHATIAN NO.-221, J.L. NO.- 43, MOUZA- DHELUA, P.S.- SONARPUR , UNDER RAJPUR SONARPUR MUNICIPALITY.

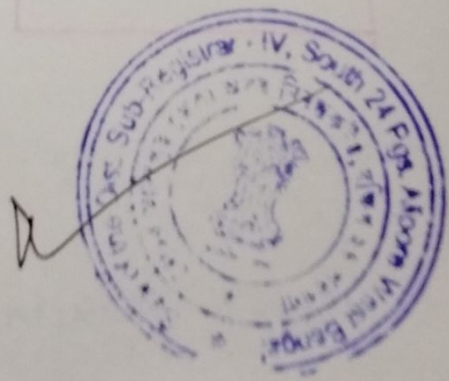
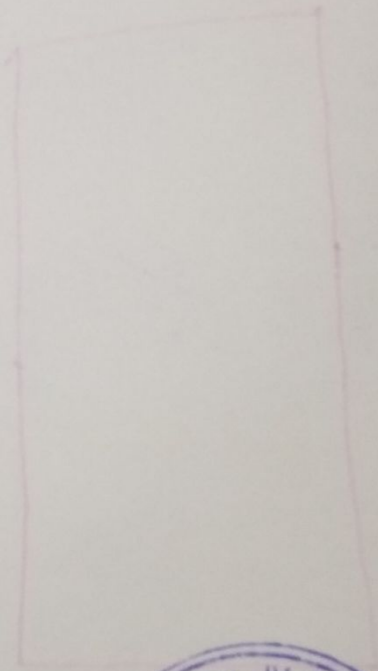
LAND AREA OF PLOT A :- 04 K. 00 CH. 00 SFT
LAND AREA OF PLOT B :- 05 K. 09 CH. 00 SFT.
TOTAL LAND AREA :- 09 K, 09 CH, 00 SFT.



Ruchi Sarkar
SIGN. OF PURCHASER

• *अनुमति प्राप्त है,*
• *Ratan Lal Ghosh*
• *Pannalal Ghosh*
SIGN. OF BUYER

DRAWN BY
K P DAS
033 6869 0447



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25 MAR 2013

T h u mb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name MANIKLAL GHOSH
Signature Maniklal Ghosh

T h u mb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name RATANLAL GHOSH
Signature Ratanlal Ghosh

T h u mb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name PANNALAL GHOSH
Signature Pannalal Ghosh

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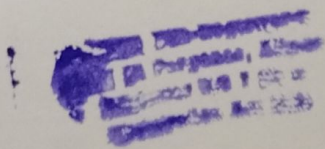


left hand					
right hand					

Name RAKHI SARKAR
Signature Rakhi Sarkar



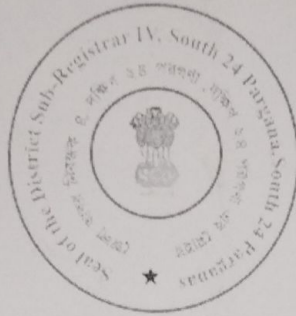
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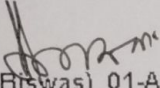


25 MAR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 2193 to 2208
being No 02579 for the year 2013.




(Ashoke Kumar Biswas) 01-April-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal