


থানা: সিদ্ধেশ্বর সীকা: ৯ জে. এন. নং: ৪৩ সতিয়া নং: ১৪৬
 পুরগনা: চৈতন্য রেডেনিউ সার্ভে নং: ২৩৫ তোজি নং:

উপরিস্থ স্বত্বের			অত্র স্বত্বের দেয়				যদি মতে ও কোন তারিখ হইতে		
খতিয়ান নম্বর (সায় বাটা)	বিবরণ ও দখলকার (সংক্ষিপ্ত)	পর্যাপ্ত অংশ	খাজনা	সে		মন্তব্য	খাজনা	সে	
				পথ ও পূর্ত	শিকা			পথ	পূর্ত
১৬৭	হিরোমুখ ডেমন অঞ্চল	১	১৫	১৩৩	১/২				
									
<p>নং: <u>সিদ্ধেশ্বর</u></p>									
<p>Arrested ৭/৩</p>									

অত্র স্বত্বের বিবরণ ও দখলকার	অংশ	অত্র স্বত্বের বিবরণ ও দখলকার	অংশ	অত্র স্বত্বের শ্রেণী এবং বিশেষ নিয়ম ও অনুমতি
<p>১. <u>স্বত্ব</u></p> <p>২. <u>স্বত্ব</u></p> <p>৩. <u>স্বত্ব</u></p> <p>৪. <u>স্বত্ব</u></p> <p>৫. <u>স্বত্ব</u></p>				
<p>হিরোমুখ ডেমন অঞ্চল</p> <p>সুজান অঞ্চল</p> <p>সিদ্ধেশ্বর অঞ্চল</p> <p>স্বত্ব - <u>স্বত্ব</u></p> <p>স্বত্ব - <u>স্বত্ব</u></p>	<p>১/২০১</p> <p>১/২০১</p>			
	১			



CERTIFIED TO BE A TRUE COPY
 Officer Authenticated U/s 23
 of Indian Ev.

ক্র. নং	জমির শ্রেণী	সংখ্যা	দাগের মোট পরিমাণ		দাগের মধ্যে জমির সংখ্যা	দাগের মধ্যে জমির পরিমাণ	
			এঃ	শঃ		এঃ	শঃ
২০৭	বাড়ি	হিব্রু নং			১		১০
২০৮	বাড়ি	দাগ ২ হিব্রু নং			১		২০
২০৯	বাড়ি	দাগ			১		১০

২০৯ নং জমির দাগ

[Signature]

২০/১২/১৪

নিজ মালিকীয় জমির মোট পরিমাণ: - ৬০

অধীনস্থ স্বত্বের খাজনা প্রাপকের খতিয়ান নম্বর (মায় বাড়ি) অধীনস্থ স্বত্বের বিভিন্ন খতিয়ানের ফর্দ

[Signature]

NOT TO BE A TRUE COPY

১৪/১২/১৪

10290/09

D-13906109



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 964557

Ator-37 P.M.
 23.12.09
 Q No-21123/09

Certified that the Document is duly
 Registered. The Signatures
 endorsement sheets attached to this document
 are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances
 23/12/09

THIS INDENTURE is made on this 23rd day of 23rd December 2009 BETWEEN
 (1) JAMUNA SARKAR, wife of Bablu Sarkar, by caste Hindu, by
 occupation Housewife, at present residing at Natunpalli, Baguipara Road,

14562

P.O.Subhasgram, P.S.Sonarpur, District – 24 Parganas (South) (2) **PRONATI BHATTACHARYA**, wife of Mohanlal Bhattacharya, by caste Hindu, by occupation Housewife, at present residing at 2/1, Umakanta Sen Lane, P.O. Ghugudanga, P.S.Chitpur, Kolkata – 700 030 hereinafter referred to as **VENDORS** (which expression unless repugnant to the context or excluded by shall mean and include their heir/s, executor/s, legal representative/s, nominee/s and/or assign/s) of the **FIRST PART**

AND

ORTEM CREDIT PRIVATE LIMITED, a Company incorporated within the meaning of The Companies Act, 1956 (1 of 56) having its registered office at 2B, Ronaldshay Road, Kolkata – 700 027, represented by its Director **BHARAT KUMAR BAGLA** hereinafter referred to as **PURCHASER** (which expression unless excluded by or repugnant to the subject be deemed to mean and include its successors in office, nominee or nominees and/or assigns) of the **SECOND PART**.

WHEREAS:-

- A. By a Bengali Bikray Kobala dated 20th January, 2003 executed by one Smt. Renuka Roy therein referred to as Kobala Data sold, transferred, conveyed, granted, assigned and / or assured on to one Sri Nirbhik Roy Choudhury therein referred to as Kobala Grahita all that piece and parcel of land admeasuring 3 cottahs 5 chittacks being Dag No. 107 and 108 comprised in L.R. Khatian No.188 Of Mouse- Dhelua, J.L. No. 43, R.S. No. 235 under P.S. Sonarpur within District 24 Parganas (South). for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.1, Volume No. 5, Page No. 1802-1814, being Deed no.00444 for the year 2003.
- B. By a Bengali Bikray Kobala dated 13th December, 2004 executed by Suresh Chandra Sarkar therein referred to as Kobala Data sold, transferred, conveyed, granted, assigned and / or assured on one Joydeb Baidya therein referred to as Kobala Grahita a piece and parcel land admeasuring 2 cottahs 12 chittacks being Dag No. 107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar II, Alipore and recorded in the Book No.1, being Deed no.3517 for the year 2005.

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- C. By another Bengali Bikray Kobala dated 13th December, 2004 executed by Suresh Chandra Sarkar therein referred to as Kobala Data sold, transferred, conveyed, granted, assigned and / or assured on one Joydeb Baidya therein referred to as Kobala Grahita a piece and parcel land admeasuring 2 cottahs 5 chittacks 15 sq.ft being Dag No. 107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, Volume No. 9 Page No. 2376-2392, being Deed No. 01519 for the year 2005.
- D. By a Bengali Bikray Kobala dated 29th April, 2005 executed by Gouranga Kundu, Sankar Kundu, Sambhu nath Kundu, Kartick Chandra Kundu, Rabindra Kundu, Subal Kundu, Shila Paul, Neela Paul therein referred to as Kobala Data sold, transferred, conveyed, granted, assigned and / or assured on one Joydeb Baidya therein referred to as Kobala Grahita a piece and parcel land admeasuring 4 cottahs 12 chittacks being Dag No. 107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with Additional District Sub Registrar IV, Sonarpur and recorded in the Book No.I, Volume No. 160, Page No. 87-98, being Deed no.8282 for the year 2005.
- E. At all material time, Joydeb Baidya was the owner of all that piece and parcel of Sali land measuring 9 Cottahs 13 Chittacks 5 sq ft being Dag No. 107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South).
- F. By a Bengali Bikray Kobala dated 6th January, 2006 executed by the said Joydeb Baidya therein referred to as Kobala Data and the Vendors herein therein referred to as Kobala Grahitas, the Kobala Data therein sold, transferred, conveyed, granted, assigned and / or assured on to the Kobala Grahitas therein, the Vendors herein all that piece and parcel carved out of the said land admeasuring 2 Cottahs 5 Chittacks 15 Sq.ft for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03393 for the year 2006.

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- G. At all material time, Nirbhik Roy Chowdhury was the sole and absolute owner of all that piece and parcel of sali land admeasuring 3 cottahs 5 chittacks being Dag No. 107 and 108 comprised in L.R. Khatian No.188 Of Mouse-Dhelua, J.L. No. 43, R.S. No. 235 under P.S. Sonarpur within District 24 Parganas (South).
- H. By a Bengali Bikray Kobala dated 17th March, 2006 executed by the said Nirbhik Roy Chowdhury therein referred to as Kobala Data and the Vendors herein therein referred to as Kobala Grahitas, the Kobala Data therein sold, transferred, conveyed, granted, assigned and / or assured on to the Kobala Grahitas therein, the Vendors herein all that said land for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03628 for the year 2006.
- I. The Vendors being absolute owners are the absolute owners of all that piece and parcel of demarcated land admeasuring 5 Cottahs 10 Chittacks 15 Sq.ft being Dag No. 107 and 108 comprised in L.R. Khatian No. 188 of Mouza-Dhelua, J.L.No. 43, R.S.No. 235 under P.S. Sonarpur within the District of 24 Parganas (South) have mutated their names in the records with BLRO and have been enjoying the same absolutely without any interruption in fee simple in possession.
- J. The Vendors now agreed to sell a piece and parcel of land admeasuring 4 cottahs 5 chittacks 15 sq.ft being Dag No. 107 and 108 out of the total land and the Purchaser has agreed to purchase the land, more fully mentioned in the Schedule "A", free from all encumbrances, liens, lispens, trusts, attachments, liabilities subject to tenancy for a consideration of a sum of Rs.13,00,000/- (Rupees Thirteen lakhs only).

Abanul Karim Akh
Jamuna Sarkar

NOW THIS INDENTURE WITNESSES AND THE PARTIES AGREE AS FOLLOWS:-

That in consideration of a sum of Rs.13,00,000/- (Rupees Thirteen lakhs only) being paid by the Purchaser to the Vendors, (the receipt whereof the Vendors hereby admit and acknowledge), the Vendors do hereby convey, grant, assign and/or assure all that demarcated portion being 4 Cottahs 5 Chittacks ^{15 Sq.ft.} of sali land at the Dag No.107 ^{and 108} in R.S. Khatian and L.R. Khatian Nos.188, of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) as more fully and particularly

Abanul Karim Akh
Jamuna Sarkar

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described in the schedule hereto OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all other benefit and advantage of ancient and other rights all yards countryards areas sewers drains ways paths passages walls waters water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said premises belonging or in any manner appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders and the rent issues and profits of the said premises and of any and every part thereof AND all the legal incidences thereof AND ALL THE estate right, title, interest claim and demand whatsoever of the Vendors into or upon the said premises or any part thereof TOGETHER WITH all deeds pattas and muniments of title whatsoever in anywise relating to or concerning the said Premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendors and/or any other person or persons from whom they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said premises hereby granted conveyed transferred and sold or expressed so to be UNTO AND TO THE USE of the Purchaser absolutely and forever free from all encumbrances subject to the tenancy AND the Vendors do hereby for themselves covenant with the Purchaser that notwithstanding any act deed or thing by the Vendors done, executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted conveyed transferred and sold or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition of use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Vendors have now in themselves good right and full power and absolute authority to grant the said premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises and receive the profits thereof without any 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 the Vendors AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely be discharged, saved harmless and kept indemnified of from and against all estate and encumbrances created by the Vendors or any person or persons lawfully or equitably claiming under or in trust for the Vendors AND THAT all rates of taxes, all other impositions and/or outgoings payable in respect of the said premises by the Vendors have been paid in full up to the date of these presents AND THAT the

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Vendors do not hold any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act, 1961 AND THAT no notice has been served on the Vendors for the acquisition of the said premises or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge or issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said premises or any part thereof AND THAT the Vendors have no knowledge as to any suit and/or proceeding being pending in any Court of law affecting the title to the said premises and/or any part thereof nor with the knowledge of the Vendors the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND that the Vendors and all person or persons having or lawfully claiming any estate or interest in the said 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 purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required AND further the Vendors shall keep the documents unobligated and unencumbered relating to the title of the Scheduled Premises as mentioned in the Schedule "B" hereunder written and shall produce original at the cost and request of the Purchaser.

SCHEDULE "A"

ALL THAT demarcated piece and parcel of Sali land measuring 4 Cottahs 5 Chittacks 15 sq.ft be the same a little more or less along with brick built dilapidated structure measuring 110 Sq. Ft. with corrugated sheet out of the total land situated at Dag No.107 and 108 in R.S. Khatian and L.R. Khatian Nos.188, of Mouza- Dhelua, J.L.No.43, R.S.No.235,now under the Rajpur Sonarpur Municipality , Ward No 2 within jurisdiction of the sub Registrar of Sonarpur , under P.S.Sonarpur, District 24 Parganas (South).

IN THE NORTH -Part of Dag No. 107
 IN THE SOUTH -Part of Dag No. 108
 IN THE EAST -Part of Dag No. 107 &108
 IN THE WEST -14' wide road

SCHEDULE "B"
(LIST OF DOCUMENTS)

1. Bengali Bikray Kobala dated 20th January, 2003 registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, Volume No. 5, Page No. 1802-1814, being Deed no.00444 for the year 2003.
2. Bengali Bikray Kobala dated 13th December, 2004 registered with District Sub Registrar II, Alipore and recorded in the Book No.I, being Deed no.3517 for the year 2005.
3. Bengali Bikray Kobala dated 13th December, 2004 registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, Volume No. 9 Page No. 2376-2392, being Deed No. 01519 for the year 2005.
4. Bengali Bikray Kobala dated 29th April, 2005 registered with Additional District Sub Registrar IV, Sonarpur and recorded in the Book No.I, Volume No. 160, Page No. 87-98, being Deed no.8282 for the year 2005.
5. Bengali Bikray Kobala dated 6th January, 2006 registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03393 for the year 2006.
6. Bengali Bikray Kobala dated 17th March, 2006 registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03625 for the year 2006.

✓

IN WITNESSTH WHEREOF the parties hereunder have set there and subscribed their respective hands on the date and month year first above written.

SIGNED SEALED AND DELIVERED

By the **VENDORS** at Kolkata

1. Jamuna Sarkar

In the presence of:

1. Ashim Ghosh.
Officer Panchajanya Subaj Sengupta
Desbandh Nagar.
Kolkata - 700 012

2. Banati Bhattacharyya

2
25/03/24
Kolkata
25/03/24
25/03/24

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata

ORTEM CREDIT PRIVATE LIMITED

Arvind Kumar Singh
Director

In the presence of:

1. Ashim Ghosh

2. Ashim Ghosh

Drafted by me: -

Arpita Mallik
Advocate
H. C. Calcutta.

9

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.13,00,000/- (Rupees Thirteen lakhs only) from the Purchaser in the following manner:

<u>Cheque / Pay Order No.</u>	<u>Dated</u>	<u>Amount (In Rs.)</u>	<u>Drawn On</u>	<u>In Favour of</u>
047904	22 nd Dec 09	650000/-	Kotak Mahindra Bank	Jamuna Sarkar
047900	22 nd Dec 09	650000/-	Kotak Mahindra Bank	Pranati Bhattacharya
		<u>13,00,000/-</u>		

WITNESS:-

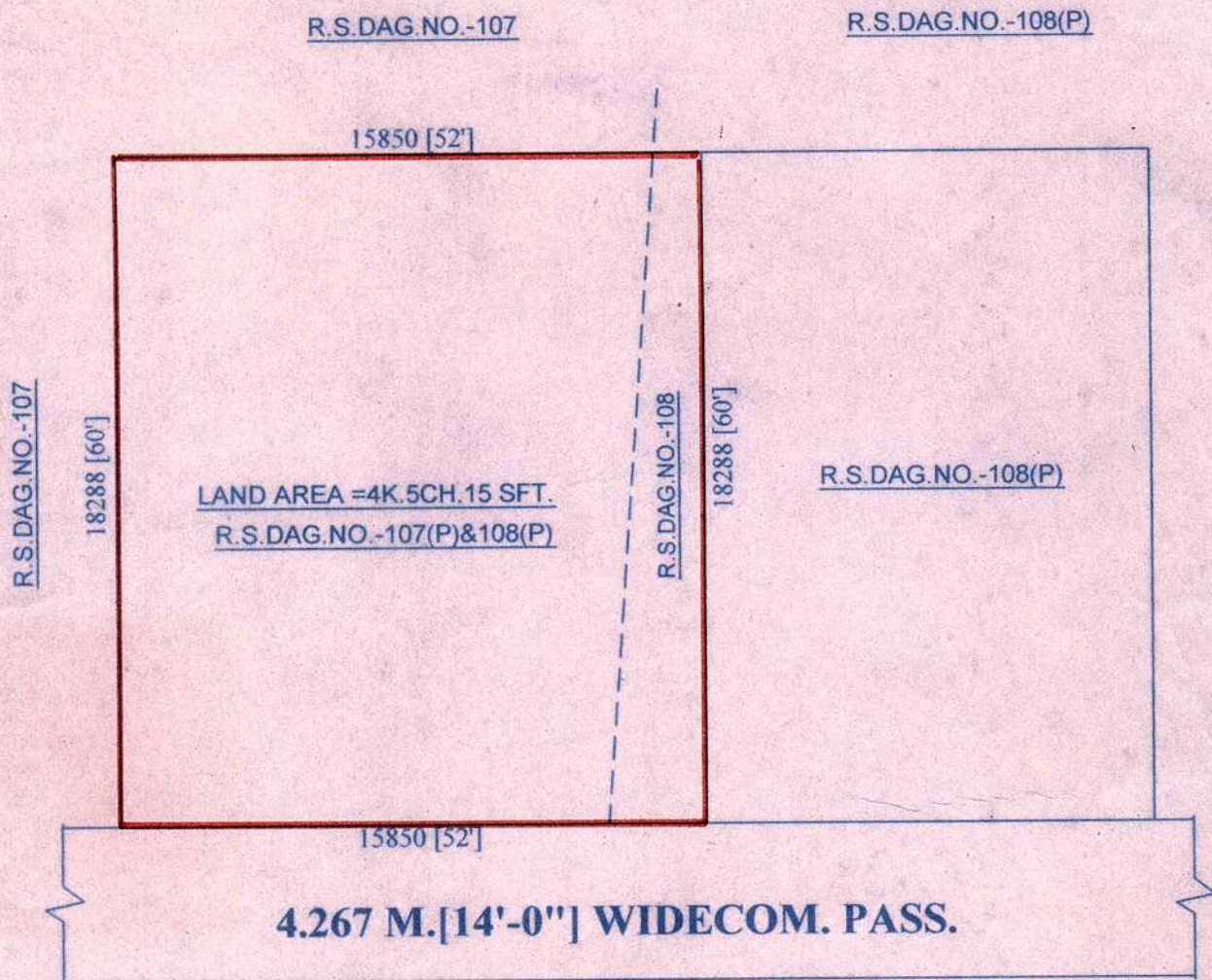
- Asim Ghosh.
- 20/12/09

- Jamuna Sarkar
- Pranati Bhattacharya

SITE PLAN OF R.S. DAG. NO.:-107(P)&108(P),R.S.KHATIAN NO.:-188 AT MOUZA:-DHALUA,J.L. NO.:-43, WARD NO.:-02, P.S.:-SONARPUR,DIST.:-24 PARAGANAS(S) ,UNDER RAJPUR SONARPUR MUNICIPALITY

AREA OF LAND - 4KH.-5CH.-15 SFT.
LAND FOR SALE SHOWING RED BORDER

SCALE :-1:200



ORTEM CREDIT PRIVATE LIMITED

Bhramar Kumar Dasgupta
Director

Jayanna Sarkar

Pranati Bhattacharjee

SIGNATURE OF VENDER

SIGNATURE OF PERCHASER

Buddhiswar Naskar
BUDDHISWAR NASKAR
 Civil Engineer
 E.B.S. Class - I
 L.C. No. 519
 Rajpur-Sonarpur Municipality







DRAWN BY
 BUDDHISWAR NASKER (C.E.)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 10290 / 2009

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bharat Kumar Bagla			<i>Bharat Kumar Bagla</i> 23-12-09

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jamuna Sarkar Address -Natanpalli, Baguipara Road Subhasgram 24 Pgs (S)	Self	 23/12/2009	 LTI 23/12/2009	<i>Jamuna Sarkar</i>
2	Pronati Bhattacharya Address -2/1, Umakanta Sen Lane Ghugudanga Kolkata-30	Self	 23/12/2009	 LTI 23/12/2009	<i>Pronati Bhattacharya</i>
3	Bharat Kumar Bagla Address -2 B, Ronaldshay Road Kolkata-27	Self	 23/12/2009	 LTI 23/12/2009	<i>Bharat Kumar Bagla</i>

Name of Identifier of above Person(s)

Ashim Ghosh
PS-.....,Garia Panchpota Kolkata-152

Signature of Identifier with Date

Ashim Ghosh
23/12/09

Assistant Registrar of
Assurance-I, Kolkata
23 DEC 2009
(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 13906 of 2009
(Serial No. 10290 of 2009)

On 23/12/2009

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule I, Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 14289/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/-
23/12/2009

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.-1300000/-

Certified that the required stamp duty of this document is Rs.- 78020 /- and the Stamp duty paid is Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 77530/- is paid 02644018/12/2009 STATE BANK OF INDIA, Kolkata, received on 23/12/2009

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

Presented for registration at 13.37 hrs on :23/12/2009, at the Office of the A.R.A.-I KOLKATA by Bharat Kumar Bagla,Claimant.

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

Execution is admitted on 23/12/2009 by

1. Jamuna Sarkar, wife of Bablu Sarkar , Natunpalli, Baguipara Road Subhasgram 24 Pgs (S) , Thana Sonarpur, By Caste Hindu, By Profession : House wife
2. Pronati Bhattacharya, wife of Mohanlal Bhattacharya , 2/1, Umakanta Sen Lane Ghugudanga, Kolkata-30 , Thana Chitpur, By Caste Hindu, By Profession : House wife
3. Bharat Kumar Bagla, Director, Ortem Credit Pvt. Ltd., 2 B, Ronaldshay Road, Kolkata-27 , Thana Chitpur, By Profession : Business

Identified By Ashim Ghosh, son of Lt. A. M. Ghosh, Garia Panchpota Kolkata-152,Thana Chitpur, By Caste: Hindu, By Profession: Business.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE

SPECIMEN FORM FOR TEN FINGER PRINTS



Jannina Sorkar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



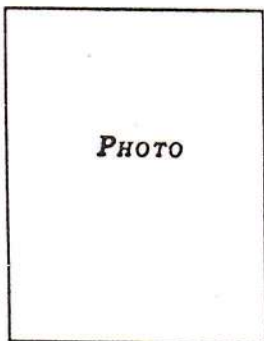
Pranjali Bhattacharyya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Anand Kumar Saha

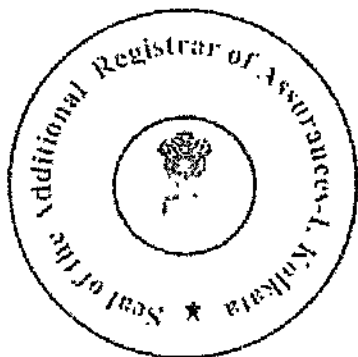
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

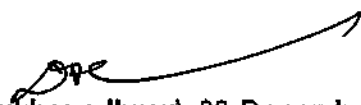


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 2657 to 2672
being No 13906 for the year 2009.




(Dines Kumar Mukhopadhyay) 29-December-2009
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

=====

DATED THIS THE 23rd DAY OF December 2009

=====

BETWEEN

JAMUNA SARKAR
PRONATI BHATTACHARYA

AND

ORTEM CREDIT PRIVATE LIMITED

CONVEYANCE

I.C. SANCHETI & CO.,
SOLICITORS & ADVOCATES,
12, OLD POST OFFICE STREET
2ND FLOOR,
KOLKATA - 700 001

10288/09

I - 13908/09



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 964556

At 01:39 PM
 23.12.09
 Q No - 21124/09

Certified that the Document is admitted to Registration. The Signatures Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 23/12/09

THIS INDENTURE is made on this 23rd day of December, 2009 BETWEEN
 (1) JAMUNA SARKAR, wife of Bablu Sarkar, by caste Hindu, by occupation Housewife, at present residing at Natunpalli, Baguipara Road,

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10712

142364

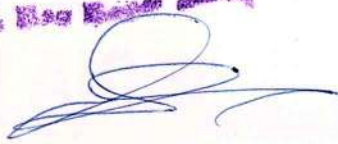
L. G. SANCHETI & CO
Advocates
12, Old Post Office Street
Calcutta—700001

NAME
ADD
PS

sm

17 DEC 2009

SURANJAN MUKHERJEE
Licensed Stamp Vendor
G. G. Street
C. A. R. B. No. 1000



Aslim Ghosh.
S/O Mr. Abani Mohan Ghosh.
Garia Branch, Pala Saty Sagar
Das, Bangalore.
Flat-152

Bareilly.



Additional Registrar of
Assurances, Kolkata
23 DEC 2009

P.O.Subhasgram, P.S.Sonarpur, District – 24 Parganas (South) (2) **PRONATI BHATTACHARYA**, wife of Mohanlal Bhattacharya, by caste Hindu, by occupation Housewife, at present residing at 2/1, Umakanta Sen Lane, P.O. Ghugudanga, P.S.Chitpur, Kolkata – 700 030 hereinafter referred to as **VENDORS** (which expression unless repugnant to the context or excluded by shall mean and include their heir/s, executor/s, legal representative/s, nominee/s and/or assign/s) of the **FIRST PART**

AND

ORTEM CREDIT PRIVATE LIMITED, a Company incorporated within the meaning of The Companies Act, 1956 (1 of 56) having its registered office at 2B, Ronaldshay Road, Kolkata – 700 027, represented by its Director **BHARAT KUMAR BAGLA** hereinafter referred to as **PURCHASER** (which expression unless excluded by or repugnant to the subject be deemed to mean and include its successors in office, nominee or nominees and/or assigns) of the **SECOND PART**.

WHEREAS:-

- A. By a Bengali Bikray Kobala dated 20th January, 2003 executed by one Smt. Renuka Roy therein referred to as Kobala Data sold, transferred, conveyed, granted, assigned and / or assured on to one Sri Nirbhik Roy Choudhury therein referred to as Kobala Grahita all that piece and parcel of land admeasuring 3 cottahs 5 chittacks being Dag No. 107 and 108 comprised in L.R. Khatian No.188 Of Mouza- Dhelua, J.L. No. 43, R.S. No. 235 under P.S. Sonarpur within District 24 Parganas (South). for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.1, Volume No. 5, Page No. 1802-1814, being Deed no.00444 for the year 2003.
- B. By a Bengali Bikray Kobala dated 23rd September, 2003 executed by Smt. Dipti Kundu and Kalpana Kundu therein referred to as Kobala Data sold, transferred, conveyed, granted, assigned and / or assured on to one Smt. Meera Baidya the Kobala Grahita therein referred to as the Kobala Grahita, all that piece and parcel of land admeasuring 2 cottahs along with structure being Dag No. 108 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in

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the Book No.I, Volume No. 31,Page No.2117-2132, being Deed no.05166 for the year 2004.

- C. At all material time,Meera Baidya was the owner of all that piece and parcel of bastu land measuring 2 Cottahs along with structure being Dag No. 108 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South).
- D. By a Bengali Bikray Kobala dated 6th January, 2006 executed by the said Meera Baidya therein referred to as Kobala Data and the Vendors herein therein referred to as Kobala Grahitas, the Kobala Data therein sold, transferred, conveyed, granted, assigned and / or assured on to the Kobala Grahitas therein, the Vendors herein all that piece and parcel carved out of the land admeasuring 2 cottahs for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03395 for the year 2006.
- E. At all material time Nirbhik Roy Chowdhury was the owner of all that piece and parcel of Sali land admeasuring 3 cottahs 5 chittacks being Dag No.107 and 108 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South).
- F. By a Bengali Bikray Kobala dated 17th March, 2006 executed by the said Nirbhik Roy Chowdhury therein referred to as Kobala Data and the Vendors herein therein referred to as Kobala Grahitas, the Kobala Data therein sold, transferred, conveyed, granted, assigned and / or assured on to the Kobala Grahitas therein, the Vendors herein all that piece and parcel of land for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03628 for the year 2006.
- G. The Vendors being absolute owners are the absolute owners of all that piece and parcel of demarcated land admeasuring 5 cottahs 5 chittacks being Dag No.107 and 108 comprised in L.R. Khatian No. 188 of Mouza- Dhelua, J.L.No. 43, R.S.No. 235 under P.S. Sonarpur within the District of 24 Parganas (South) have mutated their names in the records with BL&LRO and

Amal Kumar Apte
Jamuna Sarkar

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have been enjoying the same absolutely without any interruption in fee simple in possession.

- H. The Vendors now agreed to sell a piece and parcel of land admeasuring 3 cottahs 5 chittacks being Dag No. — 108 out of the total land and the Purchaser has agreed to purchase the land, more fully mentioned in the Schedule "A", free from all encumbrances, liens, lispendens, trusts, attachments, liabilities subject to tenancy for a consideration of a sum of Rs.9,50,000/- (Rupees Nine lakhs Fifty thousand only).

NOW THIS INDENTURE WITNESSES AND THE PARTIES AGREE AS FOLLOWS:-

That in consideration of a sum of Rs.9,50,000/- (Rupees Nine lakhs Fifty thousand only) being paid by the Purchaser to the Vendors, (the receipt whereof the Vendors hereby admit and acknowledge), the Vendors do hereby convey, grant, assign and/or assure all that demarcated portion being 3 Cottahs 5 Chittacks of sali land at the Dag No.108 in R.S. Khatian and L.R. Khatian Nos.188, of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) as more fully and particularly described in the schedule hereto OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all other benefit and advantage of ancient and other rights all yards countryards areas sewers drains ways paths passages walls waters water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said premises belonging or in any manner appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders and the rent issues and profits of the said premises and of any and every part thereof AND all the legal incidences thereof AND ALL THE estate right, title, interest claim and demand whatsoever of the Vendors into or upon the said premises or any part thereof TOGETHER WITH all deeds pattas and muniments of title whatsoever in anywise relating to or concerning the said Premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendors and/or any other person or persons from whom they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said premises hereby granted conveyed transferred and sold or expressed so to be UNTO AND TO THE USE of the Purchaser absolutely and forever free from all encumbrances subject to the tenancy AND the Vendors do hereby for themselves covenant with the Purchaser that notwithstanding any act deed or thing by the Vendors done, executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized

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and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted conveyed transferred and sold or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition of use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Vendors have now in themselves good right and full power and absolute authority to grant the said premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises and receive the profits thereof without any 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 the Vendors AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely be discharged, saved harmless and kept indemnified of from and against all estate and encumbrances created by the Vendors or any person or persons lawfully or equitably claiming under or in trust for the Vendors AND THAT all rates of taxes, all other impositions and/or outgoings payable in respect of the said premises by the Vendors have been paid in full up to the date of these presents AND THAT the Vendors do not hold any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act, 1961 AND THAT no notice has been served on the Vendors for the acquisition of the said premises or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge or issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said premises or any part thereof AND THAT the Vendors have no knowledge as to any suit and/or proceeding being pending in any Court of law affecting the title to the said premises and/or any part thereof nor with the knowledge of the Vendors the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND that the Vendors and all person or persons having or lawfully claiming any estate or interest in the said 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 purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required AND further the Vendors shall keep the documents unobligated and unencumbered relating to the title of the Scheduled Premises as mentioned in the

A

Schedule "B" hereunder written and shall produce original at the cost and request of the Purchaser. .

SCHEDULE "A"

ALL THAT demarcated piece and parcel of Sali land measuring 3 Cottahs 5 Chittacks be the same a little more or less along with brick built dilapidated structure measuring 110 Sq. Ft. with corrugated sheet out of the total land situated at Dag No. 108 in R.S. Khatian and L.R. Khatian Nos.188, of Mouza- Dhelua, J.L.No.43, R.S.No.235, now under the Rajpur Sonarpur Municipality, Ward No 2 within jurisdiction of the sub Registrar of Sonarpur, under P.S. Sonarpur, District 24 Parganas (South).

IN THE NORTH -Part of Dag No. 108
 IN THE SOUTH -Part of Dag No. 109
 IN THE EAST -Part of Dag No. 108
 IN THE WEST -14' wide road

SCHEDULE "B"
(LIST OF DOCUMENTS)

1. Bengali Bikray Kobala dated 20th January, 2003 registered with District Sub Registrar IV, Alipore and recorded in the Book No. I, Volume No. 5, Page No. 1802-1814, being Deed no. 00444 for the year 2003.
2. Bengali Bikray Kobala dated 23rd September, 2003 registered with District Sub Registrar IV, Alipore and recorded in the Book No. I, Volume No. 31, Page No. 2117-2132, being Deed no. 05166 for the year 2004.
3. Bengali Bikray Kobala dated 6th January, 2006 registered with District Sub Registrar IV, Alipore and recorded in the Book No. I, being Deed no. 03395 for the year 2006.
4. Bengali Bikray Kobala dated 17th March, 2006 registered with District Sub Registrar IV, Alipore and recorded in the Book No. I, being Deed no. 03625 for the year 2006.

Abanul Kader Ak

Somuna Sarkar

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IN WITNESSTH WHEREOF the parties hereunder have set there and subscribed their respective hands on the date and month year first above written.

SIGNED SEALED AND DELIVERED

By the **VENDORS** at Kolkata

In the presence of:

1. Ashim Ghosh
Prin. Pri. Kola Subarj Surge
Des. Kendra nager.
1st. 152

2. [Handwritten signature]
[Handwritten signature]
[Handwritten signature]
251-10108 m. 02

- 1. Jannna Sarkar
- 2. Banati Bhattacharyjee

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata

In the presence of:

- 1. Ashim Ghosh.
- 2. [Handwritten signature]

ORTEM CREDIT PRIVATE LIMITED

Anand Kumar Singh
Director

Drafted by me :-

Aspila Mallick
Advocate

H.C. Calcutta

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.9,50,000/- (Rupees Nine lakhs Fifty thousand only) from the Purchaser in the following manner:

<u>Cheque / Pay Order No.</u>	<u>Dated</u>	<u>Amount (In Rs.)</u>	<u>Drawn On</u>	<u>In Favour of</u>
047906	22 nd Dec 09	4,75,000/-	Kerala Mahindra Bank	Jamuna Sarkar
047902	22 nd Dec 09	4,75,000/-	Kerala Mahindra Bank	Banati Bhattacharyya

9,50,000/-

WITNESS:-

1. Ashim Ghosh

2. 20/12/09

1. Jamuna Sarkar

2. Banati Bhattacharyya

SPECIMEN FORM FOR TEN FINGER PRINTS



Jamunia Sarkar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



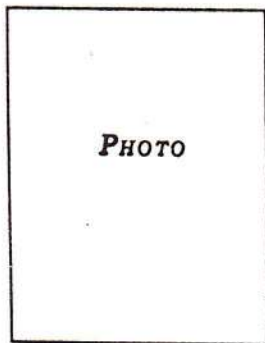
Praveen Prabhakar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Anand Kumar Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

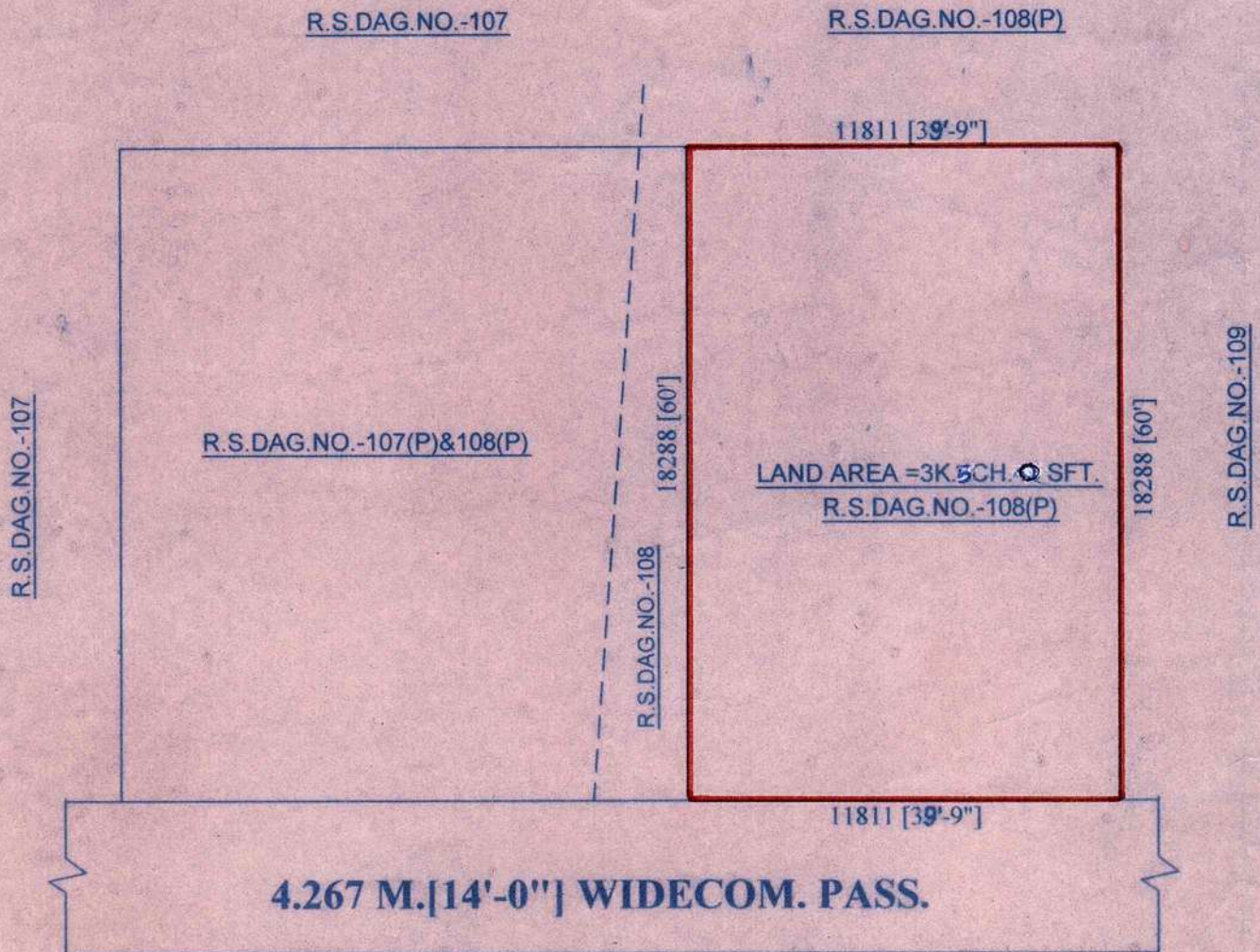


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

**SITE PLAN OF R.S. DAG. NO.: -108(P), R.S. KHATIAN NO.: -188
 AT MOUZA: -DHALUA, J.L. NO.: -43, WARD NO.: -02, P.S.: -
 SONARPUR, DIST.: -24 PARAGANAS(S), UNDER RAJPUR
 SONARPUR MUNICIPALITY**

AREA OF LAND - 3KH. 5CH. 0 SFT.
LAND FOR SALE SHOWING RED BORDER

SCALE :- 1:200



Jamuna Sarkar

Pranati Bhattacharyjee
SIGNATURE OF VENDER

ORTEM CREDIT PRIVATE LIMITED
Kunal Kumar Singh
 Director

SIGNATURE OF PERCHASER

Buddhiswar Naskar
BUDDHISWAR NASKAR
 Civil Engineer
 E.B.S. Class - I
 L.C. No. 519
 Rajpur-Sonarpur Municipality







DRAWN BY
 BUDDHISWAR NASKAR (C.E.)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 10288 / 2009

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bharat Kumar Bagla			<i>Bharat Kumar Bagla</i> 23.12.09

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

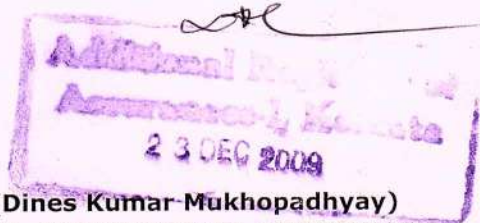
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jamuna Sarkar Address -Natunpalli, Baguipara Road Subhasgram 24 Pgs (S)	Self	 23/12/2009	 LTI 23/12/2009	<i>Jamuna Sarkar</i>
2	Pronati Bhattacharya Address -2/1, Umakanta Sen Lane Ghugudanga Kolkata-30	Self	 23/12/2009	 LTI 23/12/2009	<i>Pronati Bhattacharyee</i>
3	Bharat Kumar Bagla Address -2 B, Ronaldshay Road Kolkata-27	Self	 23/12/2009	 LTI 23/12/2009	<i>Bharat Kumar Bagla</i> ORTEM CREDIT PRIVATE LIMITED <i>Director</i>

Name of Identifier of above Person(s)

Ashim Ghosh
PS-.....,Garia Panchpota Kolkata-152

Signature of Identifier with Date

Ashim Ghosh
23/12/09



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 13908 of 2009
(Serial No. 10288 of 2009)

On 23/12/2009

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1, Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 10439/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- of 23/12/2009

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.-950000/-

Certified that the required stamp duty of this document is Rs.- 57020 /- and the Stamp duty paid is Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 56530/- is paid 02643718/12/2009 STATE BANK OF INDIA, Kolkata, received on 23/12/2009

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

Presented for registration at 13.39 hrs on :23/12/2009, at the Office of the A.R.A.-I KOLKATA by Bharat Kumar Bagla,Claimant.


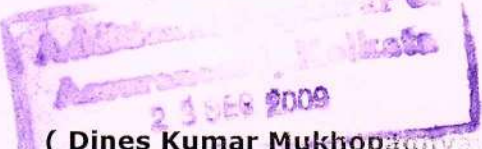
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 23/12/2009 by

1. Jamuna Sarkar, wife of Bablu Sarkar , Natunpalli, Baguipara Road Subhasgram 24 Pgs (S) , Thana Sonarpur, By Caste Hindu, By Profession : House wife
2. Pronati Bhattacharya, wife of Mohanlal Bhattacharya , 2/1, Umakanta Sen Lane Ghuguder, Kolkata-30 , Thana Chitpur, By Caste Hindu, By Profession : House wife
3. Bharat Kumar Bagla, Director, Ortem Credit Pvt. Ltd., 2 B, Ronaldshay Road, Kolkata-27, Profession : Business

Identified By Ashim Ghosh, son of Lt. A. M. Ghosh, Garia Panchpota Kolkata-152,Thana: ... Caste: Hindu, By Profession: Business.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I
EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 2689 to 2703
being No 13908 for the year 2009.



DK

(Dines Kumar Mukhopadhyay) 29-December-2009
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

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DATED THIS THE 23rd DAY OF December, 2009

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BETWEEN

JAMUNA SARKAR
PRONATI BHATTACHARYA

AND

ORTEM CREDIT PRIVATE LIMITED

CONVEYANCE

I.C. SANCHETI & CO.,
SOLICITORS & ADVOCATES,
12, OLD POST OFFICE STREET
2ND FLOOR,
KOLKATA - 700 001

ADSR - 30820/10W/

Book 1 Page - 22 P - 2901 - 2921 D - 8121/08



पश्चिम बंगाल WEST BENGAL

48AB 833670

29.01.21

895/21

G (a) _____
 G (b) (a) 157-66
 C Plan _____
 Xerox _____
 Total _____

F (I) _____
 F (II) _____
 G (a) _____
 G (b) _____
 Plan 157-66
 Stamp _____
 C. Fee _____
 C. Paper 10/2
 Stamp _____

ADSR, Sonarpur



895/21

[Signature]
29/01/21

Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 DEC 1953

5294

Date

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10/-

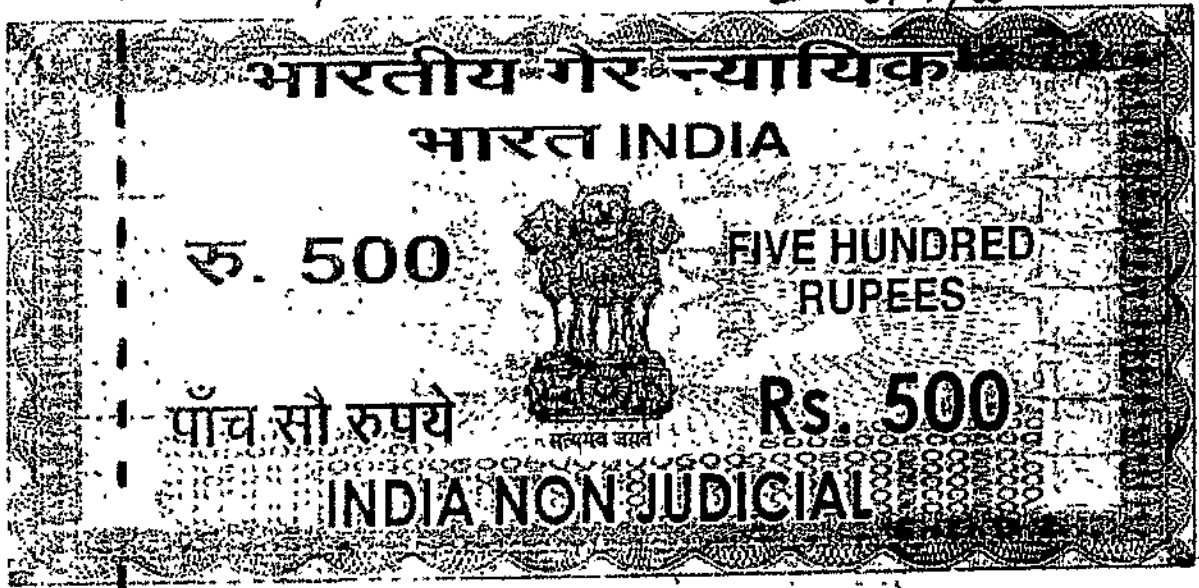
P. K. Maji, (Advocate)
HIGH COURT CALCUTTA

Vender
M DEB
D.O. No. 155-150



S-7940

I 8121/08



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 695528

Certified that the document is submitted
to registration. The amount shown and
the amount of stamp received with
the document are on par with the
document.

Sub. Stamp: 500/-
Sonarpur, District 24 Parganas

7 AUG 2008

Shyamal Dutta

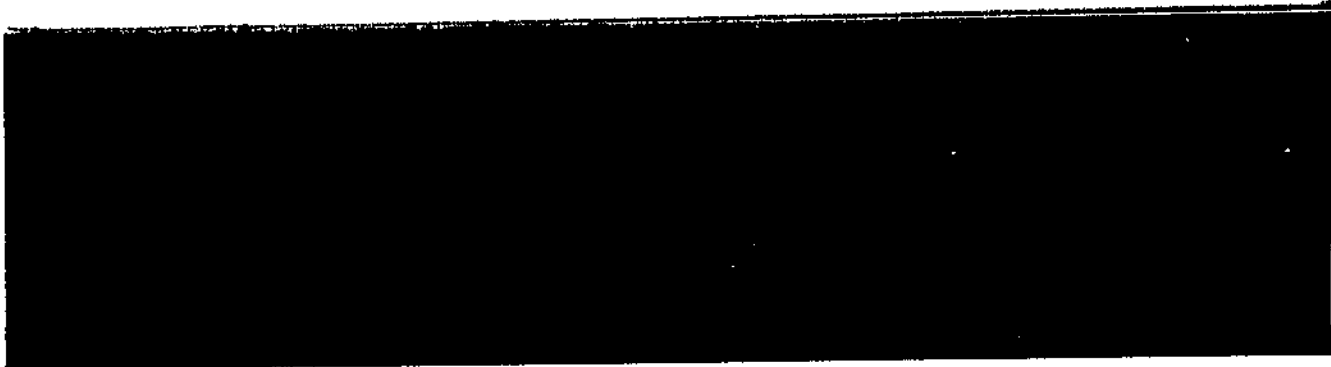
Anita Dutta

DEED OF CONVEYANCE

Mouza-Dhelua, P.S.Sonarpur, District 24 Parganas(s)
Valued at Rs.7,80,000/-

THIS DEED OF CONVEYANCE is made on this the 7th day of
August, 2008 (Two Thousand and Eight) **BETWEEN (1) SRI**
SHYAMAL DUTTA son of Late Makhan Lal Dutta, by faith

Contd....P/2

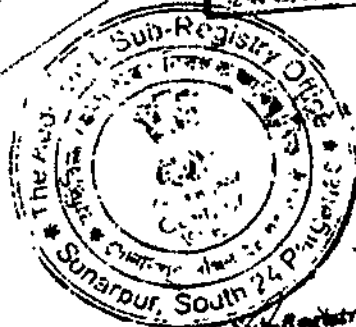


67588

Bipradas Datta

Narthritis
4/2

NAME:
 ACD: 6D
 Rn: SN
 29 JUL 2008
 S. CHATTERJEE
 Licensee of the State of West Bengal
 C. S. Custom
 2 & 3, K. S. Row, Howrah, W.B.



Add. Dist. Sub-Registrar
Sonarpur, South 24 Parg.

1 AUG 2008

Prabir Kumar Das
 S/o. Sri Subhas Chandra Das
 21 Bipradas Chatterjee Lane,
 Shilpa, Howrah - 711 102
 Occupation - Advocate





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 695527

11/2/11

11/2/11

Shyamal D. Dutta
Anita D. Dutta

Hindu, by occupation Business, and (2) **SMT. ANITA DUTTA**, wife of Sri Shyamal Dutta, by faith Hindu, by occupation Housewife, both are residing at Premises No.11/D, Nayabad Avenue, Purbasha, Garia, Police Station Jadavpur, P.O. Panchasayar, Ward No.109, Kolkata 700 084, hereinafter jointly called and referred to as the **VENDORS** (which term or

Contd.....P/3

67588

Handwritten notes:
Barnes D
62
1/1/08
23 JUL 2008



JUL 2008

Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

- 7 AUG 2008



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Shyamal D. Dutta,

Anita Dutta.

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include our heirs, successors, legal representatives, administrators and assigns)
of the FIRST PART;

A N D

SRI BASUDEB DUTTA, son of Late Santosh Chandra Dutta, by faith Hindu, by occupation Business, residing at Premises No.6D, North Road, Police Station Jadavpur, Kolkata 700 032, hereinafter called and referred to as the **VENDEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, legal representatives, administrators and assigns)
of the SECOND PART;

WHEREAS Himangshu Bhusan Mondal and Subhas Chandra Mondal, both sons of Atul Krishna Mondal were the recorded owners and occupiers in respect of certain land including the land situated at Mouza Dhelua, under Khatian No. 188, Dag No.107, P.S. Sonarpur, District South 24 Parganas, by way of finally published Hal Revisional Settlement and thereafter both the above named brothers namely Himangshu Bhusan Mondal and Subhas Chandra Mondal, mutually partitioned the aforesaid

Contd.....P/ 4

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Shyamal Datta
Anita Datta

plots of land including other plots by way of Registered Deed of Partition dated 23.02.1968 which was registered before the Barui-pur Registry office and recorded in Book No. I, volume No. 30, pages 138 to 142, being Deed No. 1795 and by virtue of the said Deed of partition Himangshu Bhusan Mondal was the owner and occupier and possessor of 50 sataks of Sali land situated at at Mouza Dhelua, under Khatian No. 188, Dag No. 107, P.S. Sonarpur, District 24 Parganas (South).

AND WHEREAS Smt. Kalpana Kundu, wife of Sri Sukumar Kundu of H Block, Baghajatin, Kolkata 700 047, purchased 7 Cottahs 4 Chhitaks 12 sq.ft. of Sali land out of total 50 sataks of land situated at Mouza Dhelua, under Khatian No. 188, Dag No. 107, P.S. Sonarpur, District South 24 Parganas, on 27.06.1980 from said Himangshu Bhusan Mondal son of Atul Krishna Mondal of Ranabhutia, Sonarpur, District 24 Parganas (S) and the said Deed of Purchase was registered before the office of Sub-Registrar, Sonarpur, District 24 Parganas (S) and recorded in Book No. I, volume No. 44, pages 172 to 175 vide Deed No. 3073 for the year 1980. Be it mentioned here that at the time of purchase of the aforesaid plot of land by Smt. Kalpana Kundu from Himangshu Bhusan Mondal, Sri Gouranga Chandra Kundu,

Contd....P/5

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Shyamal D Dutta,

Ariten Dutta.

Sambhunath Kundu, Subodh Chandra Kundu, and Priti Ranjan Sarkar signed as confirming party and demarcated the land of Smt. Kalpana Kundu;

AND WHEREAS the said Smt. Kalpana Kundu was the owner and occupier of demarcated 7 Cottahs 4 Chhitaks 12 sq. ft. of Sali land out of total 50 sataks of Sali land situated at Mouza Dhelua, under Khatian No. 188, Dag No. 107, P.S. Sonarpur, District 24 Parganas (South) and did all acts of possession by paying taxes to the municipality and khajana to the B. L. & L. R. O. Office;

AND WHEREAS said Smt. Kalpana Kundu while in possession of the aforesaid plot of land sold demarcated 2 Cottahs 8 Chhitaks of land out of her 7 Cottahs 4 Chhitaks 12 sq. ft. of Sali land to Sri Shyamal Dutta son of Sri Makhan Lal Dutta of No. 11/D, Nayabad Avenue, Purbasha, Garia, Police Station Jadavpur, P.O. Panchasayar, ward No. 109, Kolkata 700 094, on 04.07.2000 which was registered before the Addl. District Sub-Registry Office, Sonarpur, and recorded in Book No. I, volume No. 110, Being No. 5903 for the 2000 who is the vendor No. I of this Deed and therefore the vendor No. I, Shyamal Dutta is the owner and occupier of demarcated 2 Cottahs 8 Chhitaks of

Contd....P/6

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Shyamal Dutta,

Anita Dutta.

Sali land out of 7 Cottahs 4 Chhitaks 12 sq.ft. of Sali land situated at Mouza Dhelua, under Khatian No. 188, Dag No.107, P.S. Sonarpur, District South 24 Parganas (South);

AND WHEREAS said Smt. Kalpana Kundu again for want of money sold demarcated 2 Cottahs 8 Chhitaks of Sali land out of 7 Cottahs 4 Chhitaks 12 sq.ft. of Sali land situated at Mouza Dhelua, under Khatian No. 188, Dag No.107, P.S. Sonarpur, District South 24 Parganas (South) to Sri Sukesh Debnath son of Sri Ram Mohon Debnath of 384, Nayabad Avenue, Kolkata 94, and Sri Benayak Chowdhury, son of Sri Bidhu Prakash Chowdhury of Jadavpur University Housing Co-operative Society, Kolkata-94 on 04.07.2000 registered before the Addl. District Sub-Registry Office, Sonarpur and recorded in Book No.I, volume No. 100, pages 382 to 387, Being No. 5904 ^{year of} for the 2000;

AND WHEREAS said Sri Sukesh Debnath and Sri Benayak Chowdhury sold their demarcated 2 Cottahs 8 Chhitaks of Sali land situated at Mouza Dhelua, under Khatian No. 188, Dag No.107, P.S. Sonarpur, District South 24 Parganas (South) to Smt. Anita Dutta, wife of Sri Shyamal Dutta of 11D, Nayabad Avenue, Block Purbasha, Kolkata 94, on 12.03.2003 by virtue of

Contd....P/7

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Shyamal Dutta,

Anita Dutta.

Deed of Sale which was registered before the Addl. Registrar of Assurance -I kolkata and recorded in Book No.I, volume No.I, pages 1 to 23 vide Deed No. 7242 for the year 2003 and therefore the vendor No.2 Smt. Anita Dutta, became the owner and occupier of demarcated 2 Cottahs 8 Chhitaks 00 sq.ft. of land situated at Mouza Dhelua, under Khatian No. 188, Dag No.107, P.S. Sonarpur, District 24 Parganas (South);

AND WHEREAS the vendors of this Deed while possessing the aforesaid two plots of land separately mutated their names before the Office of the B.L.&.L.R.O. authority Sonarpur and recorded their names in L.R. Khatian No.341 against R.S. Khatian No. 188, under L.R. Dag No. 111, against R.S. Dag No. 107, at Mouza Dhelua, P.S. Sonarpur, District 24 Parganas (South) by paying taxes to the B.L.& L.R.O. authority and also mutated their names before the Rajpur-Sonarpur Municipality by paying taxes to the municipal authorities ;

AND WHEREAS the vendors of this Deed, became the owner and occupier of total 5 Cottahs of sali land each having demarcated 2 Cottahs 8 Chhitaks situated at Mouza Dhelua, under R.S.Khatian No. 188, L.R. Khatian No.341 of R.S. Dag No. 107, L.R. Dag No. 111, P.S. Sonarpur, District 24

Contd....P/8

// 8 //

Shyamal D Dutta
Anita Dutta

Parganas (South) applied for amalgamation of the two plots of land before the Rajpur-Sonarpur Municipality and the Rajpur-Sonarpur Municipality duly amalgamated the aforesaid two plots of land and therefore the vendors of this Deed became the owner and occupier of total 5 Cottahs of sali land ~~situated~~ situated at Mouza Dhelua, under R.S.Khatian No. 188, L.R. Khatian No.341 of R.S. Dag No.107, L.R. Dag No. 111, holding No. 884, at Road-Dhelua Madhya within the jurisdiction of Rajpur-Sonarpur Municipality, ward No.2, P.S. Sonarpur, District 24 Parganas (South), morefully and particularly described in the schedule below;

AND WHEREAS the vendors of this Deed being desirous to raise a multistoried building over the schedule mentioned plot of land but being short of funds entered into an agreement on 01.06.2007 with M/S. NIRMAN (Contractors/Developers), a Partnership firm being represented by its partners Sri Tapan Dolui, and Smt. Rama Dolui and such agreement was also duly Notarised on 01.06.2007 before Sri Ashish Kumar Dutta, Notary. Similarly the vendors of this Deed also executed a Power of Attorney in favour of Sri Tapan Dolui on 01.06.2007 duly Notarised before Notary Sri Ashish Kumar Dutta, on self same

Contd....P/9

Shyamal D Dutta
Anita Dutta

// 9 //

Shyamal Dutta
Anita Dutta

date .Later on 17.09.2007 the said vendors of this Deed again executed a General Power of Attorney in favour of Smt. Rama Dolui which was registered before the Addl.Registrar of Assurance III ,Kolkata and recorded in Book No.IV, volume No.89, pages 100 to 105 being No. 5199 for the year 2007 ;

AND WHEREAS Sri Tapan Dolui and Smt. Rama Dolui are husband and wife and also partners of M/S. NIRMAN (Contractors /Developers),expressed their desire to forego all the agreement and Power of Attorney to raise multistoried building in the schedule mentioned plot of land due to continuous ill health of Sri Tapan Dolui. Accordingly the vendors of this Deed in one part and Sri Tapan Dolui and Smt. Rama Dolui jointly in other part revoked the agreement dated 01.06.2007 and also the vendors of this Deed cancelled /revoked the Power of Attorney duly executed and notarized on 01.06.2007 in favour of Sri Tapan Dolui . The vendors of this Deed executed and registered a Revocation of General Power of Attorney in favour of Smt. Rama Dolui which was executed and registered on 17.09.2007 and such revocation deed was presented for registration on 07.08.2008 in presence of Smt. Rama Dolui before the Registrar, Sonarpur Registry office.The

Contd P/ 10

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Shyamal Datta,
Anita Datta.

Registrar duly accepted such Revocation Deed on 07-08. 2008;

AND WHEREAS the vendors of this Deed are now owner and occupier of the schedule mentioned plot of land which is free from all encumbrances and possessing the same without any interference by anybody;

AND WHEREAS the vendors of this Deed as owner and occupier of the schedule mentioned property for their personal financial necessity and for their other different reason having decided to dispose of the schedule mentioned plot of land to the intending purchaser and the vendee of this Deed being desirous to purchase the said schedule mentioned plot of land at the price of Rs.7,50,000/- (Rupees seven lacs fifty thousand) only which is the highest market price of the Schedule mentioned plot of land in the locality and the vendors of this Deed having found the same to be proper and appropriate in the present market the vendors of this Deed hereby agreed to sell the schedule mentioned plot of land in favour of the vendee at the consideration price of Rs.7,50,000/- (Rupees seven lacs fifty thousand) only.

NOW THIS DEED WITNESSETH that in consideration of a sum of Rs.7,50,000/- (Rupees seven lacs fifty thousand) only

Contd.....P/ 11

// 11 //

Shyamal Datta.

Anita Datta.

paid by the vendee to the vendors as per Memo of consideration and the total amount of Rs.7,50,000/- (Rupees seven lacs fifty thousand) only being the agreed price of the schedule mentioned property and the receipt whereof is being acknowledge by the vendors do hereby and hereunder grant, convey, sell, transfer, assign and assure all their estate and interest in the schedule mentioned property with all appurtenances TOGETHER WITH rights, liberties, privileges, easements what ever to the land described in the schedule below unto the vendee.

AND purchaser shall hereafter peaceably and quietly held, possess and enjoy the said Schedule property alongwith its all easements, common passages in khas without any claim or demand whatsoever from the vendors or any person or persons claiming through or under them.

AND FURTHER that the vendors their heirs, executors, administrators or assigns covenant with the purchaser his heirs to save harmless, indemnify and keep indemnified the purchaser, his heirs, administrators assigns, FURTHER covenant that he or they shall at the request and cost of the purchaser, his heirs, administrators and assigns do or execute or cause to be

Contd.....P/ 12

// 12 //

Shyamal Datta.

Anita Datta.

done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof in the manner aforesaid according to the true intent and meaning of this Deed. The vendors have also put the vendee in possession of the schedule mentioned property together with all back deeds, papers, in respect of the said property.

AND the purchaser shall from this date have all right, liberty to mutate his name in respect of the schedule mentioned plot of land to any authority of B.L. & L.R.O. AND Rajpur - Sonarpur Municipality and to exercise all acts of possession in the demised land, as may be necessary, on receipt of permission from concerned authority.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring about 5 (five) cottahs situated at J. L. No. 43, Touzi No. 340-342, R.S. Khatian No. 188, L.R. Khatian No. 341, under R.S. Dag No. 107, L.R. Dag No. 111, of holding No. 884, at Road- Dhelua Madhya within Mouja Dhelua, within the jurisdiction of Rajpur - Sonarpur Municipality Ward No. 2, Police Station Sonarpur. District 24

Contd....P/ 13

// 13 //

Shyamal Dutta,
Anita Dutta.

parganas (South), along with all easement rights and right to take electricity water connection, drainage sewerage through over or under the passage situated along with the land and the said land is delineated in **RED** colour of the plan annexed along with this deed which is the part of this deed and the said land being butted and bounded as follows :-

On the North : 20' feet wide Road ;

On the South : Land of Dag No.107(p);

On the East : 14' feet wide Road ;

On the West : 12' feet wide Common Passage;

MEMO OF CONSIDERATION

One Bank draft in the name of Shyamal Dutta
of State Bank of India, Pal Bazar Branch,
Kolkata 75, Being Draft No.256682
dated 30.07.2008

Rs. 3,75,000/-

One Bank draft in the name of Anita Dutta
of State Bank of India, Pal Bazar Branch,
Kolkata 75, Being Draft No.256681
dated 30.07.2008

Rs. 3,75,000/-

Total

Rs. 7,50,000/-

(Rupees Seven Lakh Fifty Thousand)

Shyamal Dutta,
Anita Dutta.

SIGNATURE OF THE VENDORS
Contd....P/14

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IN WITNESSES WHEREOF the vendors of this Deed put their respective hands and signatures after reading over the content of this Deed with sound mind and good health considering the same is written correctly on the day, month and year first above written.

WITNESSES:

- | | |
|---|--|
| 1) Prerna - Doshi
2-1/4/72, Dr. Anubhakar Swami
Kot-116
Rajib Ganguly
Advocate
High Court, Calcutta. | 1) Shyamal Datta |
| 2) Swapan Kishore
Swapan Kishore
Kot-94 | 2) Anita Dutta |
| 3) Pravin Kumar Singh
Advocate
Judges' Court, Howrah. | SIGNATURE OF THE VENDORS
Bisambhar Datta
SIGNATURE OF THE VENDEE |

Drafted by me and prepared in my Chamber.

Bisambhar Datta
Advocate. Adv.
Judges' Court, Howrah. E.No. 116/60/93
Typed by me - Swapan Kishore
Judges' Court, Howrah.

FORM FOR TEN FINGER IMPRESSION

No. Picture & Signature of Exponent



Shyamal Datta

Signature of VENDOR



Anita Datta

Signature of VENDOR



Prasad Datta

Signature of VENDOR



Little



Ring



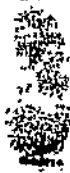
Middle (Left Hand)



Fore



Thumb



Little



Ring



Middle (Right Hand)



Fore



Thumb



Little



Ring



Middle (Left Hand)



Fore



Thumb



Little



Ring



Middle (Right Hand)



Fore



Thumb



Little



Ring



Middle (Left Hand)



Fore



Thumb



Little



Ring



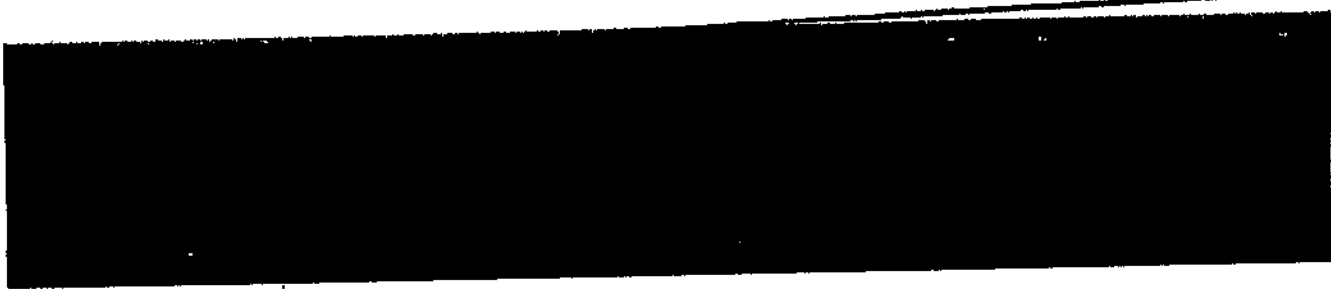
Middle (Right Hand)



Fore



Thumb









Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07940 / 2008, Deed No. (Book - I , 08121/2008)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shyamal Dutta			<i>Shyamal Dutta</i> 7.08.08

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shyamal Dutta Address - 11/d, Nayabad Avenue Garia, Panchasayar Kolkata	Self	 07/08/2008	 LTI 07/08/2008	<i>Shyamal Dutta</i>
2	Anita Dutta Address - 11/d, Nayabad Avenue Garia, Panchasayar Kolkata	Self	 07/08/2008	 LTI 07/08/2008	<i>Anita Dutta</i>
3	Basudeb Dutta Address - 6d, North Road Kolkata	Self	 07/08/2008	 LTI 07/08/2008	<i>Basudeb Dutta</i>

Name of Identifier of above Person(s)
 Prabir Kr. Bag
 PS-.,21, Bipredas Chatterjee Lane Shibpur, Howrah

Signature of Identifier with Date
Prabir Kumar Bag 7/8/08

(Pradipta Kishore Guha)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. SONARPUR



Government of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :1-08121 of :2008
(Serial No. 07940, 2008)

On 07/08/2008

Certificate of Admissibility(Rule 43)

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 00/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 10318/- .E = 7/- on:07/08/2008

Certificate of Market Value(WB PUVI rules 1899)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 938735/-
Certified that the required stamp duty of this document is Rs 56334 /- and the Stamp duty paid as Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty 1 Rs 40000/- is paid, by the draft number 235452. Draft Date 30/07/2008 Bank Name STATE BANK OF INDIA Howrah, received on :07/08/2008. 2.Rs 15340/- is paid, by the draft number 235453, Draft Date 30/07/2008 Bank Name STATE BANK OF INDIA. Howrah, received on :07/08/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

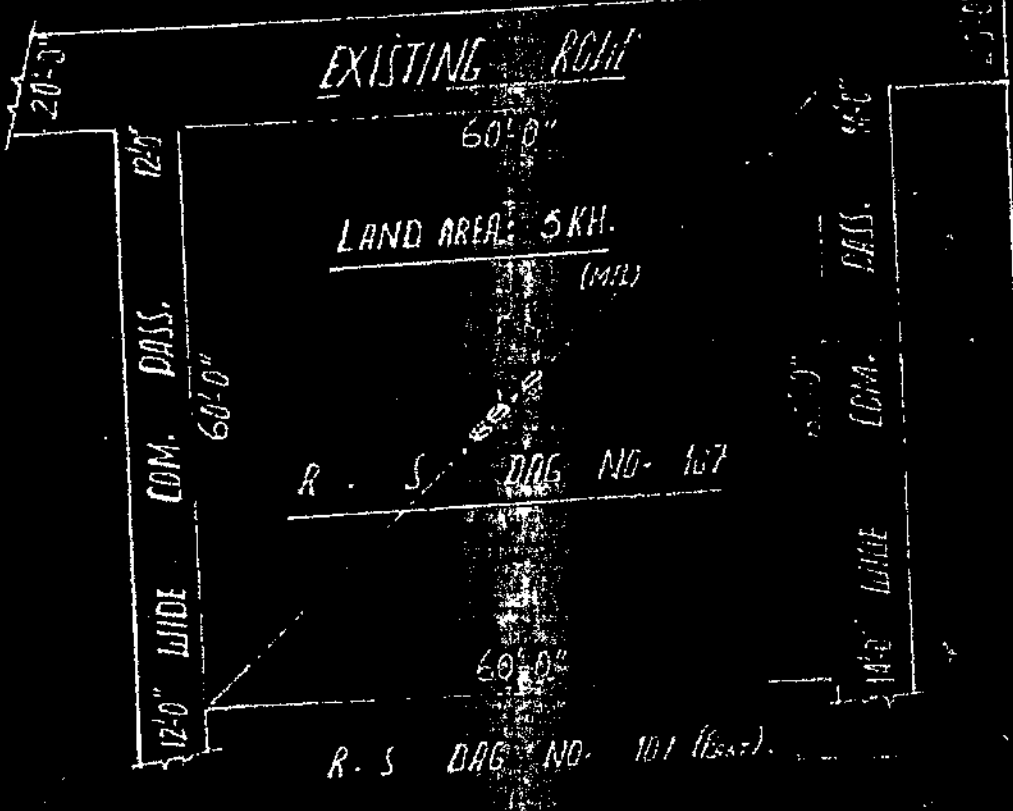
Presented for registration at 15.36 hrs on :07/08/2008,at the Office of the A. D. S. R. SONARPUR, by Shyamal Dutta,one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 07/08/2008 by
1 Shyamal Dutta son of Lt. Makhan Lal Dutta .11/d, Nayabad Avenue Gana, Panchasayar Kolkata ,Thana Jadavpur,Pin 700094, By caste Hindu,by Profession Business
2 Anita Dutta, wife of Shyamal Dutta .11/d, Nayabad Avenue Gana, Panchasayar Kolkata ,Thana Jadavpur,Pin 700094, By caste Hindu,by Profession House wife
3 Basuob Dutta, son of Lt. Santosh Ch. Dutta .6d, North Road Kolkata ,Thana Jadavpur,Pin 700032, By caste Hindu,by Profession Business
Identified By Prabir Kr Bag, son of Subhas Ch. Bag 21, Bipradas Chatterjee Lane Shibpur Howrah Thana, by caste Hindu By Profession Advocate

(Pradip Kishore Guha)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal

SITE PLAN SHOWING THE POSITION OF LAND IN
 AT MOUZA: DHELI, J.L. NO. 33, R.S. NO. 107, R.S.
 KH. NO. 108, UNCE, RJD. SNE. MUNICIPALITY,
 LINK NO. 12, P.S. SONPRAK, DIST. SOUTH 24 PGS.
 SOLD LAND SHOWN IN RED COLOUR
 PURCHASER'S NAME: BASUDEE LUTIA.



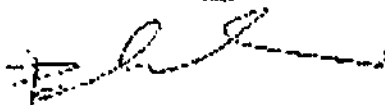
SIGNATURE OF OWNERS

Stamp by:

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 2901 to 2921
being No 08121 for the year 2008.




(Pradipta Kishore Guha) 13-August-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

Certified to be a True Copy
12/9/01/21
A.D.S.R. Sonarpur

Checked by


Digitally signed by ANUP KUMAR MANDAL
Date: 2016.10.26 13:37:10 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

DATED THIS THE _____ OF APRIL 2021

SEARCH REPORT IN RESPECT OF 1646 & 1445, DHELUA BORDER ROAD, POLICE STATION
NARENDRA PUR. IN RAJPUR SONARPUR MUNICIPALITY. DISTRICT SOUTH 24 PARGANAS.

I.C.SANCHETI & CO.
SOLICITORS & ADVOCATES
12, OLD POST OFFICE STREET,
KOLIKATA-700001