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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL | 180 22 B 024317

DEED OF CONVEYANCE

1. Date : 26-03-08

2. Place : Kolkata

3. Parties :

3.1 KAILASH ROY, son of Mohan Roy, by faith - Hindu, by occupation - Business, by

General District Sub-Station
Bhubaneswar (Salt Lake)

- 2 APR 2008

Contd.....2

686 19-03-08

Five hundred

INAKI CHATTOPADHYAY

Advocate

Judges' Court, Barasat.

INAKI CHATTOPADHYAY

Advocate,

Judges' Court, Barasat.

10 MAR 2008

Rs 55 000

Rs 65 000

Sauket Ali Laskar

Sauket Ali Laskar

Gopal Roy

গোপাল রায়
(Gopal Roy)



Additional District Sub-Registrar
Midhnapur (Sale and Gift)

- 2 APR 2008



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 025784

2

nationality - Indian, residing at
Chawkpachuria, P.S. Rajarhat, District
North 24 Parganas.

GOPAL ROY, son of Mohan Roy, by
faith - Hindu, by occupation - Business,
by nationality - Indian, residing at
Subhas Gram, P.S. Sonarpur, District
South 24 Parganas.

Contd.....3

687 19-03-08

500/- Five hundred -

ANANI CHATTOPADHYAY
Advocate
Judges' Court, Barasat.

17 MAR 2008

1227000

Raju Roy

17 MAR 08
1227000

নামের সাথে একত্রে...
মুদ্রার টোল না থাকায়...
নিম্নের মোতাবেক...

কুমুম দাস
(Kusum Das)

686-500/-
687 500/-
1000/-
19-03-08

স্বাক্ষরিত -
স্বঃ স্বাক্ষরিত



স্বাক্ষরিত
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স্বঃ স্বাক্ষরিত

Additional District Sub-Registrar
Bidhanagar (Salt Lake Area)
2 APR 2008

BIJOY ROY, son of Mohan Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Subhas Gram, P.S. Sonarpur, District South 24 Parganas.

KIRAN ROY, son of Mohan Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Subhas Gram, P.S. Sonarpur, District South 24 Parganas.

RAJU ROY, son of Mohan Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Subhas Gram, P.S. Sonarpur, District South 24 Parganas.

BALARAM ROY, son of Mohan Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Subhas Gram, P.S. Sonarpur, District South 24 Parganas.

KUSUM DAS, wife of Shyamal Das, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 12/1, Garade Lane, P.S. Muchipara, Kolkata - 700 012.

REKHA SINGH, wife of Madan Singh, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Ram Mandir, P.S. Jora Bagan, Kokata.

RAKHI ROY, wife of Ram Chandra Roy, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Dom, Ghosh Para, P.O. & P.S. Bali, Howrah.

विजय राय
(BIJAY Roy)

Balaram Roy.

रेखा सिंह
(REKHA Singh)

राखी - राय
(Rakhi Roy)

Kailash Roy

प्रतिष्ठित

विशेष - जाति, प्रमाण

सा. - ४२ वा. प्रमाण

यथा, प्रमाण: २५

६: २५ वा. प्रमाण

प्रमाण।



Additional District Sub-Registrar
Bikanernagar (Salt Lake)

- 2 APR 2008

4

All hereinafter jointly called and referred to as the "**Owners / Vendors**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns).

AND

- 3.2 **SAWKAT ALI LASKAR**, son of Ayub Ali Laskar, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Vill. Chawkpachuria, P.O. Chawkpachuria, P.S. Rajarhat, Kolkata - 700 059.

Hereinafter called and referred to as the "**Purchaser**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, representatives and assigns).

AND

- 3.3 **REJINA BIBI ALAIS KHAYARUNNESA BIBI**, wife of Shajhan Molla, daughter of Late Mastan Chaprashi alais Mostabar Chaprashi, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Vill. Baligori, P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

Hereinafter called and referred to as the "**Confirming Party**" (which terms and expression shall unless excluded by or repugnant to the



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Additional District Sub-Registrar
Rajasthan (Salt Lake)

- 2 APR 2003

context be deemed to mean and include her heirs, administrators, representatives and assigns).

Vendors, Purchaser and Confirming Party collectively Parties and individually Party.

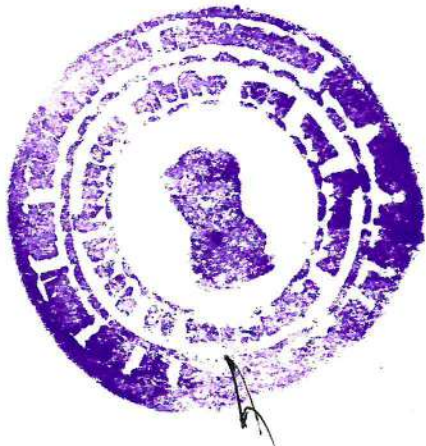
NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

4.1 **Said Property :** ALL THAT piece and parcel of demarcated plot of Sali land measuring **2.50 decimals more or less equivalent to 1 (One) Cottah 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, **R.S. Dag No. 413**, under C.S. Khatian No. 468, **R.S. Khatian No. 674**, **L.R. Khatian No. 1495/1**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, demarcated in colour Red on Plan attached herewith and morefully described in the Schedule below (**Said Property**).

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Vendors have made the following representation and given the following warranty to the Purchaser regarding title.



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राजधानी जिला सब-डिवीजन
राजधानी (साल्ट टैक्स ऑफिस)

2 APR 2008

- 5.1.1 **Absolute Ownership of Kalidasi Dasi :** One Kalidasi Dasi was the absolute recorded owner of 54 decimals more or less of Sali land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.2 **Sale by Kalidasi Dasi to Mastan Chaprashi alais Mostabar Chaprashi :** The said Kalidasi Dasi sold, transferred and conveyed 25 decimals more or less of land out of aforesaid 54 decimals of land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, District North 24 Parganas, to one Mastan Chaprashi alais Mostabar Chaprashi, by the strength of of Registered Deed of Conveyance, registered on 27.02.1980, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 59, Pages 7 to 9, being Deed No. 1396 for the year 1980.
- 5.1.3 **Demise of Mastan Chaprashi alais Mostabar Chaprashi :** The said Mastan Chaprashi alais Mostabar Chaprashi died intestate, leaving behind his only wife, Salehar Bibi, only minor son, Rejjak Chaprashi alais Rejjak Molla and three minor daughters, Asura Bibi alais Asura Begam, Masura Khatun alais Sundar Khatun & Rejina Bibi alais Khayarunnesa as his heirs and successors in interest, in respect of the aforesaid land in accordance with the Muslim Law of Inheritance i.e. Farayez.



ಅಧಿಕಾರಿ ಸಹಾಯಕ ಸರ್ಕಾರಿ ಕಚೇರಿ
ಬೆಂಗಳೂರು (ಸಹಾಯಕ ಸರ್ಕಾರಿ ಕಚೇರಿ)

- 2 APR 2008

- 5.1.4 **Sale by Salehar Bibi & Others to Ram Dulari Roy** : The said Salehar Bibi, alongwith her minor son, Rejjak Chaprashi alais Rejjak Molla and minor daughter, Rejina Bibi alais Khayarunnesa represented by their natural gardian their mother Salehar Bibi sold, transferred and conveyed 25 decimals equivalent to 15 (Fifteen) Cottahs more or less of land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, District North 24 Parganas, to Ram Dulari Roy, by the strength of of Registered Deed of Conveyance, registered on 31.10.1986, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 152, Pages 489 to 494, being Deed No. 7960 for the year 1986.
- 5.1.5 **Sale by Rejjak Chaprashi alais Rejjak Molla & Others to Ram Dulari Roy** : Later on the said minor son Rejjak Chaprashi alais Rejjak Molla, Masura Khatun alais Sundar Khatun & Asura Bibi alais Asura Begam became major and demanded their share from the said purchaser, Ram Dulari Roy and to secure the right title and interest on the land the said Ram Dulari Roy purchased their share measuring 17.50 decimals more or less being a part of the aforesaid 25 decimals more or less, which was purchased by the said Ram Dulari Roy in the aforesaid Deed bearing No. 7960 for the year 1986, from the said Rejjak Chaprashi alais Rejjak Molla, Masura Khatun alais Sundar Khatun & Asura Bibi alais Asura Begam. And the present Deed was registered on 25.01.1993, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 11, Pages 339 to 344, being Deed No. 502 for the year 1993.



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Additional District Sub-Registrar
Alibonagar (Salt Lake Circle)

2 APR 2008

- 5.1.6 **Record by Ram Dulari Roy :** The name of the said Ram Dulari Roy was recorded in L.R. Settlement in L.R. Khatian No. 1495/1. But unfortunately the name of the Ram Dulari Roy was recorded as Ram Kumari Roy, in respect of 25 decimals more or less of land in R.S. Dag No. 413, L.R. Khatian No. 1495/1, in Mouza - Chakpachuria.
- 5.1.7 **Demise of Ram Dulari Roy :** The said Ram Dulari Roy died intestate leaving her six sons namely Kailash Roy, Gopal Roy, Bijoy Roy, Kiran Roy, Raju Roy & Balaram Roy and three daughters namely Kusum Das, Rekha Singh & Rakhi Roy as her heirs successors in interest in respect of the aforesaid land.
- 5.1.8 **Sale by successors of Ram Dulari Roy to one Tarak Chandra Saha :** The successors of the said Ram Dulari Roy sold, transferred and conveyed a part of the land measuring 22.50 decimals out of 25 decimals more or less of land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, District North 24 Parganas, to one Tarak Chandra Saha, and rest of the land measuring 2.50 decimals more or less was in their possession.
- 5.1.8 **Claim by Rejina Bibi alais Khayarunnesa Bibi :** The said Rejina Bibi alais Khayarunnesa Bibi became major and makes a claim before the successors of the said Ram Dulari Roy and also before Tarak Chandra Saha regarding her share in the land. After intervention of the local people, it is settled that the said Rejina Bibi alais Khayarunnesa Bibi



Additional District Sub-Registrar
Mishannagar (Salt Lake City)

2 APR 2008

will get a part of the consideration and will sign the present Deed as Confirming Party and relinquished her all demand, claim and interest on the land to be sold in favour of the present purchaser, Sawkat Ali Laskar.

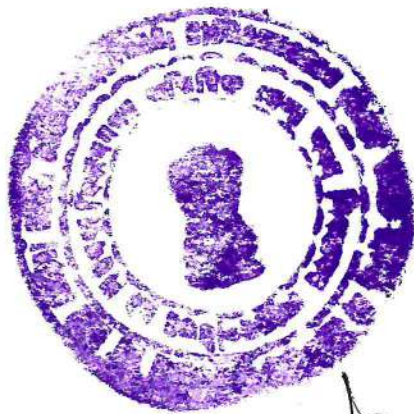
- 5.1.9 **Desire of Sale :** The said Kailash Roy, Gopal Roy, Bijoy Roy, Kiran Roy, Raju Roy, Balaram Roy, Kusum Das, Rekha Singh & Rakhi Roy intended to sell **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **2.50 decimals more or less equivalent to 1 (One) Cottah 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, **R.S. Dag No. 413**, under C.S. Khatian No. 468, **R.S. Khatian No. 674, L.R. Khatian No. 1495/1**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, to the present purchaser, which is confirmed by the said Rejina Bibi alais Khayarunnesa Bibi, Confirming Party herein (**Said Property**).
- 5.1.10 **Title of the Vendors :** Thus in the abovementioned circumstances, the vendors have become the absolute owners of the Said Property.
- 5.1.11 **True and Correct Representations :** The Vendors are the absolute and undisputed owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.



Additional District Sub-Registrar
Bidhanagar (Salt Lake City)

2 APR 2008

- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :**
The Vendors represent, warrant and covenant regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendors :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell :** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.4 **No Dues :** No tax in respect of the Said Property is due to the Patharghata Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendors.
- 5.2.5 **No Right of Preemption :** No person or persons whosoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.



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राजधानी जिला सब-डाक
रिहसनगर (सॉल नॉको)

2 APR 2000

- 5.2.6 **No Mortgage :** No mortgage or charge has been created by the Vendors & Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.7 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.8 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding :**
- 6.1 **Agreement to Sell and Purchase :** The Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and



National District Sub-Region
Ridheenasar (Salt Lake City)

2 APR 2008

the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Vendors, which is confirmed by the confirming party herein.

7. **Transfer :**

7.1 **Hereby Made :** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Property **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **2.50 decimals more or less equivalent to 1 (One) Cottah 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, **R.S. Dag No. 413**, under C.S. Khatian No. 468, **R.S. Khatian No. 674**, **L.R. Khatian No. 1495/1**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, demarcated in colour Red on Plan attached herewith and morefully described in the Schedule below free from all encumbrances, which is confirmed by confirming party herein.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 1,80,000.00 (Rupees One lakh Eighty thousand)** only paid by the Purchaser to the Vendors and Confirming Party, receipt of which the Vendors and Confirming Party hereby and by the Memo and Receipt hereunder written admit and acknowledge.



Additional District Sub-Registrar
Bikaner (Salt Lake Office)

2 APR 2006

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute :** Absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances :** Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.

8.1.4 **Together with All Other Appurtenances :** Together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/ non-mutated lands purchased by the Vendors as mentioned in the various sub-clauses of Clause 5 above.



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National District Sub-Registrar
Bidhanagar (Salt Lake Circle)

2 APR 1978

- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification :** Indemnification by the vendors and confirming party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendors and confirming party about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the vendors and confirming party shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act :** All obligations and duties of vendors, purchaser and confirming party as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendors and confirming party to the purchaser, which the purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date



A

Additional District Magistrate
Mithanagar (Salt Lake Circle)

2 APR 2008

of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors and Confirming Party, with regard to which the vendors and confirming party hereby indemnify and agree to keep the purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession :** The vendors and confirming party hereby covenant that the purchaser and his executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendors and confirming party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

8.6 **Indemnity :** The vendors and confirming party hereby covenant that the vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchaser and his heirs, executors, administrators, representatives and



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Regional District ~~Sub-Office~~
Biddannagar (Sait Acha C.T.)

2 APR 2008

assigns and / or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest by reason of any defect in title of the vendors or any of the representations being found to be untrue.

8.7 **No Objection to Mutation :** The vendors and confirming party declare that the purchaser can fully be entitled to mutate his name in all records of the concerned authority including Patharghata Gram Panchayet and to pay tax or taxes and all other impositions in his own name. The vendors and confirming party undertake to co-operate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchaser and in this regard shall sign all documents and papers as required by the purchaser.

8.8 **Further Acts :** The vendors and confirming party hereby covenant that the vendors and confirming party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the purchaser and / or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



Regional District Sub-Office
Mehannagar (Salt Lake City)

2 APR 2008

SCHEDULE

(SAID PROPERTY)

[SUBJECT MATTER OF SALE]

ALL THAT piece and parcel of demarcated plot of Sali land measuring **2.50** decimals more or less equivalent to **1 (One) Cottah 8 (Eight) Chittacks 0 (Zero)** sq.ft. be the same a little more or less, lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, **R.S. Dag No. 413**, under C.S. Khatian No. 468, **R.S. Khatian No. 674, L.R. Khatian No. 1495/1**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, demarcated in colour Red on Plan attached herewith, butted and bounded as follows :-

ON THE NORTH : R.S. Dag Nos. 407, 421, 420 & 417.

ON THE SOUTH : Bagjola Khal.

ON THE EAST : Sawkat Ali Laskar.

ON THE WEST : R.S. Dag No. *413 SAME DAG*

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



राज्य सरकार
बिहानगर (सालाहा)

2 APR 2008

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *কুমারী সুমিত্রা দেবী*

*স্বামী: কুমারী সুমিত্রা দেবী
স্বামী: কুমারী সুমিত্রা দেবী*

2. *কুমারী সুমিত্রা দেবী
কুমারী সুমিত্রা দেবী
কুমারী সুমিত্রা দেবী*

Kailash Raaf
Kailash Roy

Gopal Roy

Gopal Roy

Drafted by :

Krishna Das

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

বিজয় রায়

Bijoy Roy

কিরান রায়

Kiran Roy

Raju Roy

Raju Roy

Composed by :

k

Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.



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Additional District Sub-Reg.
Bijhanagar (Salt Lake Circle)

2 APR 2008

19

Balaram Roy.
Balaram Roy

कुसुम दास

Kusum Das

रेखा सिंह

Rekha Singh


शरवी - राय

Rakhi Roy

Owners / Vendors

Sawkat Ali Laskar
Sawkat Ali Laskar

Purchaser

 रेजिना बिबि
व: इमरुन्निसा बिबि

Rejina Bibi

alais Khayarunnesa Bibi

Confirming Party



Regional District Sub-Range
Raibhanagar (Salt Lake Circle)

2 APR 2008

MEMO OF CONSIDERATION

Received Rs. 1,70,000.00 (Rupees One lakh Seventy thousand) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchaser.

Witnesses :-

1. *Handwritten signature*

2. *Handwritten signature*

Handwritten signature: Kailash Roy

Kailash Roy

Handwritten signature: Gopal Roy

Gopal Roy



A
Additional District Sub-Inspector
Mithanagar (Salt Lake Circle)

2 APR 2008

21

विजय राय

Bijoy Roy

किरन राय

Kiran Roy

Raju Roy

Raju Roy

Balaram Roy.

Balaram Roy

कुसुम दास

Kusum Das

रेखा सिंह

Rekha Singh

राखी - राय

Rakhi Roy

Owners / Vendors




A

Regional District Sub-Reg
Mithanagar (Salt Lake)

2 APR 2008

Received Rs. 10,000.00 (Rupees Ten thousand) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchaser.

Witnesses :-

1. 

2. 



রেজিনা বিবি
স: খায়রুননেসা

Rejina Bibi
alais Khayarunnesa Bibi

Confirming Party



[Handwritten signature]












Additional District Sub-Reg.
Mishanagar (Salt Lake) *[illegible]*

2 APR 2008












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/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

 <i>Sawkat Ali Laskar</i>	LH.					
	RH.					

ATTESTED :- *Sawkat Ali Laskar*

 <i>Gopal Roy</i>	LH.					
	RH.					

ATTESTED : *Gopal Roy*

 <i>किशोर कटारिया</i>	LH.					
	RH.					

ATTESTED :- *किशोर कटारिया*



Additional District Sub-Registrar
Maddur (Salt Lake Circle)

2 APR 2008












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/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

 <i>Raju Roy</i>	LH.					
	RH.					

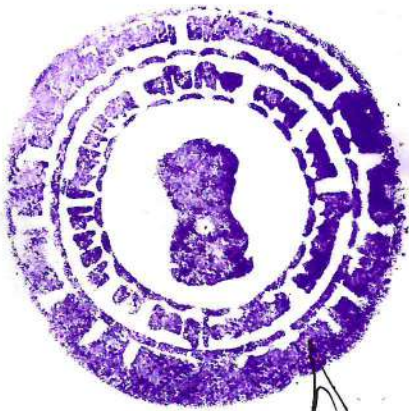
ATTESTED :- *Raju Roy*

 <i>कुसुम पारिडा</i>	LH.					
	RH.					

ATTESTED :- *कुसुम पारिडा*

 <i>विनय राय</i>	LH.					
	RH.					

ATTESTED :-














Additional District Sub-Range
Bihannagar (Salt Lake Circle)

2 APR 2008












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/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

 Balaram Roy	LH.					
	RH.					

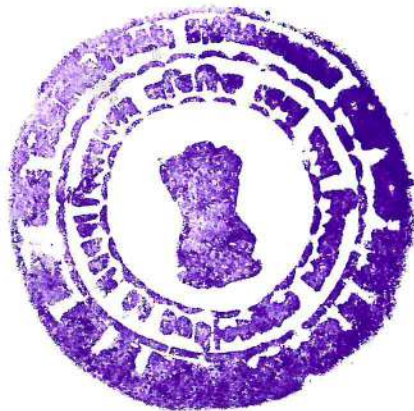
ATTESTED :-

 सेवा सिंह	LH.					
	RH.					

ATTESTED :-

 राजवी सिंह राय	LH.					
	RH.					

ATTESTED :-





Additional District Sub-Registrar
Bidhanagar (Salt Lake City)

2 APR 2008












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/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

 <i>Kailash Ray</i>	LH.					
	RH.					

ATTESTED :-

 <i>சாட்சி ரிபி</i> <i>ச: சாட்சி ரிபி</i>	LH.					
	RH.					

ATTESTED

PHOTO	LH.					
	RH.					

ATTESTED :-



Additional District Sub-Registrar
Bilaspur (Salt Lake Circle)

2 APR 2008


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue










Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 03309 / 2008 Document Number (I -04390,2008)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sawkat Ali Laskar	

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

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Sawkat Ali Laskar PS - Rajarhat Chakpanchuria	Self		 LTI	
2.	Gopal Roy PS - Sonarpur Subhasgram	Self		 LTI	X
3.	Kiran Roy PS - Sonarpur Subhasgram	Self		 LTI	X
4.	Raju Roy PS - Sonarpur Subhasgram	Self		 LTI	X

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR



Additional District Sub-Registrar
Bihar Nagar (Salt Lake City)

2 APR 2008









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 03309 / 2008 Document Number (I -04390,2008)

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

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
5.	Kusum Das PS - Muchipara 12/1 Garade Lane	Self		 LTI	X
6.	Rejina Bibi PS - Rajarhat Chakpanchuria	Confirming Party		 LTI	X
7.	Bijoy Roy PS - Sonarpur Subhas Gram	Self		 LTI	बिजय राय
8.	Balaram Roy PS - Sonarpur Subhas Gram	Self		 LTI	Balaram Roy.



Additional District Sub-Registrar
Bichannagar (Salt Lake Circle)
2 APR 2008







Government of West Bengal

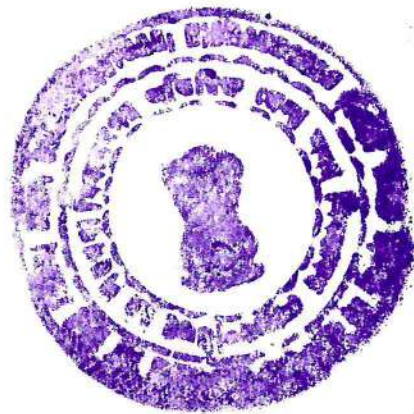
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 03309 / 2008 Document Number (I -04390,2008)

II Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
9.	Rekha Singh PS - Jora Bagan Ram Mandir	Self		 LTI	रेखा सिंह
10.	Rekhi Roy PS - Bali Dom, Ghosh Para	Self		 LTI	रेखी - राय
11.	Kailash Roy PS - Rajarhat Chawkpachuria	Self		 LTI	Kailash Roy
Name of Identifier of above Person(s)			Signature of Identifier with Date		
J Molla PS-Rajarhat,Chakpanchuria			वृत्ति अधिकारी कार्यालय		



Additional District Sub-Registrar
Bidhanagar (Salt Lake Circle)

2 APR 2008

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No 03309 / 2008 Document Number (I - ,)

I - Signature of the Presentant

Name of the Presentant	Signature with date
Sawkat Ali Laskar	<i>Sawkat Ali Laskar</i> 26.03.08

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

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Bijoy Roy PS - Sonarpur Subhas Gram	Self			X
2.	Balaram Roy PS - Sonarpur Subhas Gram	Self			X
3.	Rekha Singh PS - Jora Bagan Ram Mandir	Self			X
4.	Rekhi Roy PS - Bali Dom, Ghosh Para	Self			X

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

Handwritten text, possibly a name or address, including "A. P. ...".



Additional District Sub-Registrar
Mishanagar (Salt Lake Circle)
2 APR 2008

Handwritten signature or scribble in black ink, extending from the rectangular stamp area.

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas







Signature / LTI Sheet of Serial No 03309 / 2008 Document Number (I -)

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

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
5.	Kailash Roy PS - Rajarhat Chawkpachuria	Self			X

Name of Identifier of above Person(s)

Signature of Identifier with Date

6.	Sawkat Ali Laskar PS - Rajarhat Chakpanchuria	Self		 LTI	Sawkat Ali Laskar
7.	Gopal Roy PS - Sonarpur Subhasgram	Self		 LTI	Gopal Roy
8.	Kiran Roy PS - Sonarpur Subhasgram	Self		 LTI	Kiran Roy

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR



Additional District Sub-Registrar
Ridhanagar (Salt Lake Circle)

2 APR 2008







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 03309 / 2008 Document Number (I - ,)

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

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
9.	Raju Roy PS - Sonarpur Subhasgram	Self		 LTI	<i>Raju Roy</i>
10.	Kusum Das PS - Muchipara 12/1 Garade Lane	Self		 LTI	<i>कुसुम दास</i>
11.	Rejina Bibi PS - Rajarhat Chakpanchuria	Confirming Party		 LTI	<i>রেজিনা বিবি সি: রাজরহাট চকপাচুরিয়া</i>
Name of Identifier of above Person(s) J Molla PS-Rajarhat, Chakpanchuria			Signature of Identifier with Date <i>J Molla</i> 26/3/08-		

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR



Additional District Sub-Registrar
Rajahmundry (Salt Lake Circle)

2 APR 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-04390 of :2008
(Serial No. 03309, 2008)

On 26/03/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1969/- on:26/03/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 180000/-

Certified that the required stamp duty of this document is Rs 9000 /- and the Stamp duty paid as: Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty : Rs 8020/- is paid by the draft no. :598023, Draft date:25/03/2008, Bank name:STATE BANK OF INDIA, Tegharia, recieved on :26/03/2008.

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

Presented for registration at 15.37 on :26/03/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Sawkat Ali Laskar,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on :26/03/2008 by

1. Gopal Roy, son of Mohan Roy, Subhasgram, Thana Sonarpur, By caste Hindu, by Profession :----
2. Kiran Roy, son of Mohan Roy, Subhasgram, Thana Sonarpur, By caste Hindu, by Profession :----
3. Raju Roy, son of Mohan Roy, Subhasgram, Thana Sonarpur, By caste Hindu, by Profession :----
4. Kusum Das, wife of Shyamal Das, 12/1 Garade Lane, Thana Muchipara, By caste Hindu, by Profession :----
5. Rejina Bibi, wife of Shajhan Molla, Chakpanchuria, Thana Rajarhat, By caste Hindu, by Profession :House wife
6. Sawkat Ali Laskar, son of Ayub Ali Laskar, Chakpanchuria, Thana Rajarhat, By caste Hindu, by Profession :-----

Identified By J Molla, son of J Molla Chakpanchuria Thana: Rajarhat, by caste Hindu, By Profession :-----.

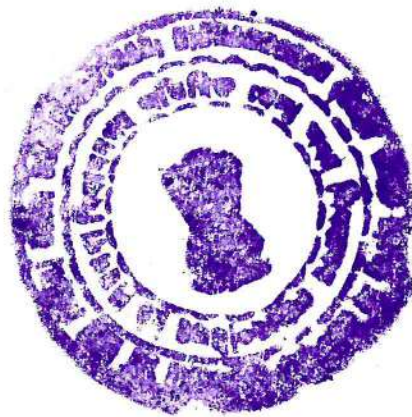
Name of the Registering officer : **Nurul Amin Khan**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 02/04/2008

Admissibility(Rule 43)

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

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal



Additional District SD-
Ridhanagar (Salt Lake Camp)

2 APR 2000

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-04390 of 2008
(Serial No. 03309, 2008)

also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Admission of Execution(Under Section 58)

Execution is admitted on :02/04/2008 by

1. Bijoy Roy, son of Mohan Roy, Subhas Gram, Thana Sonarpur, By caste Hindu, by Profession :Business
 2. Balaram Roy, son of Mohan Roy, Subhas Gram, Thana Sonarpur, By caste Hindu, by Profession :Business
 3. Rekha Singh, wife of Madan Singh, Ram Mandir, Thana Jora Bagan, By caste Hindu, by Profession :House wife
 4. Rekhi Roy, wife of Ratan Chandra Roy, Dom, Ghosh Para, Thana Bali, By caste Hindu, by Profession :House wife
 5. Kailash Roy, son of Mohan Roy, Chawkpachuria, Thana Rajarhat, By caste Hindu, by Profession :Business
- Identified By J Molla, son of J Molla Chakpanchuria Thana: Rajarhat, by caste Hindu, By Profession :----

Name of the Registering officer : **Nurul Amin Khan**
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

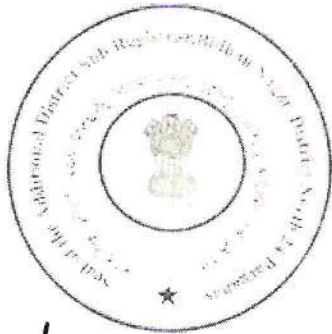


Additional District Sub-Registrar
Bidhannagar (Salt Lake)

2 APR 1958

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 17619 to 17656
being No 04390 for the year 2008.



(Nurul Amin Khan) 03-April-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal