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पश्चिमबंग पश्चिम बंगाल WEST BENGAL
 25/7
 12-00P
 8-13369

WEST BENGAL
 Certified that the document is
 admitted to registration. The Signature
 Sheet/sheet/s & the endorsement
 sheet/sheets attached with this
 document are the part of this document

B 434354

B 434354

[Signature]

District Sub-Registrar-III
 North 24 Parganas, Barasat

25 JUL 2014

DEED OF CONVEYANCE

THIS INDENTURE made this 25th day of JULY, 2014 (TWO THOUSAND FOURTEEN) of Christian Era.

B E T W E E N

(1) SHRI NIRMAL KUMAR GHOSH, (2) SHRI PRADIP KUMAR GHOSH, (3) SHRI BIPUL CHANDRA GHOSH, all are Sons of Biswanath Ghosh, all are by Nationality - Indian, by faith - Hindu, by Occupation - Business and Cultivation, all are residing at Kutulsahi, P.S. Barasat, Dist - North Parganas, hereinafter referred to as the **VENDORS** (which

Contd..P/2....

expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**. The Vendors herein hereby represented their Constituted Attorneys **(1) SAFIK ALI**, S/o. Araf Ali, PAN NO. AUVPA0664R and **(2) SHRI SUJAY DAS**, S/o. Shri Arun Das, PAN NO. AHZPD8625N, both are by Nationality - Indian, by Faith - Islam and Hindu respectively and by Occupation - Business, both are residing at Digberia, P.O. Badu, P.S. Barasat, Dist - North 24 Parganas by virtue of a Registered General Power Of Attorney being No. 500 dated 28/06/2011 which was registered at A.D.S.R.O. Barasat, North 24 Parganas and recorded in Book No. IV, Volume No. 2, Pages from 874 to 883 for the year 2011.

A N D

M/S ESQUIRE IMPEX PRIVATE LIMITED., a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956 having its Registered Office at 141, Choolai High Road, P. S. - Teriamet, Chennai - 600112, PAN NO. AAACE3224F, represented by its Managing Director **MR. KAILASH ROONGTA**, Son of *Jugal Kishore* Roongta, By Nationality - Indian, By faith - Hindu, By Occupation - Business, hereinafter called and referred to as **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Office-Successors-in-interest, Office Executors, Administrators, legal Representative and/or assigns) of the **OTHER**

WHEREAS one Shri Sambhu Nath Ghosh, S/o. Late Anath Bandhu Ghosh of Kutulsahi, P.S. Barasat, Dist - North 24 Parganas was the absolute recorded Owner of ALL THAT a piece and parcel of landed property including 5' wide common passage measuring 01 Cottah 08 Chittacks in Scheme Plan Plot No. "C" along with other landed property lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552 within the local limits of Barasat Municipality in Ward No. 29, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by dint of purchase by virtue of a Registered Bengali Saf Kobala being No. 1981 dated 21/03/1979 which was Registered at S.R.O. Barasat and recorded the same in Book No. I, Volume No. 24, Pages from 275 to 279 for the year 1979.

AND WHEREAS said Shri Sambhu Nath Ghosh after purchasing the aforesaid landed property in question, mutated and recorded his name before the B.L. & L.R.O. in L.R. Settlement Record and while he seized and possessed the same, sold and transferred the said landed property including 5' wide common passage measuring 01 Cottah 08 Chittacks in Scheme Plan Plot No. "C" along with other landed property to Shri Nirmal Kumar Ghosh, Shri Pradip Kumar Ghosh, Shri Biplab Chandra Ghosh, all are sons of Shri Biswanath Ghosh, of Kutulsahi, P.S. Barasat, Dist - North 24 Parganas the present Vendors herein by virtue

recorded the same in Book No. 1, Volume No. 28, Pages from 1 to 6 for the year 1993.

AND WHEREAS said Shri Nirmal Kumar Ghosh, Shri Pradip Kumar Ghosh, Shri Biplab Chandra Ghosh, all are sons of Shri Biswanath Ghosh the present Vendors herein thus become the absolute Owners of the said plot of land including 5' wide common passage measuring 01 Cottah 08 Chittacks in Plot No. "C" under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana – Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552 within the local limits of Barasat Municipality in Ward No. 29, Kutulsahi Ramkrishna Pally Road, under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas along with other landed property in question by virtue of aforesaid Registered Bengali Saf Kobala being No. 1321 for the year 1993 and paying respective rents and taxes to the appropriate authority concern and seized, possessed and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc and they have every right to transfer, sale, gift, liens, mortgage in any manner in favour of any party or parties.

AND WHEREAS the Present Vendors herein to look after and to sale out the said property appointed their Constituted Attorneys Safik Ali, S/o. Araf Ali, and Shri Sujay Das, S/o. Shri Arun Das, both are of Digberia, P.O. Badu, P.S. Barasat, Dist – North 24 Parganas by virtue of

recorded in Book No. IV, Volume No. 2, Pages from 874 to 883 for the year 2011.

AND WHEREAS the Vendors herein have firmly and finally decided to sell and transfer the said landed property measuring an area of 01 Cottah 08 Chittacks i.e. more or less 2.475 Decimals in Plot No. "C" be the same a little more or less, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552 which is morefully and particularly described in the **SCHEDULE** hereunder below through their Constituted Attorneys against proper consideration price.

AND WHEREAS the Purchaser being in need of landed property in the said locality has approached the Vendors to sell out the said property to them and they offered the highest market value i.e. a sum of **Rs. 6,75,000/- (Rupees Six Lakhs Seventy five thousand)** only for the said property as fully described in the **SCHEDULE** below.

AND WHEREAS the Vendors have agreed to sell the said vacant land including 5' wide common passage measuring 01 Cottah 08 Chittacks i.e. more or less 2.475 Decimals in Plot No. "C" be the same a little more or less, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552, within the local limits of Barasat Municipality in Ward No. 29, Kutulsahi Ramkrishna Pally Road, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas which is morefully and particularly described in **SCHEDULE** hereunder written to

Six Lakhs Seventy five thousand) only and accordingly a verbal agreement was made by and between the parties.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 6,75,000/- (Rupees Six Lakhs Seventy five thousand)** only of lawful money of the Union of India well and truly paid by the Purchaser to the Vendors and the Govt. assessed value is also **Rs. 6,75,000/- (Rupees Six Lakhs Seventy five thousand)** only for which the requisite stamp duty is paid herewith at or before the execution of these presents (the receipts whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and for every discharge the Purchaser and the said landed property and every part thereof) the Vendors doth hereby by these presents indefeasible and absolutely grant, sell and convey, transfer, assure and assign unto and to the use of the Purchaser free from all encumbrances **ALL THAT** a piece and parcel of land including 5' wide common passage measuring about 01 Cottah 08 Chittacks i.e. more or less 2.475 Decimals in Plot No. "C" be the same a little more or less, under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552, within the local limits of Barasat Municipality in Ward No. 29, Kutulsahi Ramkrishna Pally Road, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas, which is more fully and particularly described

HOWSOEVER OTHERWISE the said land property or any portion thereof now are or is or at any time or times hereto before were or was situated, butted and bounded, called, known, numbered described or distinguished **AND ALL** the estate right title, interest, use, trust, possession proper claim and demand both at Law and in Equity of the Vendors into and upon the said landed property or any or every part thereof **AND ALL** rents, issues and profits thereof **AND ALL** deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said landed property which are now or hereafter shall or may be in the custody possession power or control of the said Vendors or any person or persons from whom he can or may procure the same without any suit action at Law in Equity free from all encumbrances attachments and encumbrances **TO HAVE AND TO HOLD** the said landed property hereby granted, conveyed, assured, sold and transferred or expressed or intended to be and to the use of the Purchaser absolutely and forever **AND** the Vendors doth hereby for themselves, their heirs, executors, administrators, representatives, covenant with the Purchaser, his heirs, executors, administrators, representatives and assigns that **NOTWITHSTANDING** any act, deed or thing by the Vendors or any of their predecessor or predecessors-in-title done, committed or executed or knowingly suffered to the contrary, the said Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property hereby granted, conveyed and transferred and / or expressed so to be and every

or condition use trust or other thing whatsoever to alter defeat, encumber or make void and same **AND** that **NOTWITHSTANDING** any act, deed in himself, good right, full power absolute authority and indefeasible title to sell, convey or transfer the said landed property and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and for ever **AND** that the Vendors are not in any way encumbered the said landed property hereby granted, conveyed and transferred **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said landed property in Khas and every part thereof and receive and take all rents, issue and profits and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for the Vendors or from or under any of their predecessor, predecessors-in-title and the Purchaser shall have the right to record his name as raiyate in the register of settlement office, Municipality and will pay the annual revenue to the collector as well as tax to the concerned municipality and shall have full right, absolute authority to sell transfer or encumber the said property by any manner whatsoever and the Purchaser will hold, possess and own the said property including his successor **AND** that free and clear and freely and clearly and absolutely discharge saved kept harmless and indemnify against all estate and encumbrances created by the Vendors or any of his predecessor or predecessors-in-title **AND FURTHER** that

any part thereof from under any of their predecessor or predecessor-in-title shall will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said landed property and every part thereof in manner aforesaid according to the true intent and meaning of this deed and the Vendors deliver peaceful vacant possession of the said landed property unto and to the use of the Purchaser simultaneously on this day of execution of these presents and the Vendors declare that the said landed property is being used for residential and/or commercial purpose and there is no bar to transfer the land and the Vendors are in actual possession therein and the Vendors declare that there is no legal impediment in the matter of transferring the said property has not acquired for any public purpose and the Vendors have not received any notice of acquisition or requisition relating to the said property.

THIS DEED ALSO WITNESSETH that the property sold hereby has not been transferred earlier by the Vendors hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor have they encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser do hereby put in open peaceful

the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title, interest of the Purchaser to the said property and every part thereof and if the title to and possession in the land sold to the Purchaser be in any way hampered in consequence of any action /fraud / deed performed or done by the Vendors and if it is found that the property sold hereby is not free from all sorts of encumbrances as herein before stated the Vendors their heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid total consideration money with interest and all costs thereon.

SCHEDULE OF PROPERTY

ALL THAT a piece or parcel of Rayat Sthitiban Satwia Sali land including 5' wide common passage measuring an area of 01 (One) Cottah 08 (Eight) Chittacks i.e. equivalent to 2.475 Decimals in Plot No. "C" be the same a little more or less out 19.54 Decimals of land out 32 Decimals comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552, within the local limits of Barasat Municipality in Ward No. 29, Kutulsahi Ramkrishna Pally Road, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property and which is fully shown & delineated in the plan annexed hereto and

The property is butted and bounded by :

- ON THE NORTH** :- Land of Dag No. 533;
ON THE SOUTH : 5' ft. Wide Common Passage;
ON THE EAST :- Land of Plot No. 'C/1'
ON THE WEST :- Land of Plot No. "B".

IN WITNESSS WHEREOF the Vendor herein have set and subscribed his respective hands and seals on the day month and year first written hereinabove.

Signed Sealed and Delivered

By the Vendor hereto in

the presence of Witnesses :-

1) Signature of Vendor
Signature of Vendor

1) Signature of Vendor

2) Bineel Kuman D802
P.C-260, Sector I
Salt Lake
Kolkata - 700042

2) Signature of Vendor

SIGNATURE OF THE CONSTITUTED ATTORNEYS FOR AND ON BEHALF OF THE VENDORS :

- (1) SHRI NIRMAL KUMAR GHOSH,
 (2) SHRI PRADIP KUMAR GHOSH,
 (3) SHRI BIPUL CHANDRA GHOSH

SIGNATURE OF THE VENDORS

Drafted and Prepared by :-

Nandini Bhuniya

(Nandini Bhuniya)

Advocate

Barasat Judges' Court

Kolkata - 700 124

Enrolment No. F-1237/988/07

Computer type by :

Signature

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of Rs. 6,75,000.00 (Rupees Six Lakhs Seventy five thousand) only being the full consideration money as Memo given below :-

1) By Cash	Rs. 6,75,000.00

TOTAL	Rs. 6,75,000.00
	=====

(Rupees Six Lakhs Seventy five thousand) only.

WITNESSES :

1) *Tikendra Singh*
Brother of SPTZ

1) *SPTZ*

2) *Binod Kumar Das*
BC-260, Salt Lake
Sector - I
Kolkata - 700064.

2) *Susoy Das*
SIGNATURE OF THE CONSTITUTED ATTORNEYS FOR AND ON BEHALF OF THE VENDORS :

- (1) SHRI NIRMAL KUMAR GHOSH,
(2) SHRI PRADIP KUMAR GHOSH,
(3) SHRI BIPUL CHANDRA GHOSH

SIGNATURE OF THE VENDORS

=====X=====

UNDER RULE 44A OF THE I.R. ACT

(1)

Name

Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the presentant

Signature of the presentant

(2)

Name Sujoy Das

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name

Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the presentant

(2)

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

Neelash K. Gupta



LEFT HAND FINGER PRINTS

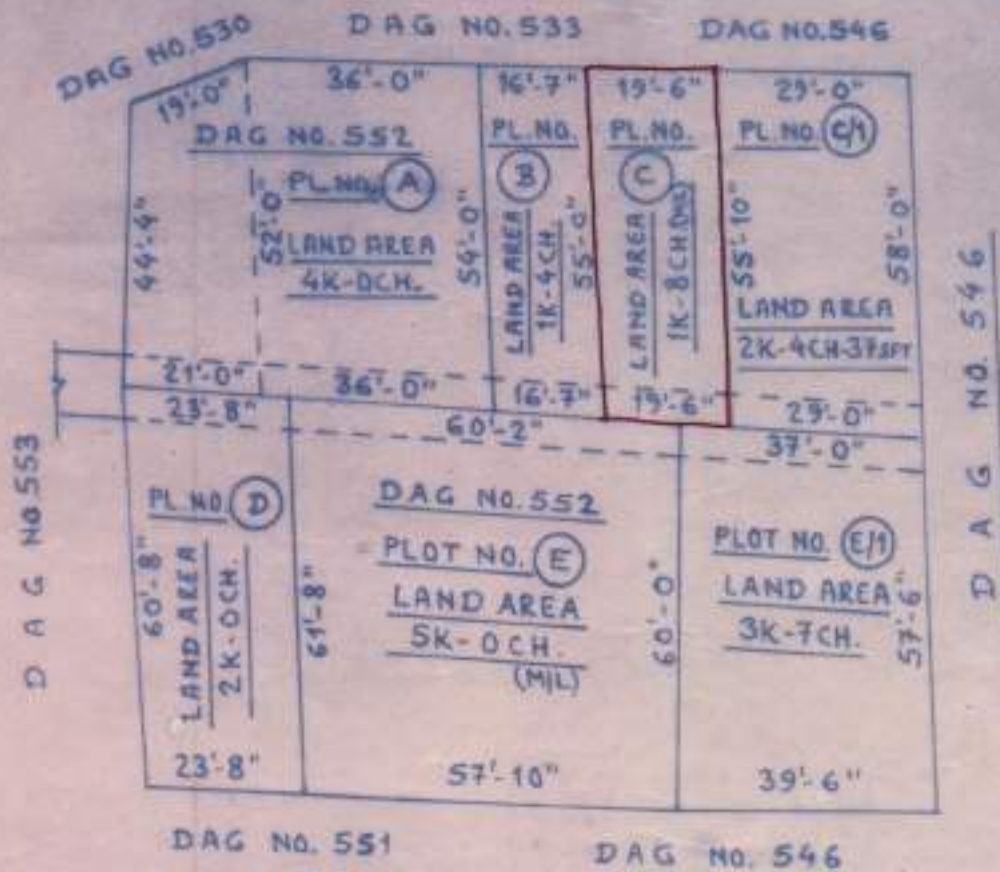
LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

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. & P.S. BARASAT DIST-NORTH 24-PGS. UNDER BARASAT MUNICI-
 PALITY, WARD NO. 29. SCALE: 1"=30'-0"

AREA OF PLOT NO. (C) = 1K-8CH. (MIL)



Sri Prakash Das
Surya Das

Prakash Das

DRAWN FROM PARTY'S
 PLAN.
 BY: *Prakash*
 26/07/14.
PABNA MALLICK
 Arch. Engg.
 EVSD / 03788 / 2001
MALLICK & ASSOCIATES
 M. E. N. (C) HOSEA BARASAT

SIGN. OF THE PURCHASER

SIGN. OF THE VENDOR

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 06231 / 2014, Deed No. (Book - I , 05886/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Safik Ali - Digberia, Thana:-Barasat, P.O. :-Badu, District:-North 24-Parganas, WEST BENGAL, India,	 25/07/2014	 LTI 25/07/2014	<i>Safik Ali</i> 25.7.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Safik Ali Address -Digberia, Thana:-Barasat, P.O. :-Badu, District:-North 24-Parganas, WEST BENGAL, India,	Attorney	 25/07/2014	 LTI 25/07/2014	<i>Safik Ali</i>
2	Sujay Das Address -Digberia, Thana:-Barasat, P.O. :-Badu, District:-North 24-Parganas, WEST BENGAL, India,	Attorney	 25/07/2014	 LTI 25/07/2014	<i>Sujay Das</i>

Name of Identifier of above Person(s)
 Glyas Uddin
 Kutulsahi, Thana:-Barasat, District:-North
 24-Parganas, WEST BENGAL, India,

Glyas Uddin

Signature of Identifier with Date
 25/7/2014



Suman Basu

(Suman Basu)
 District Sub-Registrar III North 24 Pgs
 Office of the D.S.R. - III NORTH 24-PARGANAS



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

Endorsement For Deed Number : I - 05886 of 2014
(Serial No. 06231 of 2014 and Query No. 1525L000013369 of 2014)

On 25/07/2014

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. 7460.00/-, on 25/07/2014

(Under Article : A(1) = 7414/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 25/07/2014)

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.-6,75,000/-

Certified that the required stamp duty of this document is Rs.- 40520 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 35530/- is paid , by the draft number 304365, Draft Date 22/07/2014, Bank : State Bank of India, GOBARDANGA, received on 25/07/2014

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

Presented for registration at 12.00 hrs on 25/07/2014, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Safik Ali , one of the Executants.

Executed by Attorney

Execution by

1. Safik Ali, son of Arif Ali , Digberia, Thana:-Barasat, P.O. :-Badu, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of 1. Nirmal Kumar Ghosh 2. Pradip Kumar Ghosh 3. Bipul Chandra Ghosh is admitted by him.

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

Identified By Giyas Uddin, son of Md. Abdullah, Kutulsahi, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

(Suman Basu)

District Sub-Registrar III North 24 Pgs

Safik Ali

Sujay Das

(Suman Basu) III
District Sub-Registrar III North 24 Pgs

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 1995 to 2013
being No 05886 for the year 2014.



Suman Basu

(Suman Basu) 30-July-2014
District Sub-Registrar III North 24 Pgs
Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal