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DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this the 12th day of June, Two Thousand Fifteen (2015) BETWEEN SRI SHAMBHU NATH GHOSH, son of Late Balai Chandra Ghosh, residing at Kalaberia, P.O. Rajarhat Bishnupur, Kolkata – 700135 under Rajarhat Police Station in the district of North 24-Parganas (formerly 23, Imam Box Lane, P.S. Shyampukur, Kolkata, prior thereto Anukha, P.O. Mahadeb Bati, P.S. Kandhi, District – Murshidabad, Pin: 742161) by religion Hindu, Nationality Indian, by occupation Service, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed

to include his heirs executors administrators representatives and assigns) of the **ONE PART**;

AND SRI GOUTAM GHOSH, (PAN No.ADOPG9788Q) son of Late Krishna Chandra Ghosh, residing at Kalaberia (R.B Park), P.O. Rajarhat Bishnupur, Kolkata – 700135 under Rajarhat Police Station in the district of North 24-Parganas, by religion Hindu, by Nationality Indian, by occupation Service, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

- A. One Sri Shambhu Nath Ghosh, the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of L.R. Settlement record of rights Bastu land measuring an area of 01.75 Decimals out of 49 Decimals comprised in R.S. Dag No. 471 and Danga land measuring an area of 00.62 Decimals out of 15 Decimals comprised in R.S. Dag No. 472, thus totaling 02.37 under L.R. Khatian No. 400/1 of Mouza Kalaberia, J.L. No. 30, Touzi No. at present 10 under Rajarhat Police Station in the district of North 24-Parganas.
- B. Thus the said Smt. Shambhu Nath Ghosh, the Vendor herein is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property an absolute estate of inheritance in fee simple possession to the said Bastu land measuring an area of 01.75 Decimals out of 49 Decimals comprised in R.S. Dag No. 471 and Danga land measuring an area of 00.62 Decimals out of 15 Decimals comprised in R.S. Dag No. 472, thus totaling 02.37 under L.R. Khatian No. 400/1 of Mouza Kalaberia, J.L. No. 30, Touzi No. at present 10 within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town under Rajarhat Police Station in the

district of North 24-Parganas fully described in the Schedule hercunder written and (hereinafter for the sake of brevity referred to as the `said Property').

- C. The Vendor has not cultivating the said land and/or at present the said land is incapable of being cultivated.
- D. The Vendor has agreed to sale and the Purchaser has agreed to purchase for absolute sale to his the said Bastu land measuring an area of 01.75 Decimals out of 49 Decimals comprised in R.S. Dag No. 471 and Danga land measuring an area of 00.62 Decimals out of 15 Decimals comprised in R.S. Dag No. 472, thus totaling 02.37 under L.R. Khatian No. 400/1 of Mouza Kalaberia, J.L. No. 30, Touzi No. at present 10 under Rajarhat Police Station in the district of North 24-Parganas and legal inheritance thereon in fee simple in possession at or for the sum of Rs.3,00,000/-(Rupees Three lacs only) free from all encumbrances whatsoever.
- E. At or before the execution of the Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) That the Vendor alone is the sole and absolute owner of the said lands/property.
- ii) That the said Lands/Property are free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever.
- iii) That the Vendor has a marketable title in respect of the said lands/property.
- iv) That the said lands are not being cultivated and/or the Vendor has not been cultivating the said lands.
- v) That there is no bargadar or bhag-chassi into or upon the said lands.

- vi) That the Vendor is liable and have paid all Panchayet rates taxes and other outgoings including Khazana payable in respect of the said Lands upto the date of execution of this Indenture.
- vii) That there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the said lands.
- viii) That the said lands are not subject to any notice of acquisition and/or requisition.
- ix) That the Vendor have not entered into any agreement for sale transfer and/or lease not have created any interest of any third party into or upon the said lands or any part or portion thereof.
- x) That the Vendor is in khas possession of the entirety of the said lands.
- xi) That no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over in respect of the said lands.
- xii) That there is no right of way from or through the said lands.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. That in consideration of the said Agreement and in further consideration of the said sum of Rs.3,00,000/-(Rupees Three lacs only) of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendor at or the execution of these presents (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said property as well as the Purchaser) he the Vendor doth hereby absolutely and indefeasible grant, convey,

sell, transfer, assign and assure unto the Purchaser ALL THAT piece or parcel of Bastu land measuring an area of 01.75 Decimals out of 49 Decimals comprised in R.S. Dag No. 471 and Danga land measuring an area of 00.62 Decimals out of 15 Decimals comprised in R.S. Dag No. 472, thus totaling 02.37 under L.R. Khatian No. 400/1 of Mouza Kalaberia, J.L. No. 30, Touzi No. at present 10 within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayet, Additional District Sub-Registration Office Rajarhat under Rajarhat Police Station in the district of North 24-Parganas fully described the in hereunder written and hereinafter for the sake of brevity referred said property OR HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situate butted, bounded called known numbered described in or distinguished AND all and all manner of former and other lights liberties and advantages easement privileges emoluments and appurtenances whatsoever to the anywise said property or any part thereof belonging in appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidence and inheritance thereof AND all the estate right title interest use possession property claim and whatsoever of the Vendor both at law and in equity of the Vendor into and upon the said property or any part thereof TOGETHER WITH he and every part of his rights, liberties and appurtenances whatsoever unto and to the Purchasers TOGETHER easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part or parts hereof unto the Purchaser absolutely and for ever free from all encumbrances whatsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said LANDS and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- (b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said LANDS hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said lands or any part thereof in the manner as aforesaid.
- executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolutely and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said lands hereby granted, sold, granted, transferred, conveyed, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

- whatsoever as aforesaid the Vendor now has in herself self good right full and absolute power to grant sell convey transfer assure and assign the said lands hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- (e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- AND THAT the Purchaser shall be freed and cleared and freely and (f) clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and dept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases executions prohibitions liabilities trusts attachments licenses restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said lands by the Vendor or by and person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.
- (g) **AND THAT** all rents taxes and other impositions and/or outgoings including khazana and revenue payable in respect of the said lands upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

(ii)

AND THAT the Vendor never held and does not hold any excess vacant lands within the meaning of the Urban Lands(Ceiling & Regulation) Act, 1976 and the said Lands/Property or any part or portion thereof has not been affected or vested under the Urban Lands Ceiling & Regulations Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the said LANDS or any part thereof under the lands Acquisition Act, 1984 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property/land or any part there of AND THAT no suit and/or proceeding is pending in any Court of law affecting the said property and/or the said Land or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the said Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and ore perfectly and effectually granting and assuring the said lands and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

(i) AND THIS DEED FURTHER WITNESSETH that the Vendor has put the Purchaser in complete vacant possession of the said land and that the

Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever.

- and declared that the Vendor do hereby appoint the Purchaser is its Constituted Attorney and/or authorized representatives and as such Constituted attorney and/or authorized representatives the Purchaser shall be entitled to and is hereby authorized:-
- i) To apply for mutation of the said land in its name.
- ii) To have the soil tested and/or the said land surveyed
- iii) To apply for and obtain permission for conversion of the user of the said land.
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the said land.
- vii) To sign and execute any declaration and/or rectification and to cause the same to be duly registered with the concerned registration authorities.

- viii) To appear and represent in the name of the Vendor before all concerned authorities including the local Panchayat and Tribunals and to sign all papers declaration and representation to the name of and on behalf of the Vendor.
- ix) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the said land.
- IV. **AND THIS DEED FURTHER WITNESSETH** The Vendor hereby agreed and declared as follows:
- (i) The Vendor hereby declare if the Vendor is suppressed any fact and/or any of owner of the said plot the Vendor are liable to pay all costs, incidental charges of the Vendor's own and also own risks and peril and the Purchaser would not be liable for that.
- (ii) That there was no Bargadar, Dakhaldar, claimant, beneficiaries, heirs, successors and/or otherwise in connection with the said properties and the said property is sold, transferred and delivered unto and to the said Purchaser solely, exclusively by the Vendor since the Vendor is the only sole owner, occupier and possessor and has all right, title, interest at or upon the same in exclusion of everyone else.
- (iii) That the consideration received by the Vendor is the best fetch market value and the Vendor is totally satisfied with the said consideration and having no claim and demand and shall not demand and claim whatsoever in future against the said Purchaser.
- (iv) That any claim demand or otherwise that may be asked and/or shall come in future, the same shall be treated as null and void and the Vendor shall be liable and responsible for meeting up and by mitigating the same at the Vendor' own costs and charges without holding the said Purchaser and

his heirs, executors, administrators, representatives and assigns for the same in any manner whatsoever.

- (v) The Vendor further declare and undertake that at the time of any commission, trial litigation and otherwise the Vendor shall be proceeding and/or take proper steps to submit or cause to submit any document under the Vendor's custody with the said property for all time and time for all the request of the said Purchaser.
- (vi) The Vendor do hereby handover peaceful possession of the Schedule referred property in favour of the Purchaser on the day of execution and registration of these presents.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of Bastu land measuring an area of 01.75 Decimals out of 49 Decimals comprised in R.S. Dag No. 471 and Danga land measuring an area of 00.62 Decimals out of 15 Decimals comprised in R.S. Dag No. 472, thus totaling 02.37 together with 100 Square feet tile shaded structure standing thereon, under L.R. Khatian No. 400/1 of Mouza Kalaberia, J.L. No. 30, Touzi No. at present 10 within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town under Rajarhat Police Station in the district of North 24-Parganas.

The details of Land is shown as hereunder:

R.S.Dag No.	L.R. KHATIAN NO.	TOTAL AREA	SALABLE AREA
471	400/1	49 Dec.	01.75 Decimals
472	400/1	15 Dec.	00.62 Decimals
	,	Total	02.37 Decimals

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands the day month and year first above written.

SIGNED AND DELIVERED by

the **VENDOS** at Kolkata

in the presence of:

1. Babulal Mondal Jamesparen Rejarhet

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SIGNATURE OF THE VENDOR

2. Jamaspara Rajarhut

Draft Prepared by me: -

Bhabendralfrishnahoy High Coust, Calculla F-563/547/89.

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs.3,00,000/-(Rupees Three lacs only)** in full payment of the consideration money as per Memo below:

MEMO OF CONSIDERATION

By Cash

Rs.3,00,000=00

Rs.3,00,000=00

(Rupees Three lacs only)

WITNESSES:

1. Babulal Mondal

WE 410 (314)

SIGNATURE OF THE VENDOR

2. Osbabrale, chekralosh,

Readover and explain in Bengali to the rendors by me in Bengali Language.

Babulal Mondal

Seller, Buyer and Property Details

er & Buyer Details

SL	Name, Address, Photo, Finger print and Signature
VО.	
	Mr Shambhu Nath Ghosh
	Son of Late Balai Chandra Ghosh
	Anukha, P.O:- Mahadevbati, P.S:- Kandi, District:-Murshidabad, West Bengal, India, PIN - 742161
	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,
	Status : Self
	Date of Execution: 12/06/2015
	Date of Admission: 12/06/2015
	Place of Admission of Execution : Pvt. Residence

Buyer Details
Name, Address, Photo, Finger print and Signature
Mr Goutam Ghosh Son of Late Krishna Chandra Ghosh
Kalaberia (RB Park), P.O:- Rajarhat Bishnupur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135
Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADOPG9788Q,

3. Identifire Details

	Identifier Details								
SL No.	Identifier Name & Address	Identifier of	Signature						
1	Mr Babu Lal Mondal	Mr Shambhu Nath Ghosh							
	Son of Mr Gour Chandra Mondal								
	Jamalpara, P.O:- Kashinathpur, P.S:-								
	Rajarhat, District:-North 24-Parganas,								
	West Bengal, India, PIN - 700135		By the Pen of						
	Sex: Male, By Caste: Hindu,	·							
	Occupation: Business, Citizen of: India,		6/15/2015 5:45:05 PM hrs						

. Transacted Property Details

Land Details .							
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia	RS Plot No:- 471 , RS Khatian No:- 400/1	1.75 Dec	2,00,000/-	4,24,242/-	Proposed Use: Bastu, ROR: Bastu	
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia	RS Plot No:- 472 , RS Khatian No:- 400/1	0.62 Dec	70,000/-	1,50,303/-	Proposed Use: Bastu, ROR: Danga	

	· Structure Details								
Sch	Structure Location	Area of	Setforth	Market	Other Details				
No.		Structure	Value(In	Value(In					
			Rs.)	Rs.)					

	Structure Details								
	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details				
1ز	On Land L1	100 Sq Ft.	30,000/-	4,24,242/-	Structure Type: Structure				
	Floor 0	100 Sq Ft.		30,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				

Transfer of Property from Seller to Buyer							
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)			
L1	Mr Shambhu Nath Ghosh	Mr Goutam Ghosh	1.75	100			
L2	Mr Shambhu Nath Ghosh	Mr Goutam Ghosh	0.62	100			

D. Applicant Details

Details of the applicant who has submitted the requsition form							
Applicant's Name	Manir Uz Jaman						
Address	Mahammadpur,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL						
Applicant's Status	Deed Writer						

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number: I - 152306608 / 2015

.uery No/Year

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15230000298544/2015

Serial no/Year

1523007014 / 2015

Deed No/Year

I - 152306608 / 2015

Transaction

[0101] Sale, Sale Document

Name of Presentant

Private Residence

Date of Execution

12-06-2015

Date of Presentation

12-06-2015

Remarks

On 12/06/2015

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

Presented for registration at 20:40 hrs on : 12/06/2015, at the Private residence by Mr Shambhu Nath Ghosh ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,04,545/-

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

Execution is admitted on 12/06/2015 by

Mr Shambhu Nath Ghosh, Son of Late Balai Chandra Ghosh, Anukha, P.O: Mahadevbati, Thana: Kandi, , Murshidabad, WEST BENGAL, India, PIN - 742161, By caste Hindu, By Profession Service Indetified by Mr Babu Lal Mondal, Son of Mr Gour Chandra Mondal, Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 15/06/2015

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,658/- (A(1) = Rs 6,644/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 6,658/-

Description of Draft

1. Rs 6,658/- is paid, by the Draft(8554) No: 412699000351, Date: 12/06/2015, Bank: STATE BANK OF INDIA (SBI), CF BLOCKSALT LAKE.

sent of Stamp Duty

rtified that required Stamp Duty payable for this document is Rs. 30,247/- and Stamp Duty paid by Draft Rs. 0,147/-, by Stamp Rs 100/-

Description of Stamp

- 1. Rs 100/- is paid on Impressed type of Stamp, Serial no 4772, Purchased on 29/05/2015, Vendor named M D. Description of Draft
- 1. Rs 30,147/- is paid, by the Draft(8554) No: 412697000351, Date: 12/06/2015, Bank: STATE BANK OF INDIA (SBI), CF BLOCKSALT LAKE.

Shan

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

SENTANTSELL STANTSENI OVERICANI WITH PHO

e of Registration under section 60 and Rule 69.

red in Book - I

g No 152306608 for the year 2015.



Shan

Digitally signed by DEBASISH DHAR Date: 2015.07.06 15:25:32 +05:30 Reason: Digital Signing of Deed.

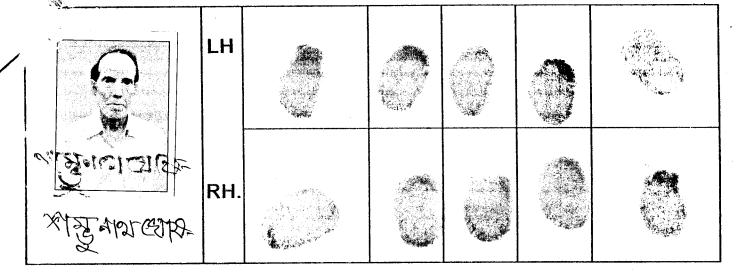
ebasish Dhar) 06-07-2015 15:25:31 DDITIONAL DISTRICT SUB-REGISTRAR FFICE OF THE A.D.S.R. RAJARHAT est Bengal.

(This document is digitally signed.)

ESENTANT/
UTANT/SELLER/
JYER/CAIMENT

WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908 N.B. - LH BOX- SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



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Babulal Mondal

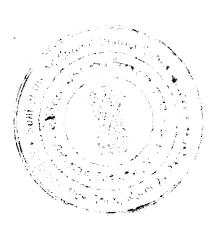
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