

DEED OF CONVEYANCE

Of

Undivided $\frac{1}{3}$ th share of 50.00 (fifty) Decimals

i.e.

Undivided 10 (ten) Decimals of Land

Of

Mouza Kutulsahi, J.L. No. 42, in R.S. & L.R. Dag No. 548, 545 corresponding to R.S. Khatian No. 271, 278, in L.R. Khatian Nos. 124, 17, 481, 381, 207, 454, 360, 348, 310, 315, 422 and 149, Police Station - Barasat, Pargana - Anwarpur, within the local limits of Barasat Municipality, District North 24 Parganas

Drafted By :

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High Court Calcutta.

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

17 FEB 2012

Deed of Conveyance

This Deed of Conveyance of absolute sale made on this the 16th day of February, Two Thousand and Twelve.

Between

1. Sri Prabhat Kumar Ghosh,
2. Sri Prokash Chandra Ghosh,

..... 3. Sri Prasanta

v.c. NO = 257
D. = 15.2.12
P. = 250
P. = 250
500/-

500
31/1/2010
49060
4920

Sale
22
825000

9064
H 78
W
B
9/13
10/6/12
9/6/12
Kw

নং ২৭৭৭ তর ১৩/২/১২ লম্ব

ভেদার নাম _____
পাঠ _____
গ্রাম্প ভেদার ফাঙ্কর _____
বিসান নগর (স্টলেক গিটি) এ ডি. এস. আর এ
মেট শটপ্প কর তাব _____
গলান না _____ মেট কত টাঙ্গা পরিস _____

SUBIR KUMAR SEAL
Advocate,
High Court Calcutta
Enrollment No. Wa-F-588/482-94

01 FEB 2012

টেলারি বাবাকপুর ভেদার মিতা দত্ত

998000

Vineer Draw



736

AYANTI NIKETAN PVT. LTD.

Vineer Draw
Director



737

Tarun Ghosh
As self as constitute attorney
of vendor no. 1 to 5



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat



738

Gouram Ghosh
As self as constitute attorney
of vendor no. 1 to 5.

16 FEB 2012



3. **Sri Prasanta Kumar Ghosh,**
4. **Sri Prabhas Kumar Ghosh,** all sons of Late Anukul Chandra Ghosh,
5. **Smt. Lilabati Ghosh,** wife of Late Anukul Chandra Ghosh,

all by nationality Indian, all by faith Hindu, vendor no. 1 to 4, by occupation Service and vendor no. 5 by occupation Housework,

all are presently residing at No. 2 P. N. Chatterjee Lane, Nababganj, Police Station - Noapara, District North 24 Parganas.

6. **Sri Tarun Kumar Ghosh,** *alias Sri Tarun Ghosh.*
7. **Sri Gautam Kumar Ghosh,** *alias Sri. Gautam Ghosh.*

both are sons of Late Sambhu Nath Ghosh alias Sambhu Ghosh, both by nationality Indian, both by faith Hindu, both by occupation Business, both are presently residing at Kutulsahi, Ghoshpara, Police Station - Barasat, District North 24 Parganas,

8. **Sri Sunil Ghosh** alias **Sunil Chandra Ghosh,**
9. **Sri Rabin Ghosh** alias **Rabindra Nath Ghosh,**
10. **Sri Naba Ghosh** alias **Naba Kumar Ghosh** alias **Nabo Ghosh,**

all sons of Late Anath Bandhu Ghosh, all by nationality Indian, all by faith Hindu, all by occupation Landholders,

11. **Smt. Sanoka Ghosh** alias **Smt. Sanoka Rani Ghosh** alias **Sanka Ghosh,** daughter of Late Anath Bandhu Ghosh and wife of Sailen Ghosh,
12. **Smt. Manoka Ghosh** alias **Menaka Ghosh,** daughter of Late Anath Bandhu Ghosh and wife of Rabindra Ghosh,
13. **Smt. Mira Ghosh** alias **Mira Bala Ghosh,** daughter of Late Anath Bandhu Ghosh and wife of Swapan Ghosh.
14. **Smt. Panchu Ghosh** alias **Panchu Bala Ghosh,** wife of Late Biswanath Ghosh.
15. **Sri Nirmal Ghosh,** son of Late Biswanath Ghosh
16. **Sri Pradip Ghosh,** son of Late Biswanath Ghosh

..... 17. **Sri Bipul**



17. **Sri Bipul Ghosh**, son of Late Biswanath Ghosh
18. **Aparna Ghosh**, daughter of Late Biswanath Ghosh *wife of Uttam Ghosh*
19. **Smt. Archana Roy (Ghosh)**, daughter of Late Biswanath Ghosh.
20. **Sri Tapash Ghosh**, son of Late Baidyanath Ghosh
21. **Sri Dipankar Ghosh**, son of Late Baidyanath Ghosh
22. **Sri Bubun Ghosh**, son of Late Baidyanath Ghosh
23. **Smt. Shampa Ghosh**, daughter of Late Baidyanath Ghosh
24. **Smt. Latika Ghosh**, wife of Late Sambhu Ghosh alias Sambhu Nath Ghosh
25. **Smt. Sujata Ghosh**, daughter of Late Sambhu Ghosh alias Sambhu Nath Ghosh *and wife of Tapas Ghosh.*
26. **Smt. Radha Ghosh**, wife of Late Joydeb Ghosh
27. **Sri Pintu Ghosh**, son of Late Joydeb Ghosh
28. **Sri Bitu Ghosh**, son of Late Joydeb Ghosh
29. **Sri Papan Ghosh**, son of Late Joydeb Ghosh
30. **Smt. Chaitali Ghosh**, daughter of Late Joydeb Ghosh
31. **Smt. Pampa Das (Ghosh)**, daughter of Late Joydeb Ghosh

hereinafter collectively called and referred to as the **Vendors** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **One Part**. Vendors No.1 to 5 represented through their common Constituted Attornies namely **Sri Tarun Kumar Ghosh** and **Sri Gautam Kumar Ghosh**, and Vendors No. 6 to 31 as self.

A n d

M/s. Jayanti Niketan Pvt. Ltd. (PAN - AACCG7180R), a private limited company incorporated in accordance with the provisions of the Companies Act. 1956 having its registered office at 4, Clive Row, 4th Floor, Room No. 405, Kolkata - 700 001, represented through one of its Directors,

..... **Mr. Vineet**



Mr. Vineet Drolia (PAN - ALWPD7178D), C/o Parmanand Drolia, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 183, Bangur Avenue, Block - B, Ward No. 29, Police Station - Lake Town, Kolkata - 700 055, District North 24 Parganas,

hereinafter called and referred to as the **Purchaser** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director and/or Directors, successor-in-office, successor-in-interest, legal representatives and assigns) of the **Other Part**.

Background/Title of the Property hereby sold by these presents :-

Part - I :

[How **Sri Tarun Kumar Ghosh** and **Sri Gautam Kumar Ghosh**, both sons of Late Sambhu Nath Ghosh alias Sambhu Ghosh, became the Owner/Constituted Attornies of 27 (twenty seven) Decimals of land out of 40 (forty) Decimals comprised in **Mouza Kutulsahi**, J.L. No. 42 in **R.S.** and **L.R. Dag No. 548.**]

Whereas :

1. One Smt. Mahadasi Dasi, wife of Late Rajendranath and one Smt. Giribala Dasi, wife of Late Surendranath were the two recorded owners of all that sali land hereditaments admeasuring an area of 27 (twenty seven) Decimals out of 40 (forty) Decimals comprised in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146, in R.S. Khatian No. 278 in R.S. Dag No. 548, Police Station - Barasat, Pargana - Anwarpur, within the jurisdiction of Sub Registry Barasat, and within the local limits of Barasat Municipality, District North 24 Parganas.
2. While seizing, possessing and enjoying the aforesaid plot of land the said Smt. Mahadasi Dasi and Smt. Giribala Dasi, jointly the Vendors therein of the One Part, by virtue of a Bengali Saf Kobala, dated the 4th day of September, 1941, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of sali land hereditaments admeasuring an area of 27 (twenty seven) Decimals be the same a little more or less, comprised in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146,

..... R.S. Dag



R.S. Dag No. 548, Police Station - Barasat, Pargana - Anwarpur, within the jurisdiction of Sub Registry Barasat, and within the local limits of Barasat Municipality, District North 24 Parganas to one Gouri Shankar Chattopadhyay, since deceased, son of Late Aghar Nath Chattopadhyay of Hridaypur, the purchaser therein, at a valuable consideration mentioned therein, and the said Bengali Saf Kobala was registered in the office of Sub Registrar Barasat, copied in Book No. I, Volume No. 40, Pages Nos. 148 to 151 being Deed No. 3145, for the year 1941.

3. Upon purchasing the aforesaid land the said Gouri Shankar Chattopadhyay, since deceased, duly mutated his name in the records of Block Land and Land Revenue Office, Barasat, vide **L.R. Khatian No. 124 (being 6667 share)** i.e. 26.668 satak to be more specific (27 decimals) and since then was paying Khajna thereof regularly as the sole and absolute Owner of the aforesaid land in question and started enjoying the same peaceably without any interference from any corner whatsoever.
4. While seizing, possessing, and enjoying the aforesaid land the said Gouri Shankar Chattopadhyay, died intestate leaving behind him surviving his widow, four sons and three daughters (as below named) to success and inherit all the estates and properties left by the said Gouri Shankar Chattopadhyay in undivided 1/8th equal share each in accordance with the provisions of Hindu Succession Act. 1956 and Dayabhaga School of Hindu Law through which the said Gouri Shankar Chattopadhyay, since deceased, was governed during his lifetime including the piece and parcel of land as aforesaid :-

<u>Sl. No.</u>	<u>Name</u>	<u>Relation with the deceased</u>	<u>Share</u>
i)	Bhabani Bala Debi	widow of the deceased	undivided 1/8th
ii)	Sri Arun Shankar Chattopadhyay	son of the deceased	undivided 1/8th
iii)	Sri Barun Shankar Chattopadhyay	son of the deceased	undivided 1/8th
iv)	Sri Kiran Shankar Chattopadhyay	son of the deceased	undivided 1/8th

..... Sl. No.

739



✓ Suresh Goswami

740



✓ रवीन्द्र कुमार

741



✓ नरेश कुमार शर्मा

742



✓ सनदीश कुमार

743



✓ रमेश कुमार

744



✓ श्रीराम शर्मा



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

16 FEB 2014

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19 -
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Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

16 FEB 2019



751

20 ✓ তাম্রলেখ



752

21 ✓ কাম্বুঃ লেখ



753

22 ✓ কুবললেখ



754

23 ✓ সস্মৃগখাধ



755

24 ✓ লিখিত লেখ
২।ক লিখিত



756

25 ✓ sujata goshi



Registrar U/S 7(2)
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24 Pgs (N) Barasat

16 FEB 2011

758

২৬ ✓
রশ্মী ঘোষ
স্বঃ সীতা ঘোষ

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২৭ ✓
সিদ্ধেশ্বরী

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২৮ ✓
স্বঃ সীতা ঘোষ

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২৯ ✓
স্বঃ সীতা ঘোষ

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৩০ ✓
চেতলী ঘোষ
স্বঃ সীতা ঘোষ

~~758~~ 757

৩১ ✓
স্বঃ সীতা ঘোষ

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Basudev Patra
Basudev Patra,
Advocate
High Court Calcutta.



Registrar U/S 7(2)
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24 Pgs (N) Barasat

16 FEB 2017



<u>Sl. No.</u>	<u>Name</u>	<u>Relation with the deceased</u>	<u>Share</u>
v)	Sri Hiran Shankar Chattopadhyay alias Hiran Shankar Chatterjee	son of the deceased	undivided $\frac{1}{4}$ th
vi)	Smt. Bani Bandhopadhyay alias Bani Banerjee	daughter of the deceased	undivided $\frac{1}{4}$ th
vii)	Smt. Ashoka Bandhopadhyay alias Ashoka Banerjee	daughter of the deceased	undivided $\frac{1}{4}$ th
viii)	Smt. Archana Roy	daughter of the deceased	undivided $\frac{1}{4}$ th

5. That by virtue of a Bengali Saf Kobala (Bengali Deed of Conveyance) dated the 18th day of April, 1988, the said Smt. Bhabani Bala Debi and seven others as aforesaid collectively the Vendors therein of the One Part have indefeasibly and collectively sold, conveyed, transferred, released and parted all that piece and parcel of sali land hereditaments admeasuring an area of 27 (twenty seven) Decimals be the same a little more or less comprised in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146, in R.S. Khatian No. 278 in R.S. & L.R. Dag No. 548 in L.R. Khatian No. 124 to 1. Sri Tarun Kumar Ghosh and 2. Sri Gautam Kumar Ghosh, both sons of Late Sambhu Nath Ghosh alias Sambhu Ghosh, both by nationality Indian, both by faith Hindu, both by occupation Business, jointly the purchasers therein, at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in the office of Additional District Sub Registrar, Barasat, North 24 Parganas copied in Book No. I, Volume No. 49, Pages Nos. 229 to 238 being Deed No. 3029 for the year 1988, free from all encumbrances.
6. Thus by virtue of the recital herein above stated the said **Sri Tarun Kumar Ghosh, Sri Gautam Kumar Ghosh**, both sons of Late Sambhu Nath Ghosh alias Sambhu Ghosh, both of Kutulsahi, Ghoshpara, Police Station - Barasat, District North 24 Parganas, have jointly seized and possessed of and/or otherwise well and sufficiently entitled all the piece and parcel of sali land hereditaments admeasuring an area of 27 (twenty seven) Decimals be the same a little more less comprised in Mouza Kutulsahi,

..... J.L. No.



Registrar U/S (2)
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16 FEB 2012



J.L. No. 42, Re.Su. No. 10, Touzi No. 146, R.S. Khatian No. 278, L.R. Khatian No. 124 in R.S. and L.R. Dag No. 548, Police Station - Barasat, Pargana - Anwarpur, within the jurisdiction of Sub Registry Barasat, within the local limits of Barasat Municipality, District North 24 Parganas, free from all encumbrances, morefully and particularly dealt in under **Part - I** of the **First Schedule** hereinunder appearing.

Part - II :

[How **Sri Prabhat Kumar Ghosh, Sri Prokash Chandra Ghosh, Sri Prasanta Kumar Ghosh, Sri Prabhas Kumar Ghosh** and **Smt. Lilabati Ghosh** became the owners of 4 (four) Decimals of sali land comprised in **Mouza Kutulsahi**, J.L. No. 42 in R.S. and L.R. Dag No. 548.]

Whereas :

7. One Anukul Chandra Ghosh, since deceased, son of Late Beharilal Ghosh was the sole and absolute Owner of all that sali land hereditaments admeasuring an area of 4 (four) Decimals comprised in Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146, Pargana - Anwarpur, Police Station - Barasat, within the jurisdiction of Additional District Sub Registrar, Barasat and within the local limits of Barasat Municipality, District North 24 Parganas in R.S. and L.R. Dag No. 548 in **L.R. Khatian No. 17, (being 1111 share)** out of the total land of 40 (forty) Decimals and was paying Khajna thereof regularly as the sole and absolute owner of the aforesaid land in question.
8. While seizing, possessing and enjoying the aforesaid land the said Anukul Chandra Ghosh, died intestate leaving behind him surviving his widow and four sons as below named to success and inherit all the estates and properties left by the said Anukul Chandra Ghosh, since deceased, in equal share of undivided 1/5th proportion in accordance of the provisions of Hindu Succession Act., 1956 and Dayabhaga School of Hindu Law through which the said Anukul Chandra Ghosh, since deceased, was governed during his lifetime :-

<u>Sl.No.</u>	<u>Name of the heirs</u>	<u>Relationship with the deceased</u>	<u>Share</u>
i)	Smt. Lilabati Ghosh	widow of the deceased	undivided 1/5th
ii)	Sri Prabhat Kumar Ghosh	son of the deceased	undivided 1/5th

..... **Sl. No.**



<u>Sl.No.</u>	<u>Name of the heirs</u>	<u>Relationship with the deceased</u>	<u>Share</u>
iii)	Sri Prokash Chandra Ghosh	son of the deceased	undivided $\frac{1}{3}$ th
iv)	Sri Prashanta Kumar Ghosh	son of the deceased	undivided $\frac{1}{3}$ th
v)	Sri Prabhas Kumar Ghosh	son of the deceased	undivided $\frac{1}{3}$ th

9. That while seizing, possessing and enjoying the aforesaid property by virtue of an Ammuktarnama Dalil (Bengali General Power of Attorney) dated the 28th day of May, 2004, the said Smt. Lilabati Ghosh and four others as abovenamed collectively appointed, constituted and nominated one **Sri Tarun Kumar Ghosh** and **Sri Gautam Kumar Ghosh** both sons of Late Sambhu Nath Ghosh alias Sambhu Ghosh of Kutulsahi, Ghoshpara, as their true and lawful attorney, whereby and wherein the said Sri Tarun Kumar Ghosh and Sri Gautam Kumar Ghosh are entitled and empowered to hold, manage, maintain the aforesaid land together with right to dispose of the same on their behalf and the said Ammuktarnama Dalil (Bengali General Power of Attorney) was registered in the office of Additional District Sub Registrar, Barasat, District North 24 Parganas and the same was copied in Book No. IV, Volume No. 6, Pages Nos. 151 to 161, being Deed No. 00233 for the year 2004.
10. Thus by virtue of the recital hereinabove recited the said Sri Tarun Kumar Ghosh and Gautam Kumar Ghosh, both sons of Late Sambhu Nath Ghosh alias Sambhu Ghosh of Kutulsahi, Ghoshpara, Barasat, North 24 Parganas, are well and sufficiently entitled and empowered to sale all that piece and parcel of sali land hereditaments admeasuring an area of 4 (four) Decimals (in 1111 share) out of 40 (forty) Decimals comprised in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146, District North 24 Parganas, Pargana - Anwarpur, Police Station - Barasat, within the local limits of Barasat Municipality in R.S. and L.R. **Dag No. 548** in **L.R. Khatian No. 17**, morefully and particularly dealt in under **Part - II** of the **First Schedule** hereinunder appearing.

Part - III :

[How Sri Sunil Ghosh alias Sunil Chandra Ghosh and 23 (twenty three) others (being Vendors No. 8 to 31), became the Owners of 5.00 (five) Decimals of land out of 40 (forty) Decimals comprised in Mouza Kutulsahi, J.L. No. 42, in R.S. and L.R. Dag No. 548.]

Whereas :

11. One Anath Bandhu Ghosh, since deceased, died intestate at about 90 years ago was the sole and absolute owner of all that piece and parcel of Sali land hereditaments admeasuring and area of 5.00 (five) Decimals (in 1111 share) be the same a little more or less out of the total land of 40 (forty) Decimals comprised in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146, in R.S. Khatian No. 278 in R.S. Dag No. 548, Police Station - Barasat, Pargana - Anwarpur, within the jurisdiction of Sub Registry Barasat, and within the local limits of Barasat Municipality, District North 24 Parganas.
12. At the time of intestate death of the said Anath Bandhu Ghosh, he left behind his following 10 (ten) nos. of legal heirs and successors to success and inherit all the estates and properties left by the said Anath Bandhu Ghosh in accordance with the provisions of Hindu Succession Act. including the aforesaid land of 5.00 (five) Decimals, comprised R.S. Dag No. 548, in Mouza Kutulsahi, J.L. No. 42 :-

<u>Sl. No.</u>	<u>Name of the Successor</u>	<u>Relationship with the deceased</u>	<u>Share</u>
i)	Sunil Chandra Ghosh alias Sunil Ghosh	Son of the deceased	Undivided $\frac{1}{10}$ th
ii)	Rabindra Nath Ghosh alias Rabin Ghosh	Son of the deceased	Undivided $\frac{1}{10}$ th
iii)	Naba Kumar Ghosh, alias Naba Ghosh	Son of the deceased	Undivided $\frac{1}{10}$ th
iv)	Sanoka Rani Ghosh, wife of Sailen Ghosh	Daughter of the deceased	Undivided $\frac{1}{10}$ th
v)	Manoka Ghosh, wife of Rabindra Ghosh	Daughter of the deceased	Undivided $\frac{1}{10}$ th

..... Sl. No.



<u>Sl. No.</u>	<u>Name of the Successor</u>	<u>Relationship with the deceased</u>	<u>Share</u>
vi)	Mira Bala Ghosh, alias Mira Ghosh wife of Swapan Ghosh	Daughter of the deceased	Undivided $\frac{1}{20}$ th
vii)	Biswanath Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th
viii)	Baidyanath Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th
ix)	Sambhu Nath Ghosh, alias Sambhu Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th
x)	Joydeb Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th

13. That upon the intestate death of the said Anath Bandhu Ghosh his aforesaid ten nos. of legal heirs as abovenamed duly mutated their respective names in the records of Block Land & Land Revenue Office, Barasat-I, North 24 Parganas, Government of West Bengal during L.R. Settlement Zarip vide **L.R. Khatian Nos. 481, 381, 207, 454, 360, 348, 310, 315, 422 and 149** and were paying Khajna thereof regularly in respect of the aforesaid land in question to the competent authority and since then are/were possessing peaceful occupation of the same.

14. While seizing, possessing, and enjoying the aforesaid land in ejmali the said Biswanath Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 19. 10. 2008, at his residence at village Kutulsahi Road, Ghosh Para, Post Office Barasat, Police Station - Barasat, District North 24 Parganas leaving behind him surviving his following 6 (six) nos. of legal heirs and successors to success and inherit all the estates and properties left by the said Biswanath Ghosh, since deceased, including his share in the aforesaid land of 5.00 (five) Decimals comprised in R.S. Dag No. 548 in Mouza Kutulsahi, J.L. No. 42 in undivided $\frac{1}{60}$ th share each as follows :-

..... Sl. No.



<u>Sl. No.</u>	<u>Name</u>	<u>Relation with the deceased</u>	<u>Share</u>
i)	Smt. Panchu Ghosh, alias Panchubala Ghosh	wife of the deceased	undivided $\frac{1}{60}$ th
ii)	Sri Nirmal Ghosh	son of the deceased	undivided $\frac{1}{60}$ th
iii)	Sri Pradip Ghosh	son of the deceased	undivided $\frac{1}{60}$ th
iv)	Sri Bipul Ghosh	son of the deceased	undivided $\frac{1}{60}$ th
v)	Smt. Aparna Ghosh	daughter of	undivided the deceased $\frac{1}{60}$ th
vi)	Smt. Archana Ghosh	daughter of	undivided the deceased $\frac{1}{60}$ th

15. While seizing, possessing and enjoying the aforesaid land in ejmali the said Baidyanath Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 15.11.2005 at his residence at Village Kutulsahi Road, Ghoshpara, Post Office and Police Station - Barasat, District North 24 Parganas, leaving behind him surviving his following 4 (four) nos. of legal heirs and successors to success and inherit all the estates and properties left by the said Baidyanath Ghosh, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law, through which the said Baidyanath Ghosh, since deceased, was governed during his lifetime and his wife Smt. Latika Ghosh also died intestate on 24.11.2007 leaving behind her the following legal heirs too :-

<u>Sl. No.</u>	<u>Name of the Successors</u>	<u>Relationship with the deceased</u>	<u>Share</u>
i)	Sri Tapash Ghosh,	son of the deceased	undivided $\frac{1}{40}$ th
ii)	Sri Dipankar Ghosh	son of the deceased	undivided $\frac{1}{40}$ th

..... Sl. No.



<u>Sl. No.</u>	<u>Name of the Successors</u>	<u>Relationship with the deceased</u>	<u>Share</u>
iii)	Sri Bubun Ghosh,	son of the deceased	undivided $\frac{1}{40}$ th
iv)	Smt. Shampa Ghosh,	daughter of the deceased	undivided $\frac{1}{40}$ th

16. While seizing, possessing and enjoying the aforesaid land in ejmali the said Sambhu Ghosh alias Sambhu Nath Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 04.02.2006 leaving behind him surviving his following 4 (four) nos. of legal heirs and successors to success and inherit all the estates and properties left by the said Sambhu Ghosh alias Sambhu Nath Ghosh, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law, through which the said Sambhu Ghosh alias Sambhu Nath Ghosh, since deceased, was governed during his lifetime :-

<u>Sl. No.</u>	<u>Name of the Successor</u>	<u>Relationship with the deceased</u>	<u>Share</u>
i)	Smt. Latika Ghosh,	wife of the deceased	undivided $\frac{1}{40}$ th
ii)	Tarun Ghosh	son of the deceased	undivided $\frac{1}{40}$ th
iii)	Sri Gautam Ghosh,	son of the deceased	undivided $\frac{1}{40}$ th
iv)	Smt. Sujata Ghosh	daughter of the deceased	undivided $\frac{1}{40}$ th

17. While seizing, possessing and enjoying the aforesaid land in ejmali the said Joydeb Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 29.01.2000 at his residence at Village Kutulsahi Road, Ghosh Para, Post Office and Police Station - Barasat, District North 24 Parganas leaving behind him surviving his following 6 (six) nos. of legal heirs and

..... successors to



successors to success and inherit all the properties left by the said Joydeb Ghosh, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Joydeb Ghosh, since deceased, was governed during his lifetime including the aforesaid land, as follows :-

<u>Sl. No.</u>	<u>Name of the Successor</u>	<u>Relationship with the deceased</u>	<u>Share</u>
i)	Smt. Radha Ghosh	wife of the deceased	undivided $\frac{1}{60}$ th
ii)	Sri Pintu Ghosh	son of the deceased	undivided $\frac{1}{60}$ th
iii)	Sri Bitu Ghosh	son of the deceased	undivided $\frac{1}{60}$ th
iv)	Sri Papan Ghosh	son of the deceased	undivided $\frac{1}{60}$ th
v)	Smt. Chaitali Ghosh	daughter of the deceased	undivided $\frac{1}{60}$ th
vi)	Smt. Pampa Ghosh.	daughter of the deceased	undivided $\frac{1}{60}$ th

18. Thus by virtue of the recital hereinabove stated the said Sri Sunil Ghosh, alias Sunil Chandra Ghosh and 23 (twenty three) others, as abovenamed have jointly seized and possessed of and/or otherwise well and sufficiently entitled all that Sali land hereditaments admeasuring an area of 5.00 (five) Decimals be the same a little more or less which is equivalent to 3 (three) Cuttaks comprised in R.S. and L.R. Dag No. 548 (In 1111 Share) out of the total land of 40 (forty) Decimals in Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Touzi No. 146, R.S. Khatian No. 278 in L.R. Khatian Nos. 481, 381, 207, 454, 360, 348, 310, 315, 422, 149, Police Station - Barasat, Post Office Barasat, Pargana - Anwarpur, Additional District Sub Registry, Barasat, District North 24 Parganas, morefully and particularly dealt in under **Part III** of the **First Schedule** hereinunder appearing.



Part - IV

[How **Smt. Latika Ghosh** and **3 (three) others** became the owners of **7 (seven)** Decimals of land in **R.S. and L.R. Dag No. 545** of **Mouza Kutulsahi, J.L. No. 42]**

Whereas :

19. One Anukul Chandra Ghosh, since deceased, son of Late Biharilal Ghosh, alongwith other co-sharers were the sole and absolute joint owners of all that piece and parcel of land hereditaments admeasuring an area of 1 (one) Acre and 44.5 (forty four point Five) Decimals out of which 14 (fourteen) Decimals in **R.S. Dag No. 545** of Mouza Kutulsahi, J.L. No. 42, alongwith other lands.

20. While seizing, possessing and enjoying the aforesaid land in ejmali by virtue of a Bengali Deed of Bantannama (Deed of Partition) dated the 9th day of February, 1946 registered in the office of Sub Registry Barasat being Deed No. 724 for the year 1946 the said 7 (seven) Decimals of land out of 14 (fourteen) Decimals, sali in nature, comprised in **R.S. Dag No. 545** in Mouza Kutulsahi was allotted in favour of Sri Anukul Chandra Ghosh, since deceased, along with other land and thus by virtue of aforesaid Bantannama Dalil the said Anukul Chandra Ghosh son of Late Biharilal Ghosh had seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of sali land hereditaments admeasuring an area of 7 (seven) Decimals be the same a little more or less out of 14 (forteen) Decimals and balance 7 (seven) Decimals was allotted to one Anath Bandhu Ghosh, since deceased, comprised in Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Touzi No. 146, R.S. Khatian No. 271 in R.S. and L.R. Dag No. 545, Police Station - Barasat, Pargana Anwarpur, within the jurisdiction of Sub Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas.

21. That by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 21st day of March 1979 the said Sri Anukul Chandra Ghosh, since deceased, son of Late Biharilal Ghosh the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land hereditaments admeasuring an area of **7 (seven) Decimals** out of 14 (fourteen) Decimals in R.S. Khatian No. 271 in **R.S. Dag No. 545** in Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10,

..... Touzi No.



Touzi No. 146, Police Station - Barasat, Pargana Anwarpur within the jurisdiction of Sub Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas to one Sambhu Nath Ghosh alias Sambhu Ghosh, since deceased, son of Late Anath Bandhu Ghosh of Kutulsahi, Barasat, the purchaser therein, at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in the office of District Registrar Barasat, copied in Book No. I, being Deed No. 1981 for the year 1979, and Sambhu Nath Ghosh alias Sambhu Ghosh duly mutated his name in the records of Block Land and Land Revenue Office, Barasat-I, vide **L.R. Khatian No. 422** and was paying Khajna thereof regularly as the sole and absolute owner.

22. While seizing, possessing and enjoying the aforesaid land the said Sambhu Nath Ghosh alias Sambhu Ghosh died intestate on 4th day of February, 2006 leaving behind him surviving his following 4 (four) nos. of legal heirs and successors to success and inherit all the estates and properties left by the said Sambhu Nath Ghosh alias Sambhu Ghosh, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law, through which the said Sambhu Ghosh alias Sambhu Nath Ghosh, was governed during his life time. Hence the properties succeeded and inherited by the successors of Sambhu Nath Ghosh alias Sambhu Ghosh are as follows :-

<u>Sl. No.</u>	<u>Name of the Successors</u>	<u>Relationship with the deceased</u>	<u>Share</u>
i)	Smt. Latika Ghosh	Wife of the deceased	Undivided $\frac{1}{4}$ th
ii)	Sri Tarun Ghosh	Son of the deceased	Undivided $\frac{1}{4}$ th
iii)	Sri Gautam Ghosh	Son of the deceased	Undivided $\frac{1}{4}$ th
iv)	Smt. Sujata Ghosh	daughter of the deceased	Undivided $\frac{1}{4}$ th

23. Thus by virtue of the recital hereinabove stated the said Smt. Latika Ghosh, Sri Tarun Ghosh, Sri Gautam Ghosh and Smt. Sujata Ghosh have jointly seized and possessed of and/or otherwise well and sufficiently

..... entitled all



entitled all that piece and parcel of sali land hereditaments admeasuring an area of 7 (seven) Decimals out of 14 (fourteen) Decimals comprised in Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Touzi No. 146, in R.S. Khatian No. 271 in **L.R. Khatian No. 422** in R.S. and L.R. Dag No. 545, Police Station - Barasat, Pargana Anwarpur within the jurisdiction of Sub Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas.

24. The said Anath Bandhu Ghosh, since deceased died intestate at about 90 years ago leaving behind him his following 10 nos. of legal heirs and successors to success and inherit all the estates and properties left by the said Anath Bandhu Ghosh, since deceased, in accordance with the provisions of the Hindu Succession Act., 1956 and Dayabhaga School of Hindu Law, through which the said Anath Bandhu Ghosh, since deceased, was governed during his life time, including the aforesaid land of 7 (seven) Decimals out of 14 (fourteen) Decimals comprised in R.S. Dag No. 545 in Mouza Kutulsahi, J.L. No. 42 as follows :-

<u>Sl. No.</u>	<u>Name of the Successor</u>	<u>Relationship with the deceased</u>	<u>Share</u>
i)	Sunil Chandra Ghosh alias Sunil Ghosh	Son of the deceased	Undivided $\frac{1}{10}$ th
ii)	Rabindra Nath Ghosh alias Rabin Ghosh	Son of the deceased	Undivided $\frac{1}{10}$ th
iii)	Naba Kumar Ghosh, alias Naba Ghosh	Son of the deceased	Undivided $\frac{1}{10}$ th
iv)	Sanoka Rani Ghosh, wife of Sailen Ghosh	Daughter of the deceased	Undivided $\frac{1}{10}$ th
v)	Manoka Ghosh, wife of Rabindra Ghosh	Daughter of the deceased	Undivided $\frac{1}{10}$ th
vi)	Mira Bala Ghosh, alias Mira Ghosh wife of Swapan Ghosh	Daughter of the deceased	Undivided $\frac{1}{10}$ th
vii)	Biswanath Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th

..... Sl. No.



<u>Sl. No.</u>	<u>Name of the Successor</u>	<u>Relationship with the deceased</u>	<u>Share</u>
viii)	Baidyanath Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th
ix)	Sambhu Nath Ghosh, alias Sambhu Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th
x)	Joydeb Ghosh, since deceased	Son of the deceased	Undivided $\frac{1}{10}$ th

That upon the intestate death of the said Anath Bandhu Ghosh his aforesaid 10 nos. of legal heirs as abovenamed duly mutated their respective names in the records of Block Land and Land Revenue Office, Barasat I, North 24 Parganas, Governemnt of West Bengal during L.R. Settlement Zarip vide following L.R. Khatian Nos. :-

<u>R.S. & L.R. Dag Nos.</u>	<u>L.R. Khatian Nos.</u>	<u>Share</u>	<u>Area of land</u>	<u>Recorded Owners</u>
545	481	500	01 Decimals	Sunil Chandra Ghosh, son of Anath Bandhu Ghosh
	381	500	01 Decimals	Rabindra Nath Ghosh, son of Anath Bandhu Ghosh
	207	500	01 Decimals	Nabo Kumar Ghosh, son of Anath Bandhu Ghosh
	454	500	01 Decimals	Sanoka Rani Ghosh, wife of Sailer Ghosh and daughter of Anath Bandhu Ghosh
	360	500	01 Decimals	Menoka Ghosh, wife of Rabindra Ghosh and daughter of Anath Bandhu Ghosh
	348	500	00 Decimals	Mirabala Ghosh alias Mira Ghosh, wife of Swapan Ghosh and daughter of Late Anath Bandhu Ghosh



<u>R.S. & L.R. Dag Nos.</u>	<u>L.R. Khatian Nos.</u>	<u>Share</u>	<u>Area of land</u>	<u>Recorded Owners</u>
545	310	500	00 Decimals	Biswanath Ghosh, since deceased, son of Late Anath Bandhu Ghosh
	315	500	00 Decimals	Baidya Nath Ghosh, since deceased, son of Late Anath Bandhu Ghosh
	422	500	08 Decimals	Sambhu Nath Ghosh alias Sambhu Ghosh, son of Late Anath Bandhu Ghosh
	149	500	01 Decimals	Joydeb Ghosh, son of Late Anath Bandhu Ghosh

25. While seizing, possessing and enjoying the aforesaid land in ejmali the said Biswanath Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 19.10.2008 at his residence at village Kutulsahi Road Ghosh Para, Post Office and Police Station Barasat, District 24 Parganas, leaving behind him surviving Smt. Panchu Ghosh, alias Panchubala Ghosh, 3 (three) sons namely Sri Pradip Ghosh, Sri Bipul Ghosh and 2 (two) daughters namely Smt. Aparna Ghosh and Smt. Archana Ghosh to success and inherit all the estates and properties left by the said Biswanath Ghosh, since deceased, including the aforesaid land measuring 0 (zero) Decimal in 500 share out of 14 (fourteen) Decimals in R.S. and L.R. Dag No. 545 in Mouza Kutulsahi, J.L. No. 42 in L.R. Khatian No. 310.
26. While seizing, possessing and enjoying the aforesaid land in ejmali the said Baidyanath Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 15.11.2005 at his residence at Village Kutulsahi Road, Ghosh Para, Police Station and Post Office Barasat, District North 24 Parganas, leaving behind him surviving his four legal heirs namely, Sri Tapash Ghosh, Sri Dipankar Ghosh and Sri Bubun Ghosh, being 3 (three) sons and Smt. Shampa Ghosh, being one and only daughter to success and inherit all the estates and properties left by the said Baidyanath Ghosh, since deceased was governed during his lifetime and his wife Smt. Latika Ghosh also died intestate on 24.11.2007 including the aforesaid land measuring 0 (zero) Decimal in 500 share out of 14 (fourteen) decimals in R.S. and L.R. Dag No. 545, Mouza Kutulsahi, J.L. No. 42 in L.R. Khatian No. 315.

..... 27. While seizing,



27. While seizing, possessing and enjoying the aforesaid land in ejmali the Sambhu Nath Ghosh alias Sambhu Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 4th day of February, 2006, leaving behind him surviving his following 4 nos. of legal heirs and successors to success and inherit all the estates and properties left by the said Sambhu Nath Ghosh alias Sambhu Ghosh, since deceased, in accordance with the provisions of Hindu Succession Act 1956 and Dayabhaga School of Hindu Law, through which the said Sambhu Nath Ghosh, alias Sambhu Ghosh, since deceased, was governed during his lifetime, namely, Smt. Latika Ghosh, Sri Tarun Ghosh, Sri Gautam Ghosh, and Smt. Sujata Ghosh, being wife, sons and daughter of the deceased, to success and inherit all that land measuring 1 (one) Decimal in 500 share out of the total land of 14 (fourteen) Decimals in R.S. and L.R. Dag No. 545 in L.R. Khatian No. 422 in equal share.
28. While seizing, possessing and enjoying the aforesaid land in ejmali the said Joydeb Ghosh, son of Late Anath Bandhu Ghosh, died intestate on 29.01.2000 at his residence at Village Kutulsahi Road, Ghoshpara, Police Station and Post Office Barasat, District North 24 Parganas, leaving behind him his wife Smt. Radha Ghosh, three sons namely, Sri Pintu Ghosh, Sri Bitu Ghosh and Sri Papan Ghosh and two daughters namely, Smt. Chaitali Ghosh and Smt. Pampa Ghosh, to success and inherit all the estates and properties left by the said Joydeb Ghosh, since deceased, in equal share each in accordance with the provisions of Hindu Succession Act., 1956 and Dayabhaga School of Hindu Law, through which the said Joydeb Ghosh, since deceased, was governed during his lifetime including the aforesaid land of 1 (one) Decimal in 500 share out of 14 (fourteen) Decimals in R.S. and L.R. Dag No. 545 in L.R. Khatian No. 149.
29. Thus by virtue of the recital herein above stated the said Sunil Chandra Ghosh, Rabindra Nath Ghosh, Naba Kumar Ghosh, Sanoka Rani Ghosh, Menoka Ghosh, Mira Bala Ghosh, Smt. Panchu Ghosh alias Panchubala Ghosh, Sri Nirmal Ghosh, Sri Pradip Ghosh, Sri Bipul Ghosh, Smt. Aparna Ghosh, Smt. Archana Ghosh, Sri Tapash Ghosh, Sri Dipankar and Sri Bubun Ghosh & Smt. Shampa Ghosh, Smt. Latika Ghosh, Sri Tarun Ghosh, Sri Gautam Ghosh, Smt. Sujata Ghosh, Smt. Radha Ghosh, Sri Pintu Ghosh, Sri Bitu Ghosh, Sri Papan Ghosh, Smt. Chaitali Ghosh and Smt. Pampa Ghosh, have jointly seized and possessed of and/or

..... otherwise



otherwise well and sufficiently entitled all the piece and parcel of sali land hereditament admeasuring and area of 7 (seven) Decimals comprised in Mouza Kutulsahi J.L. No. 42, Re. Su. No. 10, Touzi No. 146 in R.S. Khatian No. 271, in R.S. Dag No. 545 in L.R. Khatian Nos. 481, 381, 207, 454, 360, 348, 310, 315, 422 and 149, Police Station - Barasat, Pargana Anwarpur, within the jurisdiction of Sub Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas morefully and particularly dealt in under Part-IV of the First Schedule hereinunder appearing.

30. On or before the execution of these presents the Vendors herein (Vendors No. 1 to 5 through their common Constituted Attorney) have assured, declared and represented to the purchasers herein as follows (hereinafter referred to as "The Representation").
- a) That the said Sali land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
 - b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Barasat Municipality in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.
 - c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said purchasers herein.
 - d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other law, for the time being, in force.

..... e) That in



- e) That in respect of the land being the part or portion of the Dag Nos owned by the Vendors out of the said land, the said part or portion of the land under the said Dag No. would be demarcated and thereof nor such right has become effective by prescription or otherwise, however and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos and authenticated by joint signature of the Vendors and such part owner on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- f) The Vendors are legally competent to sell and transfer the said sali land intended herein to be sold.
- g) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in any manner as they may deem fit and proper. The Vendors have agreed to sale of the said land, morefully and particularly described in the **Second Schedule** hereinunder written, to the Purchaser herein.
- h) That the Vendors do not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date, and there are existing structure on the said land.
- i) That the Vendors are and their predecessors-in-title were in uninterrupted and/or undisputed possession of the said land without any right or any claim whatsoever of any third party.
- j) That there is no bargadar and/or bhagchasi into or upon the said land or any part or portion thereof and the land is not cultivated for the last twenty five years or more.
- k) That the Vendors nor any of their predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easements or licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said Sali land or any part or portion thereof nor

..... such right



such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever.

- l) That the Vendors have undisputably purchased/inherited the said land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deeds of Conveyances and/or other documents by paying the appropriate stamp duty and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.
- m) That no person, male or female, being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- n) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchasers against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- o) That the said land nor any part thereof is subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.
- p) That the Vendors are in possession, power or control of the documents of title of the property as setforth in the First Schedule hereinunder written and further confirm that no document of title

..... has been



has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

- q) That the Vendors herein are desirous to sell and the Purchaser herein are desirous to purchase all that sali land hereditaments admeasuring an area of **undivided 1/5th share of 50 (fifty) Decimals**, be the same a little more or less [out of which **undivided 7.20 (seven point two zero) Decimals** in R.S. and L.R. Dag No. 548 and **undivided 2.80 (two point eight zero) Decimals** in R.S. and L.R. Dag No. 545], **Police Station - Barasat**, Pargana Anwarpur, Sub Registry, Barasat, District - North 24 Parganas within the jurisdiction of Additional District Sub Registrar, Barasat, and within the local limits of Barasat Municipality shown under **Second Schedule** hereinunder appearing @ **Rs. 1,10,000/- (Rupees one lac and ten thousand) only** per Cuttah thus at and for a total price of the **Rs. 6,66,667/- (Rupees six lac sixty six thousand six hundred and sixty seven) only**, under the following terms and conditions :-

Now this indenture witnesseth :-

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 6,66,667/- (Rupees six lac sixty six thousand six hundred and sixty seven) only**, paid to the Vendors by the Purchaser herein on or before the execution of these presents (the receipt of which the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchaser/s as well as the interest of the Vendors in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchasers All That Sali land hereditaments admeasuring an area of **undivided 1/5th share of 50 (fifty) Decimals**, i.e. **undivided 10 (ten) Decimals** be the same a little more or less [out of which **undivided 7.20 (seven point two zero) Decimals** in R.S. and L.R. Dag No. 548 and **undivided 2.80 (two point eight zero) Decimals** in R.S. and L.R. Dag No. 545], **Police Station - Barasat**, Pargana Anwarpur, Sub Registry Barasat, within the jurisdiction of Additional District Sub Registrar, Barasat, and within the Municipal limits of Barasat, District 24 Parganas North, morefully and particularly described in the **Second Schedule**

..... hereinunder



and things whatsoever for further and more perfectly assuring the said plot of lands hereditaments and premises unto and to the use of the said Purchasers as shall or may be reasonably required AND the said Vendors doth hereby covenant with the said Purchasers its heirs and assigns that the said Vendors will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchasers its heirs and assigns produce/or cause to be produced to them and its agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the **First Schedule** hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchasers its successor-in-office, successor-in-interest such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled.

The First Schedule above referred to :-

(Description of the **Larger Property** of which the sold property is a part or portion)

Part - I

All that piece and parcel of Sali land hereditaments admeasuring an area of **27.00 (twenty seven) Decimals** be the same a little more or less (in 6667 Share) lying and situate at and being and comprised in **Mouza Kutulsahi, J.L. 42, Re. Su. No. 10, Touzi No. 146, R.S. Khatian No. 278, L.R. Khatian No. 124 in R.S. & L.R. Dag No. 548, Police Station - Barasat, Pargana - Anwarpur**, within the jurisdiction of Sub-Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas.

Part - II

All that piece and parcel of sali land hereditaments admeasuring an area of **4.00 (four) Decimals** (in 1111 Share) be the same a little more or less lying and situate at and being and comprised in **Mouza Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touzi No. 146, R.S. Khatian No. 278, L.R. Khatian No. 17 in R.S. and L.R. Dag No. 548, Police Station - Barasat, Pargana - Anwarpur**, within the jurisdiction of Additional District Sub Registrar Barasat and within the local limits of Barasat Municipality, District North 24 Parganas.

..... **Part - III**



Part - III

All that piece and parcel of Sali land hereditaments admeasuring an area of **5.00 (five) Decimals** (in 1111 share) be the same a little more or less which is equivalent to **3.00 (three) Cuttaks** out of the total land of 40 (forty) Decimals lying and situate at and being and comprised in **Mouza Kutulsahi**, J.L. 42, Re. Su. No. 10, Touzi No. 146, R.S. Khatian No. 278, L.R. Khatian Nos. 481, 381, 207, 454, 360, 348, 310, 315, 422 and 149, in R.S. and L.R. Dag No. 548, Police Station - Barasat, Pargana - Anwarpur, within the jurisdiction of Sub Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas shown in the annexed site plan verged in border RED, and the said site plan shall be treated as part and parcel of these presents.

Part - IV

All that piece and parcel of sali land hereditaments admeasuring an area of **7.00 (seven) Decimals** (in 5000 share) out of 14 (fourteen) Decimals in R.S. Khatian No. 271 in R.S. Dag No. 545 in **Mouza Kutulsahi**, J.L. No. 42 in L.R. Khatian No. 422, Re. Su. No. 10, Touzi No. 146, Police Station - Barasat, Pargana - Anwarpur, within the jurisdiction of Sub Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas.

Part - V

All that piece and parcel of sali land hereditaments admeasuring an area of **7.00 (seven) Decimals** (in 5000 share) out of 14 (fourteen) Decimals in R.S. Khatian No. 271 in R.S. Dag No. 545 in **Mouza Kutulsahi**, J.L. No. 42, Re. Su. No. 10, Touzi No. 146 in L.R. Khatian Nos. 481, 381, 207, 454, 360, 348, 310, 315, 422, and 149, Police Station - Barasat, Pargana - Anwarpur, within the jurisdiction of Sub Registry Barasat and within the local limits of Barasat Municipality, District North 24 Parganas.

Thus altogether **50.00 (fifty) Decimals** of sali land in two Dag Nos. vide R.S. and L.R. Dag Nos. 548 and 545.

..... **The Second**



The Second Schedule above referred to :-

(Description of the **Sold Property** in details)

<u>Mouza</u>	<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Share</u>	<u>Area</u>
Kutulsahi (J.L. No. 42)	548	278	124	6667	27 Decimals
	548	278	17	1111	04 Decimals
	548	278	481	0111	00 Decimals
	548	278	381	0111	01 Decimals
	548	278	207	0111	00 Decimals
	548	278	454	0111	00 Decimals
	548	278	360	0111	00 Decimals
	548	278	348	0111	00 Decimals
	548	278	310	0112	01 Decimals
	548	278	315	0111	01 Decimals
	548	278	422	0111	01 Decimals
	548	278	149	0111	01 Decimals
	545	271	422	5500	08 Decimals
	545	271	481	500	01 Decimals
	545	271	381	500	01 Decimals
	545	271	207	500	01 Decimals
	545	271	454	500	01 Decimals
	545	271	360	500	01 Decimals
	545	271	348	500	01 Decimals
	545	271	310	500	00 Decimals
545	271	315	500	00 Decimals	
545	271	149	500	00 Decimals	
				Total -	<u>50 Decimals</u>

Sold property of these presents are **undivided 1/5th share** of 50 (fifty) Decimals i.e. **undivided 10 (ten) Decimals** be the same a little more or less [out of which **undivided 7.20 (seven point two zero) Decimals** in R.S. and L.R. Dag No. 548 and **undivided 2.80 (two point eight zero) Decimals** in R.S. and L.R. Dag No. 545], Police Station - Barasat, Pargana Anwarpur, Sub Registry, Barasat, District - North 24 Parganas.

..... In witness



In witness whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered
by the above named Vendors
at Kolkata in the presence of :

1. Prasenjit Bhattacharya
S/O Late Ranjit Bhattacharya
P-106, Bangal Ave. B.I.C.
P.S. Lake Town, KOL-55.
2. *[Handwritten signature]*
P.S. = *[Handwritten]*

Tarun Ghosh

Gautam Ghosh

Signature of the Vendors
(Vendors No. 1 to 5 through
their Constituted Attornies
Sri Tarun Kumar Ghosh and
Sri Gautam Kumar Ghosh)

6. *Tarun Ghosh*

7. *Gautam Ghosh*

8. *Sunil Ghosh*

9. *বরেন্দ্র ঘোষ*

10. *নয়ন কুমার ঘোষ*

11. *সুনীল ঘোষ*

12. *বরেন্দ্র ঘোষ*

13. *সৌরভ ঘোষ*

Signature of the Vendors



14. ନିକଟତମାଧୋକ
 15. ନିକଟତମାଧୋକ
 16. ନିକଟତମାଧୋକ
 17. ବିଷୁଳାଧୋକ
 18. ନିକଟତମାଧୋକ
 19. ନିକଟତମାଧୋକ
 20. ନିକଟତମାଧୋକ
 21. ନିକଟତମାଧୋକ
 22. ନିକଟତମାଧୋକ
 23. ନିକଟତମାଧୋକ
 24. ନିକଟତମାଧୋକ
 25. ନିକଟତମାଧୋକ
 26. ନିକଟତମାଧୋକ
 27. ନିକଟତମାଧୋକ
 28. ନିକଟତମାଧୋକ



29. *স্বাক্ষর*
30. *স্বাক্ষর*
স্বাক্ষর
31. *স্বাক্ষর*

Signature of the Vendors

Signed Sealed and Delivered
by the above named Purchaser/s
at Kolkata in the presence of :

1. *স্বাক্ষর*
2. *স্বাক্ষর*

JAYANTI NIKETAN PVT. LTD.

Vineet Datta

Director

Signature of the Purchaser/s.

This Deed of Conveyance is
drafted and prepared by us at our office in Bengali
and read *শ্রবণ*.

স্বাক্ষর

For Subir Kumar Seal & Associates
Advocates.

High Court Calcutta.

P - 106, Bangur Avenue, Block - C,
Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.

Phone : 033-2574 1768.

033-2574 3790.

Mobile : 91-98312 76735.

91-98304-76735.

E-mail : seal_associates@yahoo.co.in

Web site : www.sksandassociates.com



Received on and from the withinnamed Purchaser/s by the withinnamed Vendors the withinmentioned sum of **Rs. 6,66,667/- (Rupees six lac sixty six thousand six hundred and sixty seven) only**, as and by way of consideration money in full and final as per Memorandum of Consideration below :-

Memo of Consideration

<u>Sl.No.</u>	<u>Date</u>	<u>Cash/Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
---------------	-------------	------------------------	-------------	---------------	---------------------

In cash on different dates

6,66,667=00

Total : 6,66,667.00

(Rupees six lac sixty six thousand six hundred and sixty seven) only

Witnesses :

1. *Pramodjit Bhunia*


2. *Sri Tarun Ghosh*

Tarun Ghosh

Gautam Ghosh

**Signature of the Vendors
(Vendors No. 1 to 5 through
their Constituted Attornies
Sri Tarun Kumar Ghosh and
Sri Gautam Kumar Ghosh)**



6. Faruk Ghosh
7. Gobindram Ghosh
8. Gunder Ghosh
9. ବରୀନ ଘୋଷ
10. ନବ ଅନୁମତ ଘୋଷ
11. ଶ୍ରୀକାନ୍ତ ଘୋଷ
12. ଶ୍ରୀକାନ୍ତ ଘୋଷ
13. ଶ୍ରୀକାନ୍ତ ଘୋଷ
14.  ନବ ଅନୁମତ
ଘୋଷ
15. ନିର୍ମଳ ଘୋଷ
16. ଅନୁମତ ଘୋଷ
17. ଅନୁମତ ଘୋଷ
18. ଅନୁମତ ଘୋଷ
19. ଅନୁମତ ଘୋଷ
20. ଅନୁମତ ଘୋଷ


Signature of the Vendors



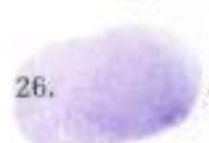
21. ଦୀପ୍ତି ଚନ୍ଦ୍ର ଘୋଷ

22. ଅନୁମୋଦନ

23. ଅନୁମୋଦନ

 ନୀତ୍ୟା ଘୋଷ
ଅ:କମଳା ଘୋଷ


25. Sujata Ghosh

 ସାଧିତା ଘୋଷ
ଅ:କମଳା ଘୋଷ

27. ସିଦ୍ଧାନ୍ତ ଘୋଷ

28. ସିଦ୍ଧାନ୍ତ ଘୋଷ

29. ଅନୁମୋଦନ

30.  ଚେତନା ଘୋଷ
ଅ:କମଳା ଘୋଷ

31. ଅନୁମୋଦନ

Signature of the Vendors



Tarun Chohan

Doodh

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

Tarun Chohan

SIGNATURE OF THE EXECUTANT/S

(Handwritten note in blue ink, partially illegible)



Gourab Ghosh

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

Gourab Ghosh

SIGNATURE OF THE EXECUTANT/S

(Handwritten note in blue ink, partially illegible)



Sunil Chohan

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

Sunil Chohan

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

बही लेख

बही लेख

SIGNATURE OF THE EXECUTANT/S



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(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

बही लेख

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

बही लेख

बही लेख

SIGNATURE OF THE EXECUTANT/S



Handwritten signature in black ink.

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Handwritten signature in black ink.

SIGNATURE OF THE EXECUTANT/S



Handwritten signature in black ink.

LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Handwritten signature in black ink.

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Handwritten signature in black ink.

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

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SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

Handwritten signature in blue ink.

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Handwritten signature in blue ink.

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

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SIGNATURE OF THE EXECUTANT/S



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

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SIGNATURE OF THE EXECUTANT/S



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THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

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SIGNATURE OF THE EXECUTANT/S



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THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

CSA
 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

CSA
 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

CSA
 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

নীতিকা/শ্রেষ্ঠ ব:এ সীতাশ্রেষ্ঠ
SIGNATURE OF THE EXECUTANTS



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

sujata ghosh
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)	MIDDLE	FORE	THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)	MIDDLE	RING	LITTLE

ব:এ সীতাশ্রেষ্ঠ
SIGNATURE OF THE EXECUTANT/S



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THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Handwritten signature in Devanagari script.

SIGNATURE OF THE EXECUTANT/S



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THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Handwritten signature in Devanagari script.

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING MIDDLE FORE (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE MIDDLE RING (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Handwritten signature in Devanagari script.

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

रुचाली दास
श.क.जीत १७४



रुचाली दास श.क.जीत १७४

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

रुचाली दास

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Vineer Dahiya

SIGNATURE OF THE EXECUTANT/S



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 02364 of 2012
(Serial No. 02098 of 2012)

On

Payment of Fees:

On 15/02/2012

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

Presented for registration at 14.59 hrs on :15/02/2012, at the Private residence by Vineet Drolia
Claimant.

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

Execution is admitted on 15/02/2012 by

1. Tarun Kr Ghosh Alias Tarun Ghosh, son of Lt Sambhu Nath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Goutam Kr Ghosh Alias Goutam Ghosh, son of Lt Sambhu Nath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
3. Sunil Ghosh Alias Sunil Ch Ghosh, son of Lt Anath Bandhu Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
4. Rabin Ghosh Alias Rabindra Nath Ghosh, son of Lt Anath Bandhu Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
5. Naba Ghosh Alias Naba Kr Ghosh, son of Lt Anath Bandhu Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
6. Sanoka Ghosh Alias Sanoka Rani, wife of Lt Anath Bandhu Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
7. Manoka Ghosh Alias Menaka Ghosh, wife of Rabindra Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
8. Mira Ghosh Alias Mira Bala Ghosh, wife of Swapan Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
9. Panchu Ghosh Alias Panchu Bala Ghosh, wife of Lt Biswanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
10. Nirmal Ghosh, son of Lt Biswanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 4



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 02364 of 2012
(Serial No. 02098 of 2012)

11. Pradip Ghosh, son of Lt Biswanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
12. Bipul Ghosh, son of Lt Biswanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
13. Apama Ghosh, wife of Uttam Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
14. Archana Roy (ghosh), daughter of Lt Biswanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
15. Tapash Ghosh, son of Lt Baidyanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
16. Dipankar Ghosh, son of Lt Baidyanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
17. Bubun Ghosh, son of Lt Baidyanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
18. Shampa Ghosh, daughter of Lt Baidyanath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
19. Latika Ghosh, wife of Lt Sambhu Nath Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
20. Sujata Ghosh, wife of Tapas Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
21. Radha Ghosh, wife of Lt Joydeb Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
22. Pintu Ghosh, son of Lt Joydeb Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
23. Bitu Ghosh, son of Lt Joydeb Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
24. Papan Ghosh, son of Lt Joydeb Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
25. Chaitali Ghosh, daughter of Lt Joydeb Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
26. Pampa Das (ghosh), daughter of Lt Joydeb Ghosh , Kutulsahi Ghoshpara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Endorsement Page 2 of 4



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 02364 of 2012
(Serial No. 02098 of 2012)

27. Vineet Drolia
Director, Jayanti Niketan Pvt Ltd, 4 Civil Row 4th Floor Room No 405, District:-Kolkata, WEST
BENGAL, India, P.O. :- Pin :-700001.
By Profession : Business
Identified By Basudev Patra, son of - -, Thana:-Barasat, District:-North 24-Parganas, WEST
BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Tarun Kr Ghosh alias Tarun Ghosh, son of Lt Sambhu Nath Ghosh, Kutulsahi Ghoshpara,
Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu By
Profession: Business, as the constituted attorney of 1. Prabhat Kr Ghosh 2. Prokash Ch Ghosh 3.
Prasanta Kr Ghosh 4. Prabhas Kr Ghosh 5. Lilabati Ghosh is admitted by him.
 2. Goutam Kr Ghosh alias Goutam Ghosh, son of Lt Sambhu Nath Ghosh, Kutulsahi Ghoshpara,
Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu By
Profession: Business, as the constituted attorney of 1. Prabhat Kr Ghosh 2. Prokash Ch Ghosh 3.
Prasanta Kr Ghosh 4. Prabhas Kr Ghosh 5. Lilabati Ghosh is admitted by him.
- Identified By Basudev Patra, son of - -, Thana:-Barasat, District:-North 24-Parganas, WEST
BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 17/02/2012

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. 9103/-, on 17/02/2012

(Under Article : A(1) = 9064/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/02/2012)

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.-825000/-

Certified that the required stamp duty of this document is Rs.- 49510 /- and the Stamp duty paid as:
impressive Rs.- 500/-

Deficit stamp duty



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Endorsement Page 3 of 4



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parqanas

Endorsement For Deed Number : I - 02364 of 2012
(Serial No. 02098 of 2012)

Deficit stamp duty Rs. 49020/- is paid, by the draft number 505413, Draft Date 15/02/2012, Bank Name
State Bank of India, BANGUR AVENUE BRANCH, received on 17/02/2012

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Endorsement Page 4 of 4

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2467 to 2518
being No 02364 for the year 2012.




(Sushil Kumar Roy) 23-February-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

3. copies

Dated the16th..... day ofFEBRUARY..... 2012

Between

Name of the Owners/Vendors : ..SRI PRABHAT KUMAR GHOSH & THIRTY OTHERS.....

And

Name of the Purchaser :M/S. JAYANTI NIKETAN PVT. LTD.....

Drafted By :

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hereinunder appearing and delineated in the map or plan annexed hereto and thereon verged in RED lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walls trees, shrubs, water, water courses lights, rights, liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under the Municipal limits of Barasat and all the estates, rights, title and interest claims and demands whatsoever of the Vendors into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said lands hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchasers that notwithstanding any act deed matter or thing by the said Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the said Vendors now hath indefeasible and absolute title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Vendors hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendors well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute all such acts deeds matters

..... and things