

DEED OF CONVEYANCE

OF

5.19 (five point one nine) Decimals

i.e.

3 (three) Cuttahs 2 (two) Chittacks and 14 (fourteen) Sq.ft. of Sali Land

OF

Mouza Kutulsahi, J.L. No. 42, Pargana Anwarpur, R.S. & L.R. Dag No. 552,
L.R. Khatian No. 422, under Ward No. 19, within the local limits of Barasat Municipality,
Police Station - Barasat, District North 24 Parganas

Drafted by :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone No. : 033-2574-1768.

033-2574-3790.

Mobile : 91- 98312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature Sheet/ Sheet's and the endorsement sheet/ Sheet's attached with this document's are the part of this document

A 336074

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

10 SEP 2012

Deed of Conveyance

This Deed of Conveyance of absolute sale made on this the 10th day of September..... Two Thousand and Twelve.

Between

1. Sri Nirmal Kumar Ghosh,
2. Sri Pradip Kumar Ghosh,
3. Sri Bipul Chandra Ghosh,

all are sons of Sri Biswanath Ghosh, all by nationality Indian, all by faith Hindu, all by occupation Cultivation, all are presently residing at village Kutulsahi, Police Station - Barasat, District North 24 Parganas, Kolkata - 700 124,

..... hereinafter

46
am.
9/9/12
26312

Sale
454 036
500
26788

5033
175
5208

2858

26/12/08 5000

ক্রেতার নাম _____
 পথ _____
 ষ্টাম্প ভেদার থাকবে _____
 বিধান নগর (সবটিলেক সিটি) এ. ডি. এস. হাট, এ.
 মোট ষ্টাম্প কত তাং _____
 চালান নং _____ মোট কত টাকা যদি

SUBIR KUMAR SINGH
 Address
 High Court, Calcutta
 Enclosed for Stamp-Submittal

17 NOV 2008

ট্রেসারী বারাকপুর ডেপুটি মিতা দত্ত

898000

of documents of immovable property...
 and a...
 for...
 included and to be...



Registrar U/S 7(2)
 District Sub. Registrar II
 24 Pgs (N) Barasat
 NO 550 2017

Abhas Chatterjee
 10, Sri Shyam Chandra Chatterjee
 -106, Bangor Avenue, B-1-C
 S. Lake Town, Kolkata



hereinafter collectively called and referred to as the **Owners/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** represented through their common **Constituted Attorney** namely **1. Safique Ali**, son of Araf Ali, alias Ah Ali and **2. Sri Sujoy Das**, son of Sri Arun Das, Post Office - Badu, Police Station Barasat, District North 24 Parganas.

A n d

Jayanti Infra Nirman Pvt. Ltd. (PAN - AACJ7181Q), a private limited company incorporated in accordance with the provisions of the Companies Act. 1956, having its registered office at 4, Clive Row, Room No. 405, Fourth Floor, Police Station - Hare Street, Kolkata - 700 001,

represented by one of its Director, **Mr. Vineet Drolia** (PAN - ALWPD7178D), son of Sri Parmanand Drolia, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 183, Bangur Avenue, Bl-B, Police Station - Lake Town, Kolkata - 700 055,

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 :-

Whereas :

1. One Anath Bandhu Ghosh, Anukul Chandra Ghosh and Akhil Chandra Ghosh, all are sons of Late Beharilal Ghosh, were the recorded Owners at the time of Revisional Settlement Zarip, popularly known as R.S. Zarip under R.S. Khatian No. 59, in Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Touzi No. 146, in R.S. & L.R. Dag No. 552 measuring an area of 32 (thirty two) Decimals and each of the recorded Owners was the recorded rayat of 5 (five) Anna 6 (six) Ganda 2 (two) Kara 2 (two) Kranti under 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.

..... 2. While seizing,



[Handwritten signature]

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

NO 55-2012



2. While seizing, possessing and enjoying the aforesaid property, the said Sri Akhil Chandra Ghosh, Sri Anath Bandhu Ghosh and Sri Anukul Chandra Ghosh, duly partitioned their aforesaid property on 09.02.1946 in respect of their respective share and the said Anukul Chandra Ghosh, was allotted the portion of 32 (thirty two) Decimals in R.S. & L.R. Dag No. 552 and certain other lands as categorically dealt in the Schedule mentioned therein and the said Deed of Partition (Bengali Bantannama Dalil) was registered at the office of District Registrar, Barasat and was copied in Book No. I, Volume No. 17, Pages Nos. 65 to 78 being Deed No. 724 for the year 1964.
3. While seizing, possessing and enjoying the aforesaid demarcated land measuring 32 (thirty two) Decimals in R.S. & L.R. Dag No. 552 of Mouza Kutulsahi, the said Anukul Chandra Ghosh, the Vendor therein of the One Part, executed one Deed of Conveyance (Bengali Saf Kobala) dated 21.03.1979, which was registered in the office of District Sub Registrar, Barasat, which was copied in Book No. I, Volume No. 24, Pages Nos. 275 to 279 being Deed No. 1981, for the year 1979, to one Sambhunath Ghosh, son of Late Anath Bandhu Ghosh, the purchaser therein, at a valuable consideration mentioned therein, within the local limits of Barasat Municipality and within the jurisdiction of Additional District Sub Registrar, Barasat, measuring an area of 32 (thirty two) Decimals in Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Touzi No. 146, Police Station - Barasat, Pargana Anwarpur, District North 24 Parganas.
4. Upon purchasing the aforesaid land the said Sambhunath Ghosh, son of Late Anath Bandhu Ghosh of Kutulsahi, Police Station - Barasat, District North 24 Parganas, duly mutated his name in the records of Block Land & Land Revenue Office at Barasat, in 10,000 (ten thousand) share vide L.R. Khatian No. 422 measuring an area of 32 (thirty two) Decimals, in R.S. & L.R. Dag No. 552 of Mouza Kutulsahi, J.L. 42, Re. Su. No.10, Touzi No.146, and the said Sambhunath Ghosh 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 third party whatsoever.
5. That by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated 12.02.1993 the said Sambhunath Ghosh, the vendor therein, of the one part, had indefeasibly sold, conveyed, transferred, released and parted of all that land hereditaments admeasuring an area of 32 (thirty two) Decimals in R.S. & L.R. Dag No. 552, under L.R. Khatian No. 422, of Mouza Kutulsahi,



J.L. No. 42, Police Station - Barasat, Pargana Anwarpur, District North 24 Parganas, to one Nirmal Kumar Ghosh, Pradip Kumar Ghosh, Bipul Kumar Ghosh, all sons of Sri Biswanath Ghosh, collectively the purchasers therein at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Barasat, North 24 Parganas and the same was copied in Book No. I, Volume No. 28, Pages Nos. 1 to 6 being Deed No. 1321, for the year 1993.

6. That by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated 27.06.2011, the said Nirmal Kumar Ghosh, Pradip Kumar Ghosh and Bipul Kumar Ghosh collectively the Vendors therein of the One Part, had indefeasibly sold, conveyed, transferred, released and parted all that land hereditaments admeasuring an area of 6.60 (six point six zero) Decimals be the same a little more or less in R.S. & L.R. Dag No. 552 under L.R. Khatian No. 422 of Mouza Kutulsahi, J.L. No. 42, District North 24 Parganas to one Smt. Nirja Dubey, wife of Ram Prasad Dubey of 426, Jessore Road, Laskar Bagan, Police Station Lake Town, Kolkata - 700 055, the purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar, Barasat, District North 24 Parganas and the same was copied in Book No. I, CD Volume No. 13, Pages Nos. 2121 to 2133 being Deed No. 03694 for the year 2011.
7. That by virtue of another Deed of Conveyance (Bengali Saf Kobala) dated 21.06.2011 the said Nirmal Kumar Ghosh and aforesaid two others jointly the Vendors therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted of all that land hereditaments admeasuring an area of 3.80 (three point eight zero) Decimals be the same a little more or less in R.S. & L.R. Dag No. 552, under L.R. Khatian No. 422 of Mouza Kutulsahi, J.L. No. 42, Re. Su. No. 10, Touzi No. 146, Pargana Anwarpur, Police Station - Barasat, District North 24 Parganas to one Smt. Saraswati Ghosh, wife of Sri Sankar Ghosh of IC-2, Baguipara, Post Office - Aswini Nagar, Police Station - Baguiati, Kolkata - 700 159, the purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar, Barasat, District North 24 Parganas, and the same was copied in Book No. I, CD Volume No. 13, Pages Nos. 2134 to 2146 being Deed No. 03695 for the year 2011, free from all encumbrances whatsoever.

..... 8. That by



8. That by virtue of another Deed of Conveyance (Bengali Saf Kobala) dated 27.06.2011, the said Nirmal Kumar Ghosh and aforesaid two others, jointly the Vendors therein, had indefeasibly sold, conveyed, transferred, released and parted all that land hereditaments admeasuring an area of 2.06 (two point zero six) Decimals in R.S. & L.R. Dag No. 552, under L.R. Khatian No. 422 of Mouza Kutulsahi, J.L. No. 42, District North 24 Parganas to one Sri Subhankar Mondal, son of Sri Manik Chandra Mondal of 2, Chandigarh Main Road, Post Office - Madhyamgram Bazar, Police Station - Barasat, Kolkata - 700 130, District North 24 Parganas, the purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Additional District Sub Registrar, Barasat, which was copied in Book No. I, CD Volume No. 13, Pages Nos. 2147 to 2159 being Deed No. 03696 for the year 2011.
9. While seizing, possessing and enjoying the aforesaid property by virtue of an Ammuktarnama Dalil (Bengali General Power of Attorney) dated 27.06, 2011 the said Sri Nirmal Kumar Ghosh, Pradip Kumar Ghosh and Bipul Chandra Ghosh, collectively the Principals therein duly appointed, nominated and constituted one Safique Ali and Sri Sujoy Das both of village Digberia, Post Office Badu, Police Station - Barasat, District North 24 Parganas, as their true and lawful Attorney, whereby and wherein the said Safique Ali and Sri Sujoy Das are entitled and empowered to hold, manage, maintain the aforesaid land togetherwith dispose of the same on their behalf and the said Bengali Ammuktarnama Dalil was registered in the office of Additional District Sub Registrar, Barasat, District North 24 Parganas and the same was copied in Book No. IV, CD Volume No. 2, Pages Nos. 874 to 883 being Deed No. 00500 for the year 2011.
10. That by virtue of another Deed of Conveyance (Bengali Saf Kobala) dated 21.09.2011 the said Nirmal Kumar Ghosh and aforesaid two others, jointly the Vendors therein through their Common Constituted Attornies namely i) Safique Ali and ii) Sri Sujoy Das (registered in the office of Additional District Sub Registrar, Barasat dated 28.06.2011, copied in Book No. IV, being Deed No. 500 for the year 2011) had indefeasibly sold, conveyed, transferred, released and parted of all that land hereditaments admeasuring an area of 3.30(three point three zero) Decimals be the same a little more or less comprised in Mouza Kutulsahi, J.L. No. 42, Police Station - Barasat, in R.S. & L.R. Dag No. 552, under L.R. Khatian No. 422, Pargana Anwarpur, District North 24 Parganas, to

..... one Sri



one Sri Dehabrata Roy Chowdhury, son of Late Aditya Ranjan Roy Chowdhury of Abdalpur Government Colony, Post Office - Abdalpur, Police Station - Barasat, Kolkata - 700 155, District North 24 Parganas, the purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Barasat and the same was copied in Book No. I, CD Volume No. 18, Pages Nos. 2681 to 2692 being Deed No. 05137 for the year 2011 free from all encumbrances whatsoever.

11. That by virtue of another Deed of Conveyance dated 16.11.2011 the said Sri Nirmal Kumar and two others as aforesaid jointly the Vendors therein through their Common Constituted Attornies namely i) Safique Ali and ii) Sri Sujoy Das (registered in the office of Additional District Sub Registrar, Barasat dated 28.06.2011, copied in Book No. IV, being Deed No. 500 for the year 2011) of the one part had indefeasibly sold, conveyed, transferred, released and parted all that land measuring 8.25 (eight point two five) Decimals which is equivalent to 5 (five) Cuttahs be the same a little more or less in R.S. & L.R. Dag No. 552, under L.R. Khatian No. 422, Mouza Kutulsahi, J.L. No. 42, Police Station - Barasat, District North 24 Parganas to one Sri Sudip Saha, son of Late Tarapada Saha and Smt. Krishna Saha, wife of Sri Sudip Saha, both of 1/2/H/34 Biplabi Baria Ghosh Sarani, Kolkata - 700 067, jointly the purchasers therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Barasat, which was copied in Book No. I, CD Volume No. 20, Pages Nos. 4600 to 4621 being Deed No. 05831 for the year 2011, free from all encumbrances whatsoever.
12. That by virtue of aforesaid 5 (five) Nos. of Sale Deeds the said Sri Nirmal Kumar Ghosh and two others, as aforesaid have indefeasibly sold, conveyed and transferred 24.01 (twenty four point zero one) Decimals out of 32 (thirty two) Decimals, hence the said Sri Nirmal Kumar Ghosh and two others are left with 7.99 (seven point nine nine) Decimals of land comprised in R.S. & L.R. Dag 552 in L.R. Khatian 422 of Mouza Kutulsahi, J.L. No. 42, Police Station - Barasat, District North 24 Parganas.
13. On or before the execution of these presents the Vendors herein through their Constituted Attornies have assured, declared and represented to the purchasers herein as follows (hereinafter referred to as "The Representation").

..... a) That the



- 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 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 through their Constituted Attornies 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 Schedule hereinunder written, to the Purchasers herein.

..... h) That the



- 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.
- 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 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 the said land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deed of Conveyances and/or other documents by paying the appropriate stamp duty and shall keep the Purchasers 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



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 as setforth in the Schedule hereinunder written and further confirm that no document of title 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.
14. That the Vendors through their Constituted Attornies herein are desirous to sell and the purchaser herein are desirous to purchase all that sali land hereditaments admeasuring an area of 5.19 (five point one nine) Decimals which is equivalent to 3 (three) Cuttachs 2 (two) Chittachs and 14 (fourteen) Sq.ft. be the same a little more or less out of 7.99 (seven point nine nine) Decimals lying and situate at and being and comprised in Mouza Kutulsahi, J.L. No. 42, under R.S. Khatian No. 59, L.R. Khatian No. 422, 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, shown under Schedule as sold property hereinunder appearing @ Rs. 1,20,000/- (Rupees one lac twenty thousand) only, per Cuttah thus at and for a total price of the **Rs. 3,77,333 (Rupees three lac seventy seven thousand three hundred and thirty three) 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. 3,77,333 (Rupees three lac seventy seven thousand three hundred and thirty three) only** paid to the Vendors by the Purchasers herein



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 **5.19 (five point one nine) Decimals** be the same a little more or less comprised in **R.S. & L.R. Dag No. 552 in 1622 (one thousand six hundred and twenty two) share in L.R. Khatian No. 422, in R.S. Khatian No. 59** in Mouza Kutulsahi, in J. L. No. 42, Re. Su. No. 10, Touzi No. 146, within the jurisdiction of Additional District Sub Registrar, Barasat, and within the Municipal limits of Barasat, District North 24 Parganas, morefully and particularly described in the **Schedule** 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 Municipal limit 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



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 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 **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 Schedule**



The Schedule above referred to :-

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

All that piece and parcel of sali land hereditaments admeasuring an area of **5.19 (five point one nine) Decimals** which is equivalent to 3 (three) Cuttaks 2 (two) Chittacks and 14 (fourteen) Sq.ft. be the same a little more or less, (being 1622 share) out of the total land of 32 (thirty two) Decimals in **R.S. & L.R. Dag No. 552**, under R.S. Khatian No. 59, in **L.R. Khatian 422**, of **Mouza Kutulsahi**, J.L. No. 42, Re.Su. No. 10, in Pargana Anwarpur, Touzi No. 14 under Ward No. 19 within the jurisdiction of Additional District Sub Registrar, Barasat and within the local limits of Barasat Municipality, Police Station - Barasat, District North 24 Parganas together with RTS Structure measuring 100 (one hundred) Sq.ft. and the said land as 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, butted and bounded as follows :-

- On The North By** : 10' (ten feet) wide Common Passage
- On The South By** : Part of land of R.S. and L.R. Dag No. 546
- On The East By** : Part of land of R.S. and L.R. Dag No. 546
- On The West By** : Part of land of R.S. and L.R. Dag No. 552

..... 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. *Subir Kumar Seal & Associates*
Advocates:
High Court Calcutta,
2. *Subhas Chatterjee*
P-106, Bangur Ave.
B.C. PS - Lake Town.
601-70055

✓ *Safiq Ali*
✓ *Sujoy Das*

Signature of the Vendors, namely
Sri Nirmal Kumar Ghosh,
Sri Pradip Kumar Ghosh and
Sri Bipul Chandra Ghosh
represented through their
Constituted Attornies namely
Safique Ali and Sri Sujoy Das

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

- 1.
- 2.

X
Signature of the Purchaser/s.

This Deed of Conveyance is
drafted, prepared and read over
in Bengali by us at our office :

Subir Kumar Seal & Associates

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



Received on and from the withinnamed **Purchaser/s** by the withinnamed **Vendors** the withinmentioned sum of **Rs. 3,77,333/- (Rupees three lac seventy seven thousand three hundred and thirty three)** 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>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount(Rs.)</u>	<u>Paid to</u>
1.					1,88,666.50	Safique Ali
2.					1,88,666.50	Sujoy Das
Total :					<u><u>3,77,333.00</u></u>	

(Rupees three lac seventy seven thousand three hundred and thirty three) only

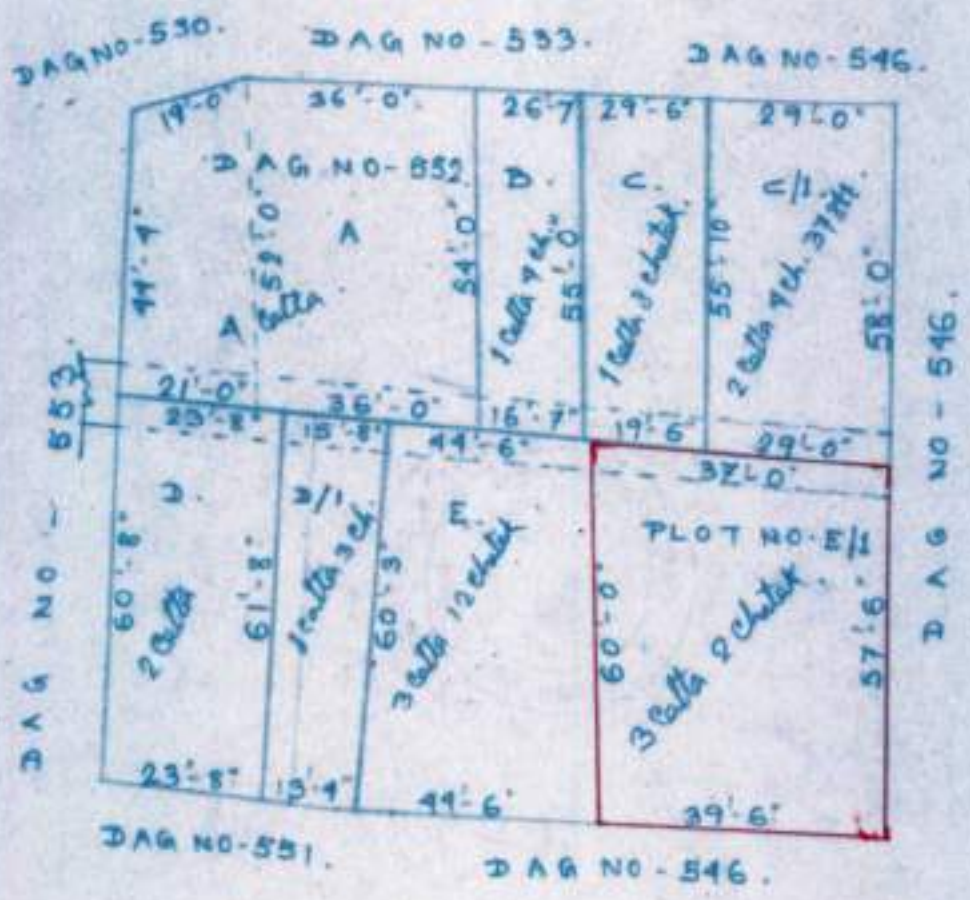
Witnessess :

1. *Sudhakar Chatterjee*
Advocate
Apk Court Kolkata.
2. *Sudhakar Chatterjee*.

Sri Nirmal Kumar Ghosh
Sujoy Das

Signature of the Vendors, namely
Sri Nirmal Kumar Ghosh,
Sri Pradip Kumar Ghosh and
Sri Bipul Chandra Ghosh
represented through their
Constituted Attornies namely
Safique Ali and Sri Sujoy Das

LAYOUT SITE PLAN AT MOUZA KUTULSAHI. J. L. NO-42.
 R. S. NO-10. R. S. KHATIAN NO-59. L. R. KHATIAN NO-422.
 R. S. & L. R. DAG NO-552. P. O. 6' P. S. BARASAT. DIST. NORTH
 24 PARGANAS. WARD NO-29. UNDER BARASAT MUNICI-
 PALITY. SCALE - 1" = 24'-0".



✓ सत्य ही जीत
 ✓ सुख ही सब

As constituted members of
 the village panchayat Barasat
 we hereby certify that the
 above is a true and correct
 copy of the original plan.

DRAWN BY
 Dajal K. Roy
 Asst. P. O. Barasat
 North 24 Parganas.



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

Vineet Jadhav
SIGNATURE OF THE EXECUTANT/S



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

S. P. Chaudhari
SIGNATURE OF THE EXECUTANT/S

(As constituted Member of Witness to Grant, Transfer to Grant & Dipul Chaudhari (Grant).)



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

Suroy Das
SIGNATURE OF THE EXECUTANT/S

(As constituted Member of Witness to Grant, Transfer to Grant & Dipul Chaudhari (Grant).)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 12367 / 2012, Deed No. (Book - I , 13517/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Safique Ali Thana:-Barasat, P.O. :-Badu ,District:-North 24-Parganas, WEST BENGAL, India,	 10/09/2012	 LTI 10/09/2012	10.9.2012 Safique Ali

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Safique Ali Address -Thana:-Barasat, P.O. :-Badu ,District:-North 24-Parganas, WEST BENGAL, India,	Attorney	 10/09/2012	 LTI 10/09/2012	Safique Ali
2	Sujoy Das Address -Thana:-Barasat, P.O. :-Badu ,District:-North 24-Parganas, WEST BENGAL, India,	Attorney	 10/09/2012	 LTI 10/09/2012	Sujoy Das

Name of Identifier of above Person(s)
 Subhas Chatterjee
 P-106, Bangur Avenue, Thana:-Lake Town, P.O. :-
 District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date
 Subhas Chatterjee
 10.09.12.



(Handwritten signature)

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



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

Endorsement For Deed Number : I - 13517 of 2012
(Serial No. 12367 of 2012)

On

Payment of Fees:

On **10/09/2012**

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. 5033.00/-, on 10/09/2012

(Under Article : A(1) = 4994/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 10/09/2012)

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.-4,54,636/-

Certified that the required stamp duty of this document is Rs.- 27288 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 26788/- is paid, by the draft number 508224, Draft Date 05/09/2012, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 10/09/2012

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

Presented for registration at 11.46 hrs on :10/09/2012, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Safique Ali , one of the Executants.

Executed by Attorney

Execution by

1. Safique Ali, son of Araf Ali , Thana:-Barasat, P.O. :-Badu ,District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: Others,as the constituted attorney of 1. Nirmal Kumar Ghosh 2. Pradip Kumar Ghosh 3. Bipul Chandra Ghosh is admitted by him.
2. Sujoy Das, son of Arun Das , Thana:-Barasat, P.O. :-Badu ,District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: Business,as the constituted attorney of 1. Nirmal Kumar Ghosh 2. Pradip Kumar Ghosh 3. Bipul Chandra Ghosh is admitted by him.



(Sushil Kumar Roy)

DISTRICT SUB-REGISTRAR-II

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 13517 of 2012
(Serial No. 12367 of 2012)

Identified By Subhas Chatterjee, son of Shyam Chand Chatterjee, P-106, Bangur Avenue,
Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By
Profession: Others.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

সিউএস ২০ (১৩৫১৭)
সুভাষ চট্টাচার্জী




(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 1354 to 1374
being No 13517 for the year 2012.




(Sushil Kumar Roy) 12-September-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal

Dated the day of 2012

Between

Name of the Vendor : ..M/S. SWADHA NIRMAN PVT. LTD.....

And

Name of the Purchaser/s : JAYANTI INFRA NIRMAN PVT. LTD.....

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone No. : 033-2574-1768.

033-2574-3790.

Mobile : 91-98312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in