

05048

V. 2007/46/2010

05269/2010

1A



2007  
09/07  
2010

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

812349

Handwritten calculations:  
 850  
 250  
 -----  
 500

3.10.09962/2010  
 M.V. No. 17,23,125/-

Sd/-  
 Pdt/-

Handwritten calculations:  
 5000  
 98450  
 -----  
 103450

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Sub. Registrar - III  
 Alipore South 24 Parganas

9 JUL 2010

B. P. Saha  
 23/7/10  
 17.23.125

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this 9<sup>th</sup> day of July,  
 Two thousand Ten (2010)

BETWEEN

Handwritten notes:  
 18953/  
 14/  
 22  
 H = 28  
 18999

Mondal and others before the 3<sup>rd</sup> Court of Subordinate Judges at Alipore

BEPARI DEVELOPERS PVT. LTD.  
 Sankar Prasad Bepari  
 Director

- 9 JUL 2010

Serial No. 13291 Date .....

Name N. L. Ch. Datta

Address "Shakuntala Sarani" }  
P. S. Balgharan Kat - 85 }

Value Rs. 5000/- Pa

**BIDYUT KR. SAHA**  
Licence Stamp Vendor  
Allpore Judges' Court, 24 Pgs (S)

Licence Stamp      Vendor Signature

*[Signature]*  
WILSON DASTI



NETR 2260



*[Signature]*  
WILSON DASTI



NETR 2266

Constituent Attorney of ① Shyamalkumar Dey  
② Tapak Dey

*[Signature]*

Dist. Pub. Registrar - III  
Allpore South 24 Parganas

- 9 JUL 2010

Bijan Kumar Tanstaln  
Sgt. of Krishna Ch. Tanstaln  
12, West Sukanta Road,  
Cal. 700075.

Case of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 6209 to 6226  
being No 05289 for the year 2010.

  
Dist. Sub. Registrar - III  
Alipur, South 24 Parganas



16 JUL 2010

(Anil Kumar Ghoshal) 16-July-2010  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal

BEPARI DEVELOPERS PVT. LTD.  
*Sanku Baid Baper*

Director



Government Of West Bengal  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 05269 of 2010  
(Serial No. 05048 of 2010)

On 09/07/2010

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

Presented for registration at 17.30 hrs on :09/07/2010, at the Private residence by Sri Niloy Datta, Claimant.

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

Execution is admitted on 09/07/2010 by

1. Sri Niloy Datta, son of Sri Dilip Kr. Datta , Thakurbari Sarani, 78/1, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700083 , By Caste Hindu, By Profession : Service

Identified By Bijan Kumar Tarafder, son of Late K. Ch. Tarafder, 12, KABI SUKANTA ROAD, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 , By Caste: Hindu, By Profession: Others.

**Executed by Attorney**

Execution by

1. Sri Babla Roy, son of Late Narayan Ch. Roy , 36, New Santoshpur Main Road, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 By Caste Hindu By Profession: Others,as the constituted attorney of 1.Sri Shyamal Kumar Dey 2.Smt Tapasi Dey is admitted by him.

Identified By Bijan Kumar Tarafder, son of Late K. Ch. Tarafder, 12, KABI SUKANTA ROAD, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 , By Caste: Hindu, By Profession: Others.

( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 12/07/2010

**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 : 23,4 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid In rupees under article : A(1) = 18953/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 12/07/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR - III  
South 24 Parganas

12 JUL 2010

( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

12/07/2010 13:05:00

Endorsement Page 1 of 2

BEPARI DEVELOPERS PVT. LTD.  
Sankar Das Bepari

Director



Sub. Registrar - III  
Alipur, South 24 Parganas

72 JUL 2010



Government Of West Bengal  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas

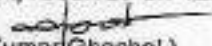
Endorsement For Deed Number : I - 05269 of 2010  
(Serial No. 05048 of 2010)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1723125/-

Certified that the required stamp duty of this document is Rs.- 103408 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 98450/- is paid, by the Bankers cheque number 983505, Bankers Cheque Date 08/07/2010, Bank Name State Bank of India, BELGHORIA, received on 12/07/2010

  
( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

  
Dist. Sub. Registrar - III  
Dist. South 24 Parganas

12 JUL 2010

( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



7  
Dist. Sub-Registrar - III  
Mour. South 24 Parganas

12 JUL 2010

1) SRI SHYAMAL KUMAR DEY, S/O. LATE BENOY KR. DEY, by faith- Hindu, by Occupation- Service, 2) SMT. TAPASI DEY W/O. SRI SHYAMAL KUMAR DEY, by faith- Hindu, by Occupation- Housewife, both residing at FLAT NO. 1D, PRATICHI APARTMENT, 36A, NEW SANTOSH PUR MAIN ROAD, P.S- PURBA JADAVPUR, KOLKATA-700 075, hereinafter called and referred to as the VENDORS ( which expression shall unless otherwise repugnant to the context be deemed to mean and include their heirs, executors, successors, legal representatives, administrators and assigns) being represented by their CONSTITUENT ATTORNEY, SRI BABLA ROY S/O. LATE NARAYAN CH. ROY, OF 36, NEW SANTOSH PUR MAIN RD, P.S- PURBA JADAVPUR, KOL-700 075 vide registered General Power of Attorney, registered before the D.S.R-III and recorded in Book NO. I Vol. NO.I Pages 4933 to 4942 being no. 00421 for the year 2010, of the ONE PART.

**A N D**

SRI NILOY DATTA, S/O. SRI DILIP KR. DATTA, by faith- Hindu, by occupation- Service, residing at 78/1, THAKURBARI SARANI, P.S BELGHARIA, KOLKATA- 700 083, here in after referred to as the PURCHASER (which expression shall unless otherwise repugnant to the context be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS The Suburban Agricultural Diary and Fisheries Ltd. Having its registered Office at 75, Brdidas Temple Road, Gouri Bari P.S- Manicktola, Calcutta filed a suit for Partition against Kumud Krishna Mondal and others before the 3<sup>rd</sup> Court of Subordinate Judges at Allipore





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**Dist. Sub. Registrar - III**  
**4/our, South 24 Parganas**

**9 JUL 2010**

being Title Suit NO. 16 for the year 1941 in respect of the property lying and situated under Mouza- Nayabad under Khatian No. 117, 118 Dag NO. 195 & 196, P.S- Kasba in the District- South 24 Parganas.

**AND WHEREAS** after hearing both the parties the Ld. Court was pleased to decree the said suit in preliminary form and final decree was drawn and on the basis of the Ld. Commissioner's report and the necessary allotments by demarcation were made among the parties and on the basis of respective allotments the parties in the suit were in possession.

**AND WHEREAS** by virtue of the Partition, Smt. Kamala Bala Mondal and Sri Gorachand Mondal being the legal heirs of Late Bholanath Mondal was the Defendant NO.4 of the said Partition suit at Present residing at No. 81/3, Tollygunge Road, under P.S- Tollygunge, Calcutta-33 have been allotted and demarcated 20 Bighas of Sali land along with other properties and the same has been morefully described in the schedule "Murdhenna" of the Final Decree in Title Suit. No. 16 of 1941.

**AND WHEREAS** on the basis of the Partition decree the said Sm Kamala Bala Mondal and Sri Gorachand Mondal thus seized and possessed mutated their names before the Municipality and has been paying the taxes regularly.

**AND WHEREAS** said Sri Gorachand Mondal made a registered General Power of Attorney in favour of his mother Smt. Kamala Bala Mondal in

respect of the his immovable properties for sale, gift mortgage or any kind of transfer on his behalf, as he is living in Canada, working for gain.

**AND WHEREAS** by virtue of the said Genral Power of Attorney said Kamala Bala Mondal entered into an agreement for sale with Sasanka Sekhar Chowdhury & Dhirendra Nath Mitra for selling their 20 Bighas of land vide agreement for sale dtd. 11.10.1980.

AND WHEREAS being refused to sell by Kamala Bala Mondal, said Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Mitra filed a suit for Specific Performance of Contract in the Ld. Court of Ld. 3<sup>rd</sup> Subordinate Judge at Alipore being Title Suit NO. 264 for the year 1982 and said suit was decreed on 29.03.1984 in favour of Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Mitra with a direction to deposit the balance amount in Court.

**AND WHEREAS** after such judgment of Mr. B.K.Lala the Ld. 3<sup>rd</sup> Court of Subordinate Judge at Alipore and in compliance with the direction Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Mitra deposited the Balance amount of Rs. 59,000/- only in Court vide Challan NO. (H) 20670(V) on 01.08.1984 and after full satisfaction of the Ld. Court, the sale deed was made on 12.12.1984 and duly executed and registered in favour of Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra though Court.

**AND WHEREAS** thereafter said Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Mitra jointly sold, transferred all that plot of land measuring about 4 Cottah 15 Chittacks 33 sq.ft ( included 2 Cottah 4 Chittacks 33 sq.ft) to and in favour of Smt. Minati Chowdhury. The said deed of sale is registered before the D.S.R Alipore belhg no. 220 for the year 1985.

**AND WHEREAS** said Minati Chowdhury while seized and possessed the said land sold, transferred the said plot of land to and in favour of Arun Kr. Das through a registered deed of sale, registered before the D.S.R Alipore and recorded in Book No. I being deed no. 4706 for the year 1986.

**AND WHEREAS** while enjoying the aforesaid property said Arun Kr. Das sold, transferred all that plot of land to and in favour of Tapasi Dey and Shyamal Kr. Dey through registered deed of sale, registered before the D.S.R Alipore and recorded in Book NO. I Vol. NO. 129 Pages 99 to 108 being no. 6410 for the year 1988.

**AND WHEREAS** since the said Tapasi Dey and Shyamal Kr. Dey have been enjoying the aforesaid property peacefully by paying necessary rates and taxes and also by mutating their names before the concerned authority.

**AND WHEREAS** thereafter Vendors herein expressed their desire for absolute sale of the said land of land measuring about 2 Cottah 11 Chittack be the same little more or less All that piece and parcel of Bastu land measuring about 2 Cottah 11 Chittack 00 sq.ft be the same little more or less out of the land measuring about 4 Cottah 15 chittack lying an situates in Block-A plot NO. 27 Mouza-Nayabad, J.L.No. 25 under Touzi NO. 56 R.SDag no. 195 R.S Khatian No. 117 P.S- Kasba now Purba<sup>118</sup> Jadavpur, within the limits of K.M.C Ward No. 109 Premises No. 913 Nayaabad, Kolkata- 700 099 having assessee no. 31-109-08-0913, Dist- South 24 Parganas. (Particularly mentioned in the schedule hereunder) which is free from all encumbrances, charges, liens, lienspendens, attachments, more fully described in the Schedule hereunder.

Knowing the same the purchaser herein express his desire to purchase the said land and building & the **OWNERS** and the **PURCHASER** all herein have finally come to a decision and offer and acceptance was made about the proposed sale and purchase of the aforesaid flat at a consideration of Rs.13,50,000/- (Rupees Thirteen Lacs fifty thousand only) and accordingly they have entered into an agreement for sale on 26.06.2010.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement dated. 26.06.2010, and in consideration of the said sum of Rs.13,50,000/- (Rupees Thirteen Lacs fifty thousand only) paid by the Purchaser to the Vendors on or before execution of these presents, the receipt of which the vendors do hereby acknowledge and admit as per memo of consideration hereunder written and of and from the payment

of the same and every part thereof, the Vendors hereto do hereby acquit, exonerates, releases and for ever discharges the purchaser as well as the said scheduled below property and the Vendors hereby grants, transfers, sell, convey, assign and assure unto and to the Purchaser for sale and absolute use, enjoyment, benefit of the Purchaser All that piece and parcel of Bastu land measuring about 2 Cottah 11 Chittack 00 sq.ft be the same little more or less (out of the land measuring about 4 Cottah 15 Chittack 33 sq.ft as rest of the land 2 Cottah 4 Chittack 33 sq.ft used for extension of road) lying and situated in Block-A, scheme plot NO. 27 Mouza- Nayabad, J.L.No. 25 under Touzi NO. 56 R.S.Dag no. 195 R.S Khatian No. 117 P.S- Kasba now Purba Jadavpur, within the limits of K.M.C Ward No. 109 Premises No. 913 Nayabad, Kolkata- 700 099 having assessee no. 31-109-08-0913, Dist- South 24 Parganas be the same a little more or less morefully & particularly described in the below schedule hereunder written and more specifically delineated in the sketch map or plan depicted in RED border lines attached hereto, hereinafter referred to as the **'SAID PROPERTY'** or **HOWSOEVER OTHERWISE**, the said property or any part thereof now are or is or **TOGETHER WITH** all fixtures yards courts areas sewers, drains, ways, paths, passages common fences water, water courses, lights, liberties, privileges, easements and appurtenance whatsoever thereto or known as part and parcel or member thereof and the purchasers shall occupy, possess and enjoy freely the same at his sweet will and desire and the reversion/s remainder/s and all the rents, issues and profits thereof **AND** all the estate, right, title, interest, property claim and demand whatsoever, both at law and/or in equity of the vendors into and upon the said scheduled below property or any part thereof, without any

obstruction, hindrance or interruption whatsoever and without any action or suit has been developed upon the said purchase for ever and for good **TO HAVE AND TO HOLD** the said property measuring about 2 Cottah 11 Chittack 00 sq.ft be the same little more or less (out of the land measuring about 4 Cottah 15 Chittack 33 sq.ft as rest of the land 2 Cottah 4 Chittack 33 sq.ft used for extension of road) lying and situated in Block-A, scheme plot NO. 27 Mouza- Nayabad, J.L.No. 25 under Touzi NO. 56 R.S.Dag no. 195 R.S Khatian No. 117 P.S- Kasba now Purba Jadavpur, within the limits of K.M.C Ward No. 109 Premises No. 913 Nayabad, Kolkata- 700 099 having assessee no. 31-109-08-0913, Dist-South 24 Parganas or any part thereof hereby granted conveyed, transferred and assigned and assured or expressed or intended so to be inclusive of all rights on path and passages and all other easementary rights attached therein and thereto and all other benefits attached thereto unto and to the use and benefit of the purchasers absolutely and for ever free from all encumbrances and liabilities whatsoever and the right possession and enjoyment of the Vendor thereof now vests upon the Purchaser for ever and for good free from all encumbrances and the Vendor do hereby covenant with purchaser that **NOTWITHSTANDING** any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the Vendors now have good right, full power absolute authority and indefeasible title to grant transfer, convey sell and expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid and deliver vacant peaceful possession thereof simultaneously with the execution of these presents AND THAT the Purchaser shall and may at all time hereafter peaceably and quietly hold, possess and enjoy and said land hereditaments and every part

thereof on payment of rents, rates and taxes to the appropriate authority concerned and to get the said property mutated and/or recorded with the K.M.C or other appropriate authority concerned in his name and to receive and enjoy rents, issues, and profits thereof without any lawful eviction, interruption, claim or demand whatsoever and the Vendors and/or any person related to them shall

and will from time to time or at all times hereafter at the cost and request to the Purchaser, do and execute all such acts, deeds things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the said purchasers as shall be reasonably required.

The Vendors further declare that the said property has not been previously sold, leased, mortgaged, gifted or any other way transferred and there is no charges, lien or lispendens and there is no case or suit or proceeding pending case against the said property before any court of law. And further if it is found that for any acts and deeds of the vendors or any other person or persons related to them, the purchasers may suffer any losses or charges, or damages the Vendors shall be liable for that and shall compensate the loss and damages as may be sustained by the purchaser. If any error or commission in this deed transpires at a latter date the Vendors at the cost and requests of the Purchaser shall do and execute and any supplementary deed or deeds of rectification in favour of the Purchaser.



**SCHEDULE OF PROPERTY ABOVE REFERRED TO.**

ALL THAT piece and parcel of Homestead land measuring about 2 Cottah  
11 Chittack 00 sq.ft be the same little more or less together with 100  
 sq.ft kacha structure thereon lying and situated in Block-A plot NO. 27  
 Mouza-Nayabad, J.L.No. 25 under Touzi NO. 56 R.S Dag no. 195 R.S  
 Khatian No. 117 <sup>118</sup> P.S- Kasba now Purba Jadavpur, within the limits of  
 K.M.C Ward No. 109 Premises No. 913 Nayaabad, Kolkata- 700 099  
 having assessee no. 81-109-08-0913, Sub registry Office at Alipore and  
 Addl. District- Sub Registry Office at Sealdah, District- South 24  
Parganas together with all user and easement rights on paths and  
 passages and all other appurtenances attached therein and thereto with  
 right to be take telephone connection, water connection, electric line and  
 connection which is more specifically delineated in the sketch map or  
 plan depicted by RED border lines attached hereto being the part of this  
 Indenture, which is butted and bounded as follows:-

On the North- By 30 ft wide K.M.C Road.

On the South- BY Scheme Plot NO. 35

On the East- By Scheme Plot NO. 26

On the West- By 30 ft wide road.

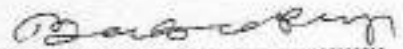
In WITNESS WHEREOF the Vendors & purchaser hereby have set and subscribed their respective hands and signature this day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**DELIVERED** In presence of:

1.   
 CDK DATT(A)  
 09 Jul 2010  
 78/1, Thakur Bazi  
 Post: East Belghoria  
 KOLKATA- 780083

Constituent Attorney of  
 ① Shyamal Kumar Das  
 ② Tapasi Das



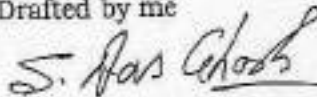
**VENDORS**

  
 KOLKATA INDIA

**PURCHASER**

2. Bijan Kumar Tarafdar  
 12, Sector 5, Salt Lake Road.  
 Kol-700075

Drafted by me



Sumita Das Ghosh

Advocate.

Alipore Judges Court, Kol-27

Typed by me:

Aparajita, M.G.Road, Kol-63



7

**Dist. Sub. Registrar - III**  
Alipur, South 24 Parganas.

9 JUL 2010

MEMO OF CONSIDERATION.

Received of and from the within named purchasers the within mentioned sum of **Rs.13,50,000/- (Rupees Thirteen Lacs fifty thousand only)** as per memo below by way of full and final consideration of this indenture.

Date	Cheque/draft no.	Banker's name, Br	Amount (in Rs.)
26/6/2010	Cash	—	50,000.00
09/07/2010	Cash	—	2,20,000.00
09/07/2010	289521	AXIS BANK, F, SHAKESPEARE SARANI, KOL-71 [D.H.F.L]	10,80,000.00
Total			<b>13,50,000.00/-</b>

In presence of:

~~Signature~~  
CDK DATA  
09 Jul 2010  
1. TFI, Thakur Bara Sarani  
Post - East Belghoria  
KOLKATA - 700083

2. Bijan Kumar Tarapada  
12, Uday Suman Road,  
KOL - 700075.

Constituent Attorney of  
① Shyamal Kumar Nay  
② Tapasi Ray

~~Signature~~

VENDORS

BEPARI DEVELOPERS PVT. LTD.  
Sankar Road Bepari

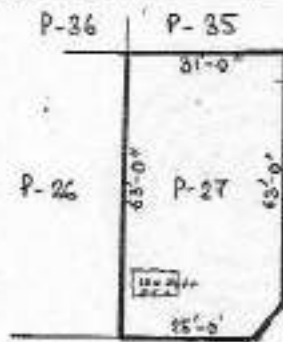
Director

**SITE PLAN FOR SRI NILOY DATTA S/O. DILIP KR. DATTA**

Mouza-Nayabad, J.L.No. 25 under Touzi NO. 56 R.SDag no. 195  
R.S Khatian No. 117 P.S- Kasba now Purba Jadavpur, within the  
 limits of K.M.C Ward No. 109 Premises No. 913 Nayaabad,  
Kolkata- 700 099 assesscc no. 31-109-08-0913 in District- South  
24 Parganas.

Area of land hereby sold: 2 Cottah 11 Chittack 00 sq.ft

Details of structure: 100 sq.ft (RTS).



*Constituent Attorney*  
 of *Shyama Kumar Das*  
*Tapasi Das*

*Signature of Vendor:*

*Signature of Purchaser*

D.S.R.-III

South 24 Parg

2/7/78

BEPARI DEVELOPERS PVT. LTD.












*Sarveshwar Das Bepari*

Director

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

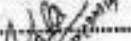
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BABLA RAY

Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name NILOY DATTA

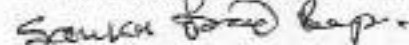
Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

BEPARI DEVELOPERS PVT. LTD.



Director

of  
for  
H  
me



7  
Dist. Sub. Registrar - III  
Alipur South 24 Parganas

9 JUL 2010

BEPARI DEVELOPERS PVT. LTD.

*Sankar Prasad Bepari*

Director