

05289

1 06483



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

353557 h

A 326352

WEST BENGAL DISTRICT SUB-DIVISION  
MEDHINIPUR (Sub) Date

9 MAY 2008

### DEED OF CONVEYANCE

1. Date: 09.05.2008
2. Place: Kolkata
3. Parties:
  - 3.1 NETAI CHANDRA SARKAR, son of Late Bhim Chandra Sarkar, by faith - Hindu, by occupation -

M.C. Carr

1995  
201 2507  
857  
3857

Contd.....2



নং 306

05/5/08

মূল 2000

ক্রেতার নাম

সং

স্টাম্প ডেভার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এম. আর. No. 36, Arjunpur North

মোট স্টাম্প জর্য তাৎ

চালান নং

মোট কত টাকা খরিস

PINAKI CHATTOPADHYAY

Kolkata-700 059

16 APR 2008

ট্রেজারী বারাকপুর ডেভার মিতা দত্ত

680000

নামের সিকট 1000/- সুকার দ্যা-

কত ডেভার বা বাস্তবায়ন কত বিয় জর্য

এ কবল করিলেন।

306-307

Retul 1000/-

~~স্বাক্ষরিত~~

~~স্বাক্ষরিত~~

Saukat Ali Laskar

V/L 4382

Saukat Ali Laskar

V/L 4383

~~স্বাক্ষরিত~~

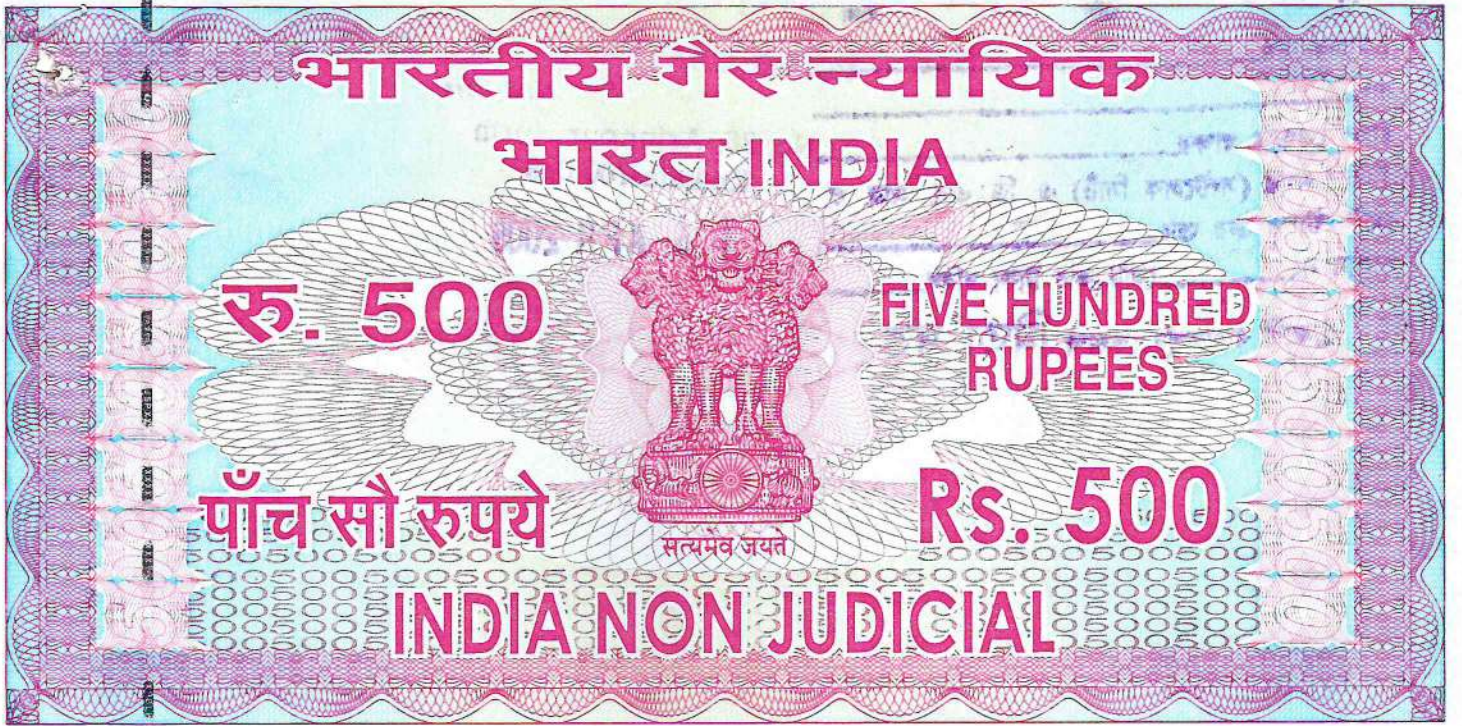


Ashok Naskar  
Vill Do. Pathinghata  
Ds. Rajshah  
Pansnera,

স্বাক্ষরিত (সহ স্বাক্ষর)

9 MAY 2008





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 326353

2

Business, by nationality - Indian, residing at Sulangori Colony, P.S. Rajarhat, District North 24 Parganas.

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

Contd.....3



নং 207

০৫/১/০৮ স্বাক্ষর

ক্রেতার নাম

PENAKI CHATTOPADHYAY

সং

Advocate

স্টাম্প ভেডার স্বাক্ষর

No. 36, Arjunpur North

বিধান নগর (সল্টলেক সিটি) এ. ডি. এম. আর. ও.

Kolkata-700 059

মোট স্টাম্প জরি জা

16 APR 2008

চালান নং

মোট কত টাকা খরিস

ট্রেডারী বারাকপুর ভেডার মিতা দত্ত

680000



স্বাক্ষরিত লিখন  
Kolkata-700 059

9 MAY 2008

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).

Vendor and the Purchaser 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 **07 decimals 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. 694**, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, and morefully described in the Schedule below (**Said Property**).



A

กรมส่งเสริมการค้าระหว่างประเทศ  
กระทรวงพาณิชย์ (Seal) Date

9 MAY 2008

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

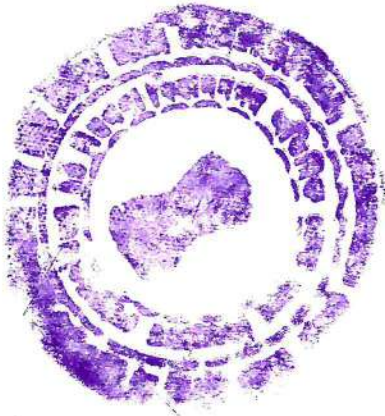
5.1 **Representations and Warranties Regarding Title :** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

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 Kamala Biswas :** The said Kalidasi Dasi sold, transferred and conveyed 33 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 Kamala Biswas, by the strength of of Registered Deed of Conveyance, registered on 12.02.1975, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 28, Pages 73 to 75, being Deed No. 1299 for the year 1975.

5.1.3 **Sale by Kamala Biswas to Gour Sardar :** The said Kamala Biswas sold, transferred and conveyed the aforesaid land measuring 33 decimals





Handwritten signature  
Handwritten signature (Sah) Date

9 MAY 2008



more or less of land to one Gour Sardar, by the strength of of Registered Deed of Conveyance, registered on 28.08.1986, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, being Deed No. 6925 for the year 1986.

- 5.1.4 **Sale by Gour Sardar to the present owner, Netai Chandra Sarkar :** The said Gour Sardar sold, transferred and conveyed 11.55 decimals more or less of land out of the aforesaid land measuring 33 decimals more or less, to the present owner, Netai Chandra Sarkar, by the strength of of Registered Deed of Conveyance, registered on 28.08.1986, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 132, Pages 313 to 318, being Deed No. 6927 for the year 1986.
- 5.1.5 **Desire of Sale by Netai Chandra Sarkar to the present purchaser, Sawkat Ali Laskar :** The said Netai Chandra Sarkar decided to sell **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **07 decimals 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. 694**, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, to the present Purchaser, Sawkat Ali Laskar (**Said Property**).
- 5.1.6 **Title of the Vendor :** Thus in the abovementioned circumstances, the vendor has become the absolute owner of the Said Property.

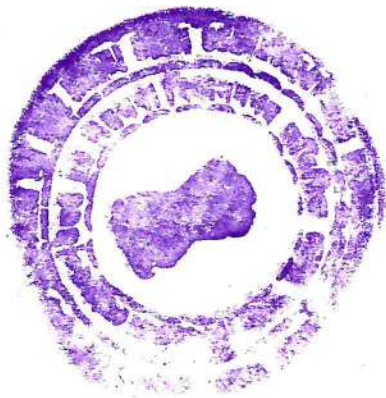


A

ASSISTANT LIBRARIAN  
MADRAS UNIVERSITY  
9 MAY 2008



- 5.1.7 **True and Correct Representations :** The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :**  
The Vendor represents, warrants and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares 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 Vendor :** The Vendor has 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 Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.



A  
KATIKA MJI WA DAR ES SALAAM  
MAY 9 2008

9 MAY 2008



- 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 Vendor.
- 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.
- 5.2.6 **No Mortgage :** No mortgage or charge has been created by the Vendor 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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.



संस्कृत विभाग, दिल्ली-110002  
सिद्धान्त (सह) दत्ता 110

9 MAY 2008



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 Vendor from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase :** The Vendor has approached the Purchaser and offered to sell the Said Property to the Purchaser and 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 Vendor.

7. **Transfer :**

7.1 **Hereby Made :** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of his 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 **07 decimals 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,



*[Handwritten signature]*

சென்னை டிஸ்ட்ரிக்ட் சூ-  
பிஷ்மென்ட் (சலி லாப) டி

9 MAY 2008

comprised in C.S. Dag No. 408, **R.S. Dag No. 413**, under C.S. Khatian No. 468, **R.S. Khatian No. 694**, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, and morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs. 3,20,000.00 (Rupees Three lakhs Twenty thousand) only** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

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.





ASSISTANT DISTRICT M...  
M... (S...)

9 MAY 2008

- 8.1.4 **Together with All Other Appurtenances :** Together with all other rights the Vendor has 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 Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification :** Indemnification by the vendor about the correctness of his title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the vendor shall, at his 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 vendor, and purchaser 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 vendor to the purchaser, which the purchaser admits, acknowledges and accepts.



2



सिडको, नया दिल्ली  
सिडको, नया दिल्ली (Sikho) 2006

9 MAY 2006



- 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 of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor with regard to which the vendor hereby indemnifies and agrees to keep the purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession :** The vendor hereby covenants 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 vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.
- 8.6 **Indemnity :** The vendor hereby covenants that the vendor 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,



சென்னை மாவட்ட சட்டமன்றத் தொகுதி  
அலுவலகம் (சென்னை) 600 009

9 MAY 2008

administrators, representatives and 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 vendor or any of the representations being found to be untrue.

8.7 **No Objection to Mutation :** The vendor declares 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 vendor undertakes 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 vendor hereby covenants that the vendor or any person claiming under him, 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.





சென்னை டிஸ்ட்ரிக்ட் டிபன்சரி  
ரிசர்வ் (சல) டிபன்சரி

9 MAY 2008

**13**

**SCHEDULE**

**(SAID PROPERTY)**

**[SUBJECT MATTER OF SALE]**

**ALL THAT** piece and parcel of demarcated plot of Sali land measuring **07** decimals 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. 694**, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas.

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



सिन्धु नगरपालिका (Sindhunagar Municipality)

9 MAY 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. *Handwritten signature*  
 ৬০০ নং/১৫ ডি/২  
 ২নং/১৫ ডি/২  
 (১৫ নং/১৫ ডি/২) ২৪ অক্টোবর
2. *Handwritten signature*  
 পিতা - *Handwritten name*  
 মাতা - *Handwritten name*  
 (পাঃ) *Handwritten name*  
 ঠিকানা: *Handwritten address*  
 (পাঃ) *Handwritten address*  
 (পাঃ) *Handwritten address*

*Handwritten signature*

Netai Chandra Sarkar

Owners/ Vendor

Drafted by :

*Handwritten signature: Pinaki Chattopadhyay*

For Pinaki Chattopadhyay & Associates,  
Solicitor & Advocates,  
Sangita Apartment, Ground Floor,  
Teghoria Main Road,  
Kolkata - 700 059.  
Ph. : 2570 8471.

*Handwritten signature: Swakat Ali Laskar*

Swakat Ali Laskar

Purchaser

Composed by :

*Handwritten signature: Paresh Swarnakar*

Paresh Swarnakar,  
14/B, Jessore Road,  
Kolkata - 700 028.



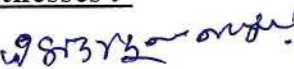
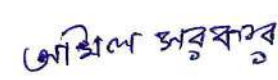
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ  
ಬೆಂಗಳೂರು (ಸಿಟಿ ದೆಪ್ಟ್)


9 MAY 2008

**MEMO OF CONSIDERATION**

Received Rs. 3,20,000.00 (Rupees Three lakhs Twenty 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. 

  
Netai Chandra Sarkar  
**Owner / Vendor**





A

Assistant District Magistrate  
Mishanapur (Sak Naha)

9 MAY 2008

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE TR ACT 1908  
NB - L.H. BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS



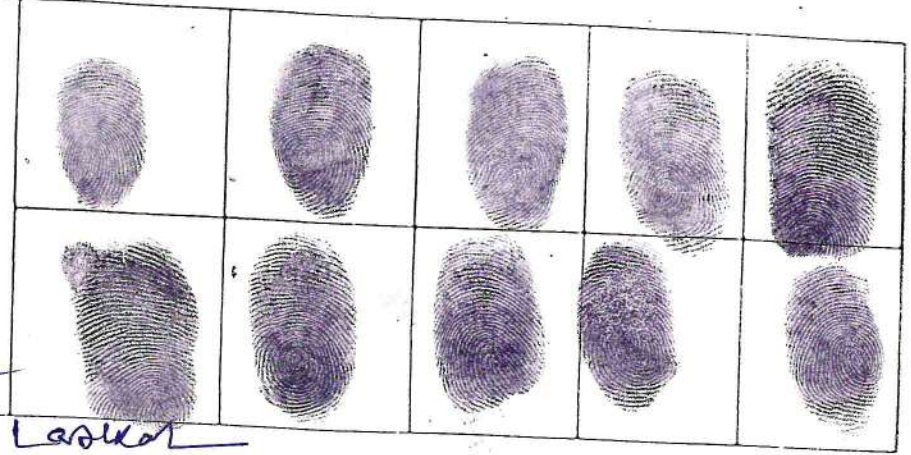
Sawkat Ali Laskar

ATTESTED

Sawkat Ali Laskar

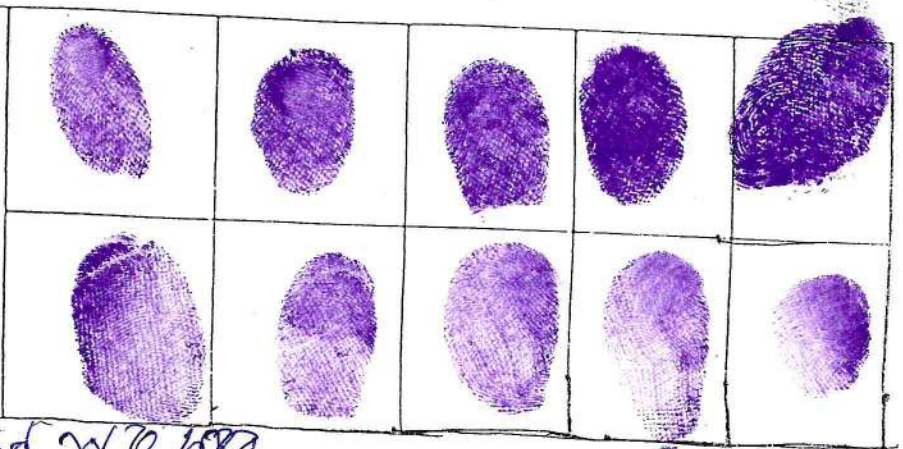
LH

RH



LH

RH



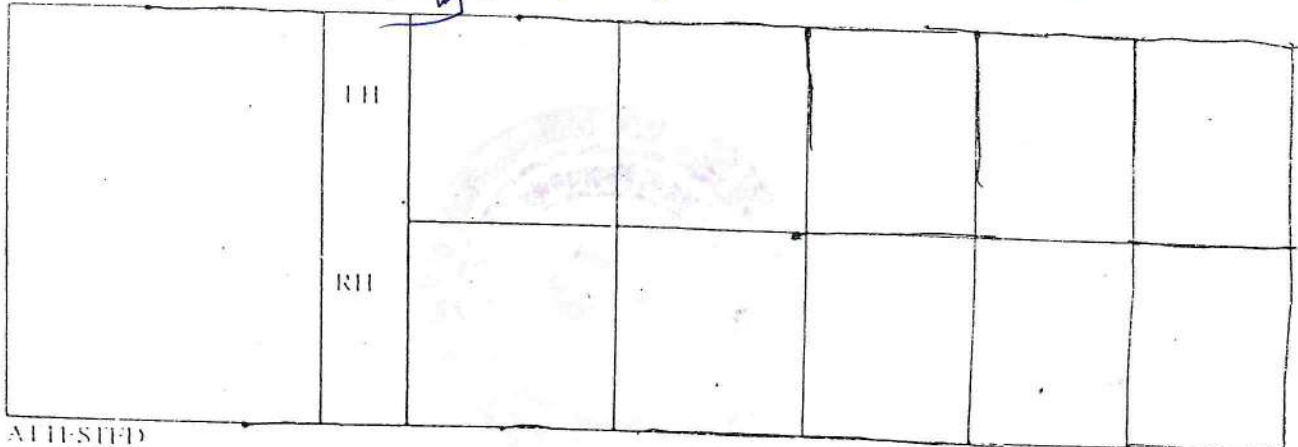
সাকাত আলি লসকার

ATTESTED

সাকাত আলি লসকার

LH

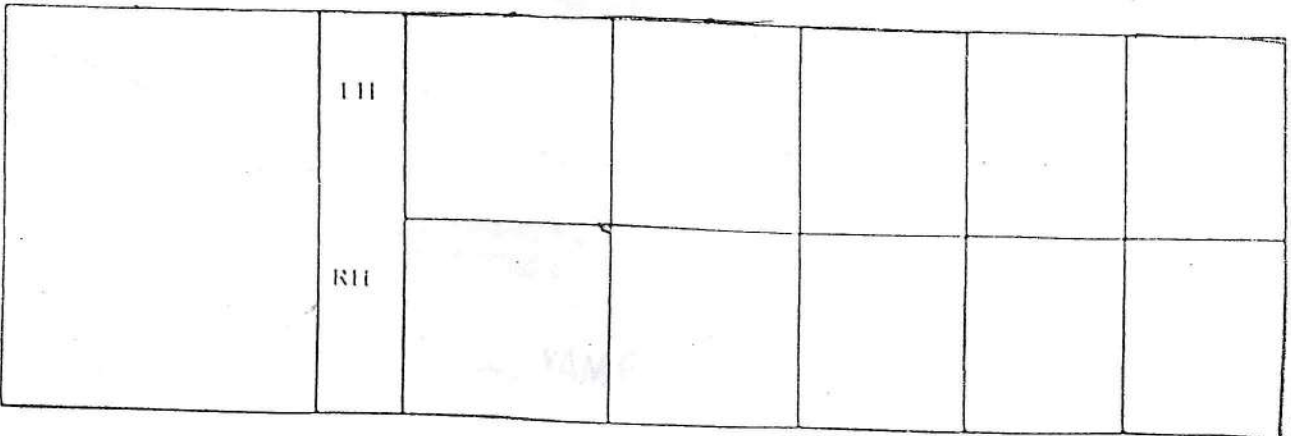
RH



ATTESTED

LH

RH



ATTESTED :-



AGRICULTURE DISTRICT SUB-DIVISION  
MADHURAI (Sak) Patta

9 MAY 2006

*[Handwritten signature]*



**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-06483 of :2008  
(Serial No. 05289, 2008)

---

**On 09/05/2008**

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

Presented for registration at 19.21 hrs on :09/05/2008,at the Private residence by Sawkat Ali Laskar,Claimant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 09/05/2008 by

1. Netai Chandra Sarkar, son of Lt Bhim Chandra Sarkar ,Sulanguri Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation
2. Sawkat Ali Laskar, son of Ayub Ali Laskar ,Chakpanchuria Rajarhat ,Thana Rajarhat, By caste Muslim,by Profession :Business

Identified By A Naskar, son of . . Patharghata Thana: Rajarhat, by caste Hindu,By Profession :Business.

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

**On 20/05/2008**

**Certificate of 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. 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) = 3883/- on:20/05/2008

**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- 353594/-

Certified that the required stamp duty of this document is Rs 17680 /- and the Stamp duty paid as: Impressive Rs- 1000

**Deficit stamp duty**

Deficit stamp duty Rs 16700/- is paid, by the draft number 598570, Draft Date 16/05/2008 Bank Name STATE BANK OF INDIA, Tegharia, recieved on :20/05/2008.

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



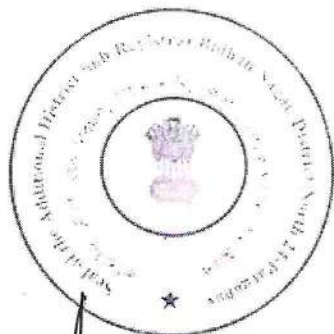
National Bureau of Aquaculture  
Karnal (Sah. Bah.)

20 MAY 2006

A handwritten signature in blue ink, consisting of a stylized, cursive name.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 14033 to 14107  
being No 06483 for the year 2008.



(Nurul Amin Khan) 21-May-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal



DATED THE 09 DAY OF 05 - 2008

**DEED OF CONVEYANCE**

**BETWEEN**

Netai Chandra Sarkar

**Owners/ Vendor**

Swakat Ali Laskar

**Purchaser**

**Drafted by**

**Pinaki Chattopadhyay**

**& Associates**

Solicitor & Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 059

Ph : 2570 8471

**Composed By**

**Paresh Swarnakar**

14/B, Jessore Road

Kolkata - 700 028