

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

221598

Admissible under Rule 21 of W.R. Regn. Rules 1908 under the Indian Stamp Act 1923 as amended by A.O. II of 1922 & Section 82 (1) of the Kolka Imp. Amendment Act, 1911 Schedule stamp duty paid under the Indian Stamp Act, 1899 of Amended in 1984 R.....

Shankarabari
District Sub-Registrar-1
Alipore South 24 Parganas
03.09.08

DEED OF CONVEYANCE

Market value set forth ~~Rs. 416,666/-~~ at Rs.
Deficit Stamp duty 20100/- on realised
from S. Ray u/s 4 & 47A (1) Act
1904 vide Bank Draft No. N/400/21 dated 08.08
0157-336268 at 29.08.08
Bank / Alipore & Duly Stamped

Collector u/s 41 & 47A (3)
South 24 Parganas, Alipore

THIS INDENTURE OF SALE is made this the 23rd day of May 2008

in the year Two Thousand and Eight BETWEEN [1a] SRIMATI PARUL

BALA KAYAL, Wife of Late Panchu Gopal Kayal, by faith - Hindu, by

Nationality Indian, by occupation - House-~~holder~~ Deficit Stamp duty 68160/- on realised

Jointly Rs. 12518.00
is ... de Misc.
Receipt No. 1248 Date 02.09.08

Shankarabari
District Sub-Registrar-1
Alipore, South 24 Parganas
03.09.08

Shankarabari
Collector, u/s 41 & 47A (3)
South 24 Parganas, Alipore
03.09.08

Handwritten notes on the left side of the page:
812
M. 20100/-
Kalighat
Sale of Ag
23/5
416666/-
St. 5000/-
20108/-
25/08/-
A = 4500/-
H = 28
E = 7
m/b = 4
4604/-
paid
2/5/08

Handwritten notes on the right side of the page:
w/ deed Rs. 15,521,667/-
25/08
3568.00
428.00
E 2.00
200 4.00

- 2 -

[1b] SRI RAM PROSAD KAYAL, Son of Late Panchu Gopal Kayal

[1c] SRI SHYAMA PROSAD KAYAL, Son of Late Panchu Gopal Kayal,

[1d] SRI SUBRATA KAYAL, Son of Late Panchu Gopal Kayal,

(1e) - KALPANA KAYAL - D/O Late Panchu Gopal Kayal.

[1f] SRIMATI SIPRA KAYAL, Daughter of Late Panchu Gopal Kayal, all by

faith - Hindu, by Nationality Indian, by occupation - Cultivation and House-

Work, residing at - Village and Post Office Tangrakhali, Police Station -

Canning, District - South 24 Parganas ,

[1g] SRIMATI KRISHNA ROY, Wife of Himangshu Prava Roy, Daughter of

Late Panchu Gopal Kayal, by faith - Hindu, by Nationality Indian, by

occupation - House-Wife, residing at R/5/1 , Bidhan Abasan, Salt Lake,

Kolkata - 700091, all from [1b] to [1g] represented through their mother

Smt. Parul Bala Kayal , Wife of Late Panchu Gopal Kayal , the Vendor No -

[1a] herein above by a General Power of Attorney , being No - 51 of 1993,

[2] SRIMATI KHAMA NASKAR, Wife of Amar Naskar , Daughter Late

Upendra Kayal, by faith - Hindu, by Nationality Indian, by occupation -

House-Wife, residing at Kalyanpur (South) , Police Station - Baruipur ,

District - South 24 Parganas, [3] SRIMATI RAMA ROY, Wife of Birupakshya

Roy , Daughter Late Upendra Kayal, by faith - Hindu, by Nationality

Indian, by occupation - House-Wife, residing at Baruipur (Rail Get.) Police

Station - Baruipur , District - South 24 Parganas, [4] SRIMATI GITA

HALDER, Wife of Banamali Halder, Daughter Late Basanta Kayal, by faith

- Hindu, by Nationality Indian, by occupation - House-Wife, residing at

Village and Police Station - Baruipur , District - South 24 Parganas,

hereinafter called and referred to as the "**VENDORS**" (Which terms or

expression shall unless excluded by or repugnant to the context shall be

deemed to mean and include their respective heirs, executors, legal

representatives, successor-in-interest, agents, nominee and assigns) of the

ONE PART :-

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- 3 -

- A N D -

SHREEPATI APARTMENT PVT LIMITED , represented by its Director SRI SADHAN ROY , Son of Late Subodh Roy, by faith - Hindu, by Nationality Indian, by occupation - Business, having its office at 62-B/1-B, Dimond Harbour Road, Police Station - Ekbalpur, Kolkata - 700023, hereinafter called and referred to as the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its executors , administrators , legal representatives and assigns) of the OTHER PART:-

WHEREAS one Parasuram Kayal son of Late Lalchand Kayal was the sole and absolute owner of a piece and parcel of Bastu land measuring about 5 [Five] Katha with Two storied building at Mouza - Kalighat , Pargana - Khaspur , A.D.S.R Office - Alipore, Police Station - Previously Bhawanipore, but at present Kalighat , within the local limits of the Kolkata Municipal Corporation , Ward No - 83, Dihi Panchannagram, Sub- Division 'E' , Division - 95, previous holding No - 76 and previously 8/1/4, Mahim Halder St. thereafter 8/1, Mahim Halder St. at present premises No - 18 , Jadunath Bhattacharjee Lane, Kolkata - 700026 , which was duly registered in the office of District Registrar Alipore in Book No - 1 , Volume No - 94, Pages from 30 to 36 , being No - 2964 for the year 1921 from it's the then owner Lalit Mohan Sen and possessed the same without any disturbance from any quarters.

AND WHEREAS said Parasuram Kayal , being the sole and absolute owner of the above mentioned premises died intestate leaving behind him, his three sons namely khetromohan Kayal, Kali Kumar Kayal and Upendra Kayal according to the then Hindu Code bill Act and they being the sons of

the said Parasuram Kayal had become the joint owners of the estate left by said Parasuram Kayal being 1/3rd co-sharers of the said property each.

AND WHEREAS said Khetromohan Kayal died intestate leaving behind him, his legal heirs and heiresses and also said Kali Kumar Kayal also died intestate leaving behind his legal heirs and heiresses and all of the legal heirs and heiresses of said Khetromohan Kayal had/have become the joint owners of 1/3rd share of the said property and all the legal heirs and heiresses of said Kali Kumar Kayal had/have become the joint owners of 1/3rd share of the said property and Upendra Kayal was the owner of 1/3rd share of the said property also.

AND WHEREAS said Upendra Kayal died intestate on 23/01/1983 leaving behind him, his three sons and two daughters namely Panchugopal Kayal, Basanta Kayal, Jagadish Chandra Kayal, Smt. Khama Naskar and Smt. Rama Roy and according to the Hindu Succession Act those sons and daughters of deceased Upendra Kayal have become the owners of the estate left by said Upendra Kayal and accordingly each of them has become the 1/15th share of the said premises also.

AND WHEREAS said Panchu Gopal Kayal died intestate leaving behind him, his legal heirs the Vendor Nos. 1[a] to 1[g] as his wife, sons and daughters and they have become the joint owners of the estate left by said Panchu Gopal Kayal under the Hindu Succession Act and accordingly the Vendors Nos. 1[a] to 1[g] have become the 1/15th share of the above mentioned premises jointly.

AND WHEREAS said Basanta Kayal also died intestate leaving behind him

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wife, sons and daughters and at present his five sons namely Dibakar Kayal , Dilip Kayal , Dibyendu Kayal , Gopal Kayal , and Samir Kayal and three daughters namely Smt. Gita Halder, the Vendor No - 4 hereinabove , Smt. Mamata Mondal and Smt. Maya Adhikary have become the joint owners of 1/15th share of the said premises and each of them has become the 1/120th share of the said Premises.

AND WHEREAS accordingly the Vendor Nos 1[a] to 1[g] have jointly become the owner of 1/15th share , Vendor No - 2 has become the owner of 1/15th share , Vendor No - 3 has become the owner of 1/15th share and Vendor No - 4 has become the owner of 1/120th share of the above premises and all the vendors have jointly become the owners of 5/24th share , i.e. 1 Katha 0 Chattak 30 sq.ft out of 5 Katha of the total property also.

AND WHEREAS the Vendors herein jointly and severally for their urgent need of money they have decided to sell and transfer their 5/24th share of the property measuring about 1 Katha 0 Chattak 30 sq.ft out of 5 katha with proportionate share of existing old dilapidate tenanted two storied old building be the same or a little more or less in Premises No - 18, Jadunath Bhattacharjee Lane, Kolkata - 700026 , which is more fully and particularly described in the schedule hereunder written and being heard the same the Purchaser herein has agreed to purchase the same at consideration of Rs. 4,00,000/- (Rupees Four Lakhs) per Katha , i.e, total price of Rs . 4,16,666/- (Rupees Four Lakhs Sixteen Thousand Six Hundred Sixty Six) only and the Vendors herein have accepted the said price of the Purchaser being the fair and adequate and have agreed to sell the same to the Purchaser herein for ever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and on consideration of the said price of Rs. 4,16,666/- (Rupees Four Lakhs Sixteen Thousand Six Hundred Sixty Six) only of lawful money of the union of India well and truly paid in hand to the Vendors by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge) the Vendors do hereby grand , convey, transfer, assign and assure unto and to the use of the said land fully and perfectly mentioned in the schedule hereunder written free from all encumbrances TOGETHER WITH ALL right , liberties, privileges, easements and advantages whatsoever thereunto belonging to or otherwise appertaining to or with the same or any of them or any part thereof or now are or at any time heretoforth were or was held used, occupied engaged or reputed or to be appurtenant thereto and the reversion or reversions, remainder or reminders or all the rents issues and profits thereof and all the estate right, title or interest use, claim and demand whatsoever doth in law and in equity of the Vendors unto and upon the said measuages land hereditament and premises or any of them or any part thereof to save and to hold the said land hereditaments and premises hereby granted , transferred and conveyed, assured assigned or expressed or intended so to be TOGETHER WITH A rights and appurtenances thereof UNTO AND TO THE USE of the purchaser that notwithstanding any act, deed matter or things whatsoever by the Vendors done or execute or knowing suffers to the contrary the vendors are now lawfully and rightfully seized and possessed or otherwise well and sufficiently entitled to the said measuage tenaments lands hereditaments and premises hereby granted or expressed so to be and every part thereof or a perfect and indefeasible estate or inheritance without any manner of encumbrances , charges, conditions , use trust or

any other things whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or things whatsoever as aforesaid the vendors have now in themselves good rightful power and absolute authority to grant , transfer and convey the said measuage tenement land hereditaments and premises hereby granted transferred and conveyed or intended or expressed so to be more particularly mentioned and described in the schedule hereunder written UNTO AND TO THE USE of the Purchaser in the manner aforesaid and according to the true intent and meaning of this presents and that the purchaser shall and may at all times thereafter peaceably and quietly possess and enjoy the said measuage tenements lands hereditaments and premises and receive the rents from the existing tenants , issues and profits thereof without any hindrance lawful eviction interruption , claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for him AND THAT free and claim freely and clearly and absolutely acquitted , exonerated released and discharge or otherwise at the cost and expenses of the vendor well and sufficiently saved charges, liens, mortgages, encumbrances, attachments, lispendencies, created or suffered by the vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming an estate or interest whatsoever in the measuage tenements and premises or any of them 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 cost of the purchaser do and execute or cause to be done or executed all such acts things whatsoever for further more perfectly assuring the said measuage tenements lands hereditaments and premises and every part thereof unto the purchaser or his heirs, executors , administrators representatives in manner above said

as well as shall or may be reasonably required AND THAT the vendors do hereby further covenant with the Purchaser that if it is found that there is any defect in vendors' title in the said property or that the said property is under any charge mortgages , decree of any court of law , encumbrances or attachments then and in that event the vendor shall be liable to indemnify the purchaser and shall bear and pay all consequential damages and compensation whatsoever to make good of the title of the vendors in the property AND THAT the vendor further covenant with the purchaser that the said meassage tenement and hereditaments and premises more particularly mentioned and described in the schedule hereunder written is not under any order of requisition or acquisition by the Government or any public or statutory body and no such notice of acquisition or requisition of the said property or part thereof has been served upon the vendors and the said property or any part thereof is not under any alignment or scheme of the State Government , Central Government or the Improvement Trust or Land Acquisition Collector, or any other statutory body or bodies of the Central or State Government and FURTHER MORE THAT the vendors and all their heirs and executors administrators shall at all times hereafter indemnify and keep indemnified the purchaser or its representatives, executors, administrators and assigns against loss damages, costs charges and expenses or any suffered by reason of any defect in the title of the vendor or any breach of the covenants hereunder contained .

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Bastu land measuring about 5/24th share out of 5 [Five] Katha i.e 1 [one] Katha 0 Chattaks 30 [Thirty] sq.ft. with proportionate share of old dilapited Two storied building [5/24 th share of that building i.e more or less 500 sq.ft out of total 2400sq.ft.] at Mouza - Kalighat , Pargana - Khaspur , A.D.S.R Office - Alipore, Police Station - Previously Bhawanipore, but at present Kalighat , within the local limits of the Kolkata Municipal Corporation , Ward No - 83, Dihi Panchannagram, Sub- Division 'E' , Division - 95, previous holding No - 76 and previously Premises No - 8/1/4, Mohim Halder St. thereafter 8/1 Mohim Halder St. present premises No - 18 , Jadunath Bhattacharjee Lane, Kolkata - 700026, together with all sorts of easement right title and interest of the passages attached thereto and the Schedule land is more specifically and particularly shown and delineated in the annexed plan marked with RED border, which is butted and bounded as follows :-

ON THE NORTH :- By Jadunath Bhattacharjee Lane.

ON THE SOUTH :- By Land and House of Priyanath Bhattacharjee.

ON THE EAST :- By Small lane thereafter Land and house of Radha Krishnan and ors.

ON THE WEST :- By Land and house of Jagomaya Deb.

IN WITNESSES WHEREOF the Vendors hereunto set and subscribed their hand and signature and seal, the day month and year first above written.

SIGND, SEALED AND DELIVERED
IN THE PRESENCE OF :-

1) Sajal Kaya
Vill - Tangraakhali
P.S. Canning
24 Parganas (S)

2. Sakti Mondal
vill. Behari
P.S. Magrahat
Dist. 24 Parganas (S)

3) विष्णुसुख राम
बकुरपुर खलाजडी
ग्राम - बकुरपुर
जिला - दार्जिलिंग प्रजयना

राम प्रकाश खोसला
गणेश प्रकाश खोसला
सुब्रह्मण्य खोसला
रघुनाथ खोसला
विष्णु खोसला
कृष्ण राम
अरुण खोसला
गणेश खोसला

✓ मा. र. म. र. (स. र. र. र.)
✓ रामनाथ
✓ Rama Roy
✓ Gita Halder

Signature of the Vendors

Read over explained &
Drafted by me &
Prepared in my office
Dulal Ch. Charan Adv.

Dulal Chand Charan
Advocate
Alipore, Judges' Court
Kolkata - 27

SHREEPATI APARTMENTS PVT. LTD.

Secretary by
[Signature]
DIRECTOR

PRESENTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PARUL BALA KOYAL

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME KHAMA NASKAR

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME RAMA ROY

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME GITA HALDER

SIGNATURE

PRESENTANT

15



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SADHAN ROY
 SIGNATURE Sadhan Roy



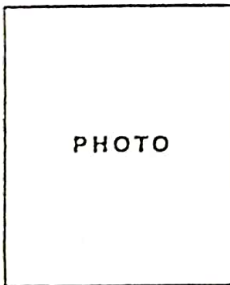
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the sum of Rs. 4,16,666/-

(Rupees Four Lakes Sixteen Thousand Six Hundred Sixty Six) only

being the full amount of the consideration money payable by these present in the manner as follows :

MODE OF PAYMENT

By Three B/D. of Indian Overseas Bank.

Nos. 013394, 013395, 013396, dated 23-5-2008

Rs. 1,00,000/- each. (100000 x 3)

Rs. 3,00,000/-

Rs. 1,66,666/-

Balance by Cash -

Total Rs. 4,16,666/-

Rupees Four Lakes Sixteen Thousand Six Hundred Sixty Six only.

बुद्धिमान काम
शुद्ध बुद्धिमान काम
शुद्ध काम
काम काम
शुद्ध काम
शुद्ध काम
शुद्ध काम

WITNESSES

Sajal koyal

Vill Tangra khadi

P.S. Camning

Dist. 24 Praganas (S)

2. Sakti Mondal

vill. Behari

P.S. Nagrahat-

Dist. 24 Praganas (S)

3. विमान काम
अकरोपुर, खलामु
माना - अकरोपुर
जिला: ह. विमान मकाना

शुद्ध काम शुद्ध काम शुद्ध काम

शुद्ध काम

Rama Ray

Gita Haldar

SIGNATURE OF THE VENDOR