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202693/08



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

242

241677

870
M. 36707

Kalighat
Date 23/6/08
6949707

Admissible under Rule 21 of W.B. Regn. Rules 1933 under the Indian Stamp Act 1911 as amended by Act II of 1922 & Section 82 (1) of the Kolkata Employment Act, 1911 Schedule stamp duty is 1 under the Indian stamp Act, 1899 of Amended in 1984 Rs.....

23/6/08

5000/-
36750/-
11750/-

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

Rs. 694,970/-
Minimum value set forth Assessed at Rs. 36750/-
Deficit Stamp duty 36750/-
from S. Ray
1004 vide Bank Dra No. 37922 dt 23/06/08
Bank Kalighat & duly stamped

A-7634
H-28
E-7
L-5

DEED OF CONVEYANCE

Collector u/s 41 & 47A (3)
South 24-Parganas, Alipore
3/06/08

76731 - Paid
76731

THIS INDENTURE OF SALE is made this the 3rd day of June 2008

in the year Two Thousand and Eight BETWEEN SRIMATI ANUPAMA KAYAL Wife of Late Kali Kumar Kayal, by faith - Hindu, by Nationality Indian, by occupation - Housewife

Minimum value set forth Assessed at Rs. 2522500/-

Keen fees Rs. 20108.00
Misc. 1745
Date 03/09/08

Deficit stamp duty 134835/-
from S. Ray
0157 - 336266 dt 29.08.08
1004 vide Bank Dra No. 37922 dt 29.08.08
Bank Gokhale Rd & duly Stamped.

Shankarabati
District Sub-Registrar-1
Alipore, South 24 Parganas
03/09/08

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

243

Serial..... 440
Dt..... 02/06/2002
Name.....
Address.....

D. C. CHARAN, (Adv)
ALIPORE JUDGES COURT, KOL-27

A. K. Purkayastha (Stamp Vendor)
Alipore Police Court, Kol-27

[Handwritten signature and circular stamp]

Presented for Registration at
..... A.M./P.M. on the 30th
day of June 2002
at the office of the District
Sub-Registrar-I, Registration
by..... *[Signature]* Executant
Client or attorney for

① Gopal Kayal & Co. *[Signature]*
Kayal & Co. Bahanta
Kayal & Co. Taraparkhola P.S.
[Signature]

② Annapurna Kayal ③ Suman
Kayal ④ Anam Kayal ⑤
Suman Kayal ⑥ Manu
Kayal ⑦ Bidya Prasad

⑧ *[Signature]*
S/o. W/o. D/o.
of
Kayal ⑨ *[Signature]*
Dist. South 24 Parganas
by Hindu/Muslim
by Profession. P.T.P.

District Sub-Registrar-I
Alipore, South 24 Parganas

Gopal Kayal

[Stamp]

3684

Gopal Kayal

[Stamp]

3685

[Signature]

[Stamp]

3686

[Signature]

Manu Kayal

Manu Kayal
[Signature]
S/o. W/o. D/o.
Of
Dist. South 24 Parganas
by Hindu/Muslim
by Profession. P.T.P.
[Signature]
District Sub-Registrar-I
Alipore, South 24 Parganas

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[1b] SRI SANAT KAYAL, [1c] SRI ASHIM KAYAL [1d] SRI SUDHANSHU KAYAL [1e] SRI MRITYUNJOY KAYAL, all Sons of Late Kali Kumar Kayal,

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

[1f] KUMARI MADHABI LATA KAYAL, Daughter of Late Kali Kumar Kayal,

by faith - Hindu, by Nationality - Indian, by occupation - House Work,

[1g] SRIMATI SWAPNA MONDAL, Wife of Bholanath Mondal and Daughter of Late Kali Kumar Kayal, by faith - Hindu, by Nationality - Indian, by

occupation - House Work, [1h] SRIMATI ANGURBALA KAYAL, Wife of Late

Kishori Mohan Kayal, by faith - Hindu, by Nationality - Indian, by

occupation - House Work [1i] SRI PRABIR ^{Kr.} KAYAL, Son of Late Kishori

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

Service, [1j] KUMARI CHANDANA KAYAL, Daughter of Late Kishori Mohan

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

all residing at - Village - Kumarsa, Post Office - Tangrakhali, Police Station

- Canning, District - South 24 Parganas,

2a] SRI DIBYENDU KAYAL, 2b] SRI GOPAL KAYAL, both sons of Late

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

Cultivation, residing at - Village and Post Office - Tangrakhali, Police

Station - Canning, District - South 24 Parganas

2c] SRIMATI MAMATA MONDAL, Wife of Brahmachari Mondal, Daughter

of Late Basanta Kayal, by faith - Hindu, by Nationality - Indian, by

occupation - House Work, residing at Nikarighata, Police Station -

Canning, District - South 24 Parganas,

2d] SRIMATI MAYA ADHIKARY, Wife of Gopal Adhikary, Daughter of Late

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

House Work, residing at Nalia Khali, Police Station - Canning, District -

South 24 Parganas, 2e] SRIMATI SAGARIKA KAYAL, Wife of Late Samir

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

Contd.....P/3

Gopal Kayal

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Work, ✓] SRI SUDIP KAYAL, (Minor) Son of Late Samir Kayal ,
represented through his natural guardian mother Smt. Sagarika Kayal ,
both residing at - Village and Post Office Tangrakhali, Police Station -
Canning, District - South 24 Parganas ,

[3] SRI BIKASH KAYAL, Son of Late Jagadish Chandra Kayal , by faith -
Hindu, by Nationality - Indian, by occupation - Cultivation , residing at -
Village and Post Office Tangrakhali, Police Station - Canning, 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 legal heirs,
executors, legal representatives, successor-in-interest, agents, nominee and
assigns) of the ONE PART :-

= A N D =

SHREEPATI APARTMENTS 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:-

By order of Kayal

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
Contd.....P/4

Halder St. then after 8/1, Mahim Halder St. at present premises No - 18 ,
Jadunath Bhattacharjee Lane, Kolkata - 700026 , by a Sale Deed, 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 on 24/2/1979 , leaving behind his legal heirs and heiresses , his
wife ANUPAMA KAYAL and six sons namely SRI SUKUMAR KAYAL, SRI SANAT
KAYAL, SRI ASHIM KAYAL , KISHORI MOHAN KAYAL, SRI SUDHANSHU KAYAL
and SRI MRITYUNJOY KAYAL , and Two daughter namely KUMARI MADHABI
LATA KAYAL and SRIMATI SWAPNA MONDAL thereafter said Kishori Mohan
Kayal died intestate on 9/9/1998 leaving behind his wife Angurbala Kayal,
one son Prabir Kayal and one daughter Chandana Kayal 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.

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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 wife, three sons and three daughters and they have become the joint owners of the estate left by said Panchu Gopal Kayal under the Hindu Succession Act and accordingly they have become the 1/15th share of the above mentioned premises jointly and they have already sold and transferred their undivided share in favour of the Purchaser herein.

AND WHEREAS said Basanta Kayal also died intestate leaving behind him his 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, 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 thereafter said Samir Kayal died intestate leaving behind him his legal heirs, wife Sagarika Kayal and son Sudip Kayal.

AND WHEREAS accordingly the Vendor Nos 1[a] to 1[j] have jointly become the owner of 8/27th share, Vendor No - 2[a] to 2 [j] have become the owner of 1/24th share, Vendor No - 3 has become the owner of 1/105th share of the above premises and all the vendors have jointly become the owners of

Contd.....P/6

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2627/7560th share , i.e. 1 [One] Katha 11 [Eleven] Chittaks 36 [Thirty Six] 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 2627/7560th share of the property measuring about 1 [One] Katha 11 [Eleven] Chittaks 36 [Thirty Six] 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 .6,94,970/- (Rupees Six Lakhs Ninety Four Thousand Nine Hundred Seventy) 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 .6,94,970/- (Rupees Six Lakhs Ninety Four Thousand Nine Hundred Seventy) 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 grant , 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

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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 tenaments lands hereditaments and premises and receive the rents from

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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, lispendences, 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 tenaments 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 tenaments 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 measuage tenament 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

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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 2627/7560th share out of 5 [Five] Katha i.e 1 [One] Katha 11 [Eleven] Chittaks 36 [Thirty Six] sq.ft. with proportionate share of old dilapidated Two storied building [2627/7560th 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

Contd.....P/10

(1)

955

PRESENTANT



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

NAME ANUPAMA KAYAL

SIGNATURE W.T.I of Anupama Kayal
By the pen of Manju Kayal



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

NAME SANAT KAYAL

SIGNATURE



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

NAME ASHIM KAYAL

SIGNATURE



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

NAME SIDHANSHU KAYAL

SIGNATURE

(2)

957



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

NAME MRITYUNSOY KAYAL
 SIGNATURE



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

NAME MADHABIKATA KAYAL
 SIGNATURE



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

NAME SWAPNA MONDAL
 SIGNATURE



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

NAME ANGURPALA KAYAL
 SIGNATURE

(31)

959

PRESENTANT



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

NAME PRABHAKAR KAYAL
 SIGNATURE Prabhakar Kayal



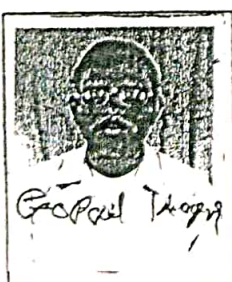
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Left Hand					
Right Hand					

NAME CHANDANA KAYAL
 SIGNATURE Chandana Kayal



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Left Hand					
Right Hand					

NAME DIBYENDU KAYAL
 SIGNATURE Dibyendu Kayal



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

NAME GOPAL KAYAL
 SIGNATURE Gopal Kayal

261



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

NAME MAMATA MONDAL
SIGNATURE Mamata Mondal



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

NAME স্মতা অংশু কটুন
SIGNATURE



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

NAME সাতলীকা কটুন
SIGNATURE



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

NAME Bikash Koyal
SIGNATURE

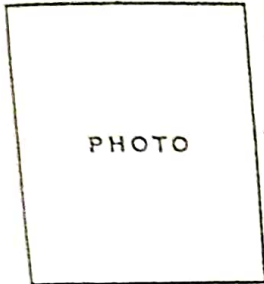
963

PRESENTANT



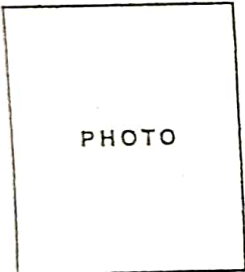
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
SIGNATURE: *Santana Ry*



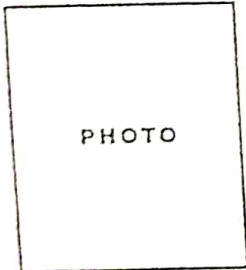
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

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

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.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :-

1) Mantu Kayal
vill — Kumarchhi
PO — Tangra khali
Dist — 24 Parganas

2) Sajal Kayal
vill — Tangra khali

P. S. Camming
(S) 24 Pgs.

read over and explained by me
Mantu Kayal
Read over explained by
Drafted by me &
Prepared in my office

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

1. T. J. of Anupama Kayal
By the pen of Mantu Kayal
Sajal Kayal
Madhali Hatia Kayal
Swapna Mondal
Ankur bala Kayal
Prabir Kumar Kayal
Chandana Kayal
Dibyenidhi Kayal
Mamata Mondal
Bikash Kayal

Signature of the Vendors

SHREEPATI APARTMENTS PVT LTD

Signature of the Director Director

11/6/08

= 11 =

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the sum of Rs. 6,94,970/- (Rupees Six Lakhs Ninety Four Thousand Nine Hundred Seventy) only being the full amount of the consideration money payable, by these present in the manner as follows :

MODE OF PAYMENT

1/ By 5 Banker cheque, drawn by Indian Overseas Bank Kallighat Branch. Banker cheque No - 013421, 013422, 013423, 013424 & 013426 dated - 2/6/2008, Rs. 47,000/- each

2,35,000/-

RS. 4,59,970/-

2/ By Cash.

Total Rs.

6,94,970/-

Rupees Six Lakhs Ninety Four Thousand Nine Hundred Seventy only

W. T. I of Arjun Kumar Kayal
By the per Mante Kayal.

WITNESSES

1/ Mante Kayal
P. O. — Kumaracha
Dist — 24 parganas (8)

Madhali Hatia Kayal
Sudhanshu She Kayal
Swapna Mondal
Amrita Bala Kayal
Pratik Kumar Kayal
Chandana Kayal

Sajal Kayal
Vikram — Tangra Khali
P.S. — eamant Manata Mandel
(S) 24 Pgs

Dilayendu Kayal
Popool Kayal

Bikash Kayal
SIGNATURE OF THE VENDORS