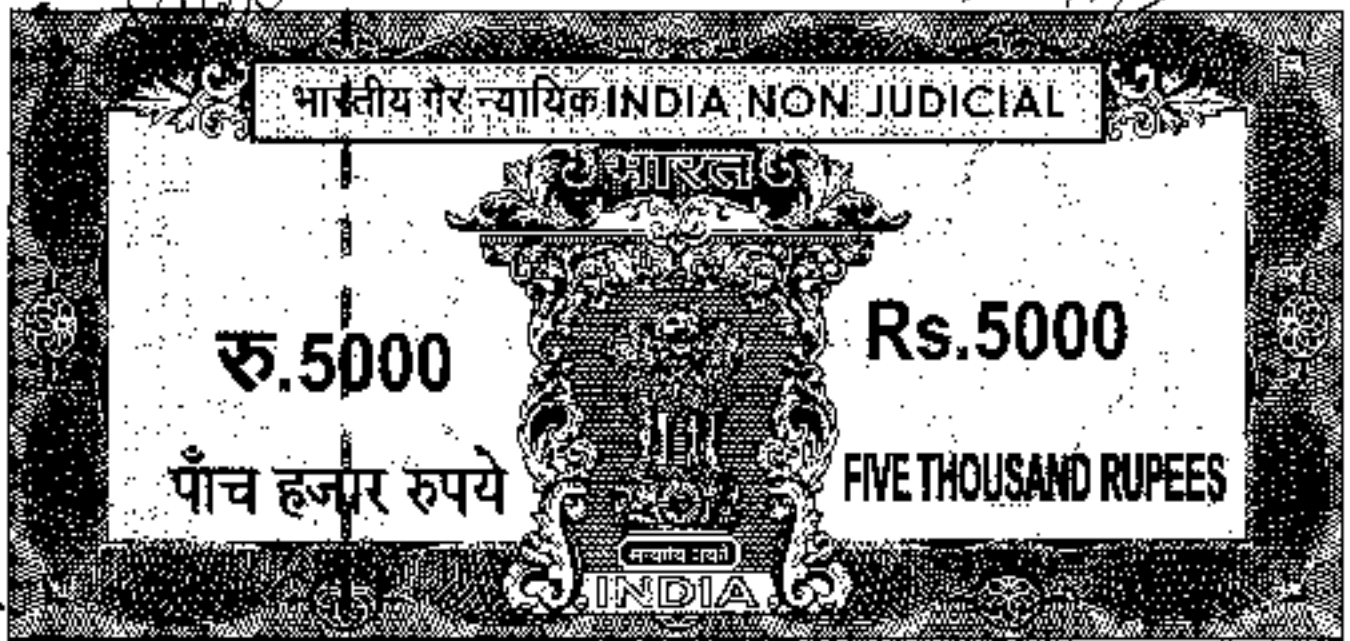


01186

I-1199/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 659215

certified that the document is genuine & registration. The signature sheets and the endorsement ... are attached with the instrument are part of this document.

[Signature]
 Registrar
 West Bengal, India
 Kolkata

13 FEB 2013

12.45
 S. N. S. 15/3/13
 W. C. N. 3/2/13
 10/2/13
 K. 490

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 10th day of *Feb* Two Thousand Thirteen (2013).

209885

Maula Gazi

NAME	Maula Gazi
ADD	will + Po
DATE	- 7 FEB 2013
S. CHATTERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Road, New	

Pailan P.S. - Bishnupur,
Dist - 24 pgs (South)
Kolkata - 700104

Call no 355113
dt 8/2/13

✓ Maula Gazi

VST: 447
18/2/13

✓ Maula Gazi

VST: 450

1 Jiban Kumar Nasir

VST: 451

2 Mohan K. S. Nasir



সংস্করণ
A. ফাগু, মিল
নাম্বার ১৪ ১ ৪০
কলকাতা ৭০০১০৪

13 FEB 2013

→ Sarojit Banerjee
S/o Hriti Banerjee
21, Jay Krishna Paul Road,
P.S. Watagunge,
Kolkata - 700023.

BETWEEN

MAULA GAZI, son of late Mosaraf Hossain Gazi, by faith Muslim, by Nationality Indian, by Occupation Business, residing at Village and P.O. Pailan, P. S. Bishnupur, District South 24 Parganas, Kolkata - 700104 hereinafter called and referred to as the "**PURCHASER**" (Which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, administrators, legal representatives and office assigns) of the **FIRST PART**,

A N D

(1) SRI JIBAN KUMAR NASKAR, (2) SRI MOHAN KUMAR NASKAR (3) SRI BHUBAN KUMAR NASKAR, (4) SRI NAYAN KUMAR NASKAR, all are sons of Late Akhil Kumar Naskar, **(5) SMT. ASHIMA MONDAL (NASKAR)**, wife of Sri Briendra Nath Mondal, **(6) SMT. ANIMA NASKAR**, wife of Sri Dup Kumar Naskar, all by faith Hindu, by nationality Indian, by occupation Cultivation, Business & Housewife respectively, vendor no. 1, 3 & 4 residing at: Village-Sarmosta Chak, P.O.- Pailan, vendor no. 2 residing at: Village- Dauatpur, P.O.- Pailan, vendor no. 5 residing at: Village- Chakrajy Molla, P.O.- Pailan, vendor no. 6 residing at: Village- Panarala, P.O.- Balakhali, all P.S.- Bishnupur, Dist.- South 24 Paraganas, hereinafter called and referred to as the "**VENDORS**" [Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the present vendors herein are the absolute owner, possessionner and occupier of the landed property measuring an area about more or less **41.14 Decimal** lying and situated at **Mouza Sarmosterchak**, Paragana Magura, vide J.L. No. 27, Touzi No. 351/B, R.S. No. 127, vide R.S. Khatian No. 106, corresponding to L.R. Khatian No. 2, vide R.S. Dag no. 126 corresponding to L.R. Dag No. 130, within the limits of Kulindari Gram Panchayat.

BACK GROUND OF THE PROPERTY

WHEREAS one Akhil Kumar Naskar, son of Late Dina Nath Naskar, of village Sarmosterchak was absolute owner, possessionner and occupier of the landed property measuring an area about 48 decimal appertaining to R.S. Dag No. 126, corresponding to L.R. Dag No. 130 within the limits of Kulindari Gram Panchayat.



VC 1: 452

3 Pribadi ...



VC 1: 453

4 Nayan Kumar Naskar,



VC 1: 454

5 Himanshu Mandant,



VC 1: 455

6 Anima Naskar.



Stamp: THE SECRETARY, MINISTRY OF LABOUR AND EMPLOYMENT, GOVERNMENT OF INDIA

13 FEB 2013

AND WHEREAS said Akhil kumar Naskar being a recorded owner of R.S. settlement also recorded the same after his name in subsequent L.R. Operation vide L.R. Khatian No. 2.

AND WHEREAS said Akhil Kumar Naskar while possessing and occupying below scheduled and part of the aforesaid landed property died Intestate leaving behind the present vendors and one Basanti Naskar as his ultimate successor at the time of his death as per the provision of Hindu Law of Succession.

AND WHEREAS after the demise of said Akhil Kumar Naskar the present vendors herein being his son and daughters and Basanti Naskar as his daughter finally become absolute owner, possessor and occupier of the part of the aforesaid below scheduled landed property and many more.

AND WHEREAS each of this present vendors finally inherited 1/7 part of the landed property left by their predecessor and father Akhil Kumar Naskar and like wise the present vendors herein finally become absolute owner, possessor and occupier of the landed property 41.14 decimal appertaining to R.S. Dag No. 126, corresponding to L.R. Dag No. 130, within the limits of Kulerdari Gram Panchayat.

FINAL PROCUREMENT

AND WHEREAS by virtue of succession from their predecessor and father the present vendors herein finally procure and obtained landed property measuring an area about more or less **41.14 Decimal** lying and situated at **Mouza Sarmosterchak**, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian No. 106 corresponding to L.R. Khatian No. 2, vide R.S. Dag No. 126 corresponding to L.R. Dag No. 130 within the limits of Kulerdari Gram Panchayat.

DECLARATION

AND WHEREAS now being urgent need of cash money the Vendors herein declare to sale and the Purchaser herein agrees to purchase all that piece and parcel of landed property measuring an area about more or less **10.25 Decimal** appertaining to R.S. Dag No. 126, corresponding to L.R. Dag No. 130, lying and situated at **Mouza Sarmosterchak**, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian No. 106 corresponding to L.R. Khatian No. 2, within the limits of Kulerdari Gram Panchayat under P.S. & A.O.S.R. Office Bishnupur, District Registry office at Alipore in the District of South 24 Paraganas along with easement right title interest whatsoever therein with good, clear and marketable title and which is more fully and particularly described in the Schedule hereunder written at and for the total



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**ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
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ՄԻՆԻՍՏԵՐԱՆ**

13 FEB 2013

consideration price of **Rs. 4,00,000/- (Rupees Four lac)** only free from all encumbrances charges liens, dependents acquisition requisition and or notice whatsoever but Subject to payment of rents and other outgoings and to the conditions and incidences under which the property is held.

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of **Rs. 4,00,000/- (Rupees Four lac)** only paid by the Purchaser to the Vendors as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendors doth hereby admits and acknowledges and of and from the payment of same release and discharge the purchaser and the said landed properties hereby sold, intended to be sold to the purchaser) the Vendors doth hereby acquit, release, sale hereinafter the vendors hereby grant, convey, sale, assure and assigns unto the said purchaser. All that piece and parcel of aforesaid land as described in the schedule hereunder written or however otherwise the said land and hereditaments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished together with all pattaahs, Muniments, described or distinguished right to user in the Common Passages, sewars, drains, ditches, hedges, Shrubs, water, water courses and all other former and ancient rights, light, liberties, benefit privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions or remainder or remainders and the rights, issues and profits thereto and all the estate, rights, title, interest, claim and demand whatsoever both at Law and in equity of the Vendor into or upon the said land and every part thereof and all the deeds, Pattaahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part hereof which now are or may hereafter be in the custody power, control, or possession of the vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit to have and to hold the said land, hereditaments so far as to do unto and the said purchaser absolutely and forever free from all encumbrances on the terms and conditions appended below and the Vendors doth hereby covenant with the purchaser that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land along with the right of



13 FEB 2013

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sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 24-paraganas under the state of West Bengal upon getting the name of purchaser mutated with the B.L & L.R.O., Bishnupur, at the cost of purchaser and shall remain bound to do all that it may be required to do for the purpose.

The vendors also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien lispensens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendors also declared that the land hereby sold having a good, clear and marketable title therein and free from all encumbrances and delivered vacant Khas Possession of the said land to the purchaser.

The Vendors hereby further declared that in event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendors and their successors and assigns shall and will have no right to claim or demand for any compensation. In that regard and purchaser herein named will have sole authority for compensation. If any of the statement or covenants made herein all are by the vendors are found to be false, untrue or any defect in title is detected hereinafter the Vendors and their successors and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this deed in future the vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deed of rectification/declaration in favour of the purchaser.

The Vendors also declares that the purchaser was agreed to purchase the following schedule of land on good faith without any search/enquiry in an office/offices.

And that the Vendors will from time to time and at all material times hereafter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occasion shall require.

THE SCHEDULE OF THE SOLD LAND

ALL THAT piece and parcel of **Sali** landed property measuring an area about more or less **10.25 Decimal** out of **41.14** decimal out of **48** decimal lying and situated at **Mouza**



[Handwritten signature]
Kepala Kantor
Kecamatan IV, Sekeloa 24, 2008
Kecamatan IV, Sekeloa 24, 2008

13 FEB 2013

Sarmosterchak, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian No. 106 & 30, corresponding to L.R. Khatian No. 2, vide R.S. and L.R. Dag No. respect to their sold area is as follows:

Khatian No.		Dag No.		Total land	Sold area
R.S.	L.R.	R.S.	L.R.	(Dec.)	(Dec.)
106	2	126	130	96 (Sali)	10.25 Dec.

Total sold area **10.25**

Decmal within the limits of P.S. and A.D.S.R. office Bishnupur, District Registry office at Alipore in the District of South 24 Paraganas along with easement right, title, interest of the aforesaid scheduled landed property and the proportionate tax of the said land is payable to the Government of West Bengal through the Collector South 24-Paraganas, along with all easement rights or interest or whatsoever it may deem to mean, which is described and delineated and butted and bounded as follows :

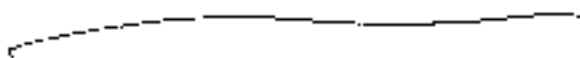
BOUNDARY

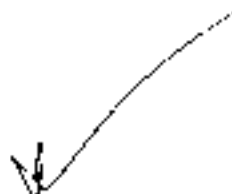
R.S. Dag No. 126

- On the North : R.S. Dag No. 126
- On the South : R.S. Dag No. 126
- On the East : R.S. Dag No. 126
- On the West : R.S. Dag No. 100/169

the site plan will be regarded as a part of this deed.

Unauthorized cultivator cultivation on this Land.





13 FEB 2013

13 FEB 2013

IN WITNESS WHEREOF the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the day, month and year given above.

SIGNED SEALED AND DELIVERED

by the Vendors in the Presence of :

1. Sameer Gadhig
Lt. Sakinaka, Sakinaka, Gadhig
9, P. K. T. Lane, Sakinaka
How-711102
2. Surajit Banerjee
S/o. Late H. Banerjee
21, Jaykrishnan (ent Road),
P. S. Wadgaon,
Kolkata - 700023.

Jiban Kumar Naskar.

Mohan Kr. Naskar

Bibhushan K. Naskar.

Prayan Kumar Naskar.

Arunima Naskar.

Arunima Naskar

[Vendor]

SIGNED SEALED AND DELIVERED by

the Purchasers in the Presence of :

1. Sameer Gadhig
Lt. Sakinaka, Sakinaka, Gadhig
9, P. K. T. Lane, Sakinaka
How-711102
2. Surajit Banerjee
S/o. Late H. Banerjee
21, Jaykrishnan (ent Road),
P. S. Wadgaon,
Kolkata - 700023.

Harsh Gadhig

[Purchaser]



[Handwritten signature]

13 FEB 2013

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 4,00,000/- [Indian Rupees Four Lakh] only towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
Cheque No 390277	09.02.2013	State Bank of India Kulardari Branch	Rs. 2,25,000/-
Cheque No 390277	09.02.2013	State Bank of India Kulardari Branch	Rs. 1,75,000/-
		Total	Rs. 4,00,000/-

[Indian Rupees Four Lakhs only]

Jitendra Kumar Naskar
Mohan Kr. Naskar
Ratubhai K. Khatke
Nayan Kumar Naskar
Arunima Naskar
Ashwina Naskar

[Vendor]











Witnesses:








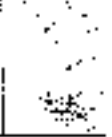
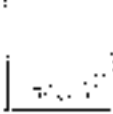
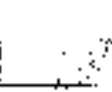

1. Suresh Gaurav
2. Sarajit Banerjee












Drafted by me as per Instruction from my Client
Advocate
Pranami Chaw
High Court Calcutta














ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಶಿಬಿರ ನಿರ್ದೇಶಕರು, ಅಧಿಕಾರಿ
ಅಧಿಕಾರಿಗಳು ಮತ್ತು
13 FEB 2013

Name		Thumb	Index	Middle	Ring	Little
	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature						

Name		Thumb	Index	Middle	Ring	Little
<i>Mohan Krishna</i>						
	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature						











Name		Thumb	Index	Middle	Ring	Little
<i>Subramanian K. Krishna</i>						
	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature						












Name		Thumb	Index	Middle	Ring	Little
<i>Shyam Kumar Madan</i>						
	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature						










ಕರ್ನಾಟಕ ಸರ್ಕಾರ
13 FEB 2013

13 FEB 2013

Name <i>Anima Naskar.</i>		Thumb	Index	Middle	Ring	Little
	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					
Signature <i>Anima Naskar.</i>						

Name		Thumb	Index	Middle	Ring	Little
	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					
Signature <i>Anima Naskar</i>						

Name <i>Manu Gogoi</i>		Thumb	Index	Middle	Ring	Little
	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					
Signature <i>Manu Gogoi</i>						

Name		Thumb	Index	Middle	Ring	Little
	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					
Signature						

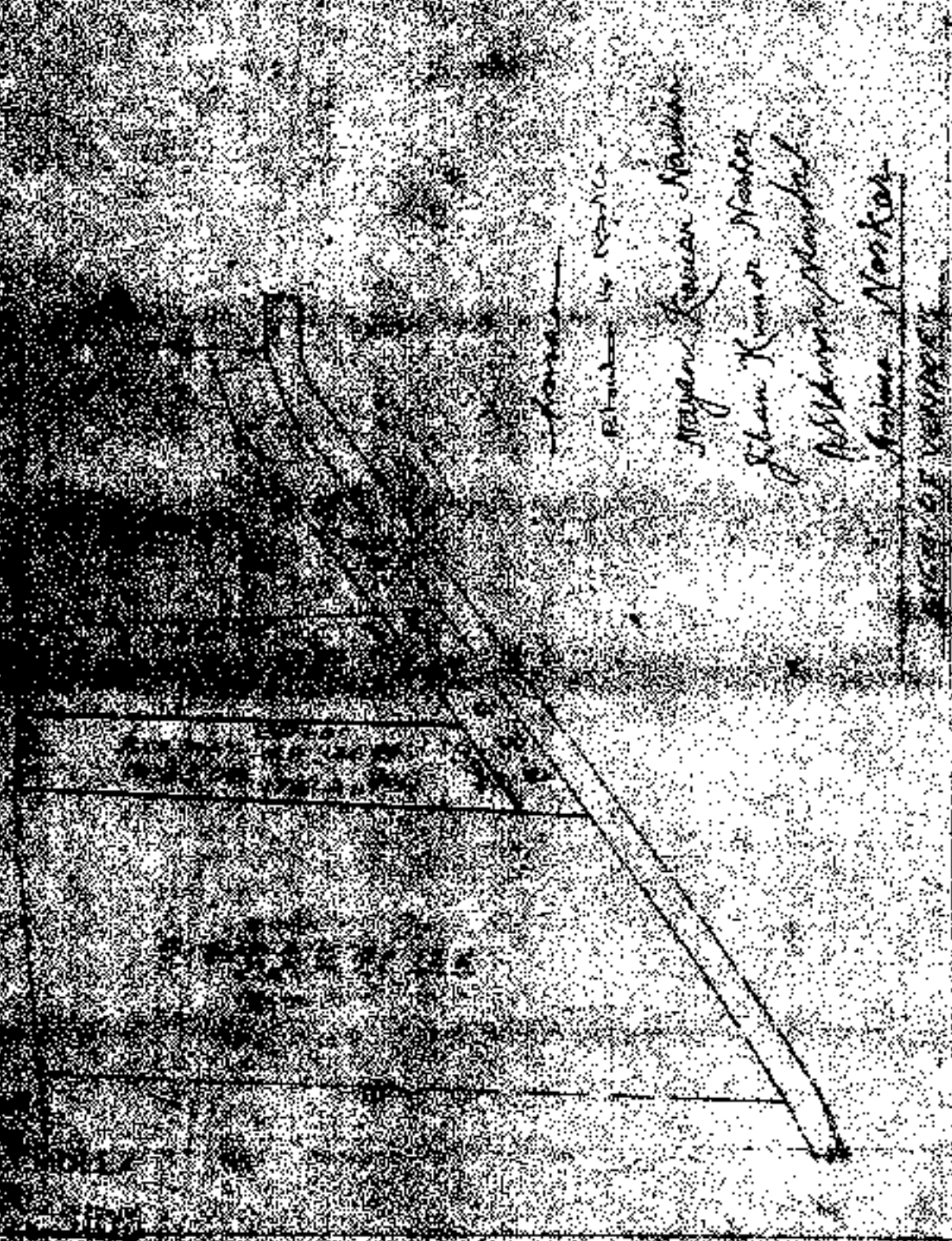


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Dist. Shivamogga - IV, South 24 P. M. Alameda
Dist. Shivamogga - IV, South 24 P. M. Alameda
Dist. Shivamogga - IV, South 24 P. M. Alameda

13 FEB 2013

SET OF QUARTER MAPS OF THE DISTRICT
OF THE UNITED STATES OF AMERICA THE
COUNTY OF ALABAMA THE DISTRICT OF ALABAMA
IN THE DISTRICT OF ALABAMA UNDER KULER DARTER
OF THE DISTRICT OF ALABAMA



Form

Blank is 10000

Nathan Kuman Nooker

Saban Kuman Nooker

Abdullah Nooker

Saban Nooker

DISTRICT OF ALABAMA



[Handwritten signature]

Sub-Registrar - IV, South 24 P.S. Alipore
Alipore, Alipore
Dist. Sub-Registrar - IV, South 24 P.S. Alipore

13 FEB 2013



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

Endorsement For Deed Number : I - 01149 of 2013
(Serial No. 01136 of 2013)

On 10/02/2013

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

Presented for registration at 12.45 hrs on 10/02/2013, at the Private residence by Maula Gazi
Gla-mant.

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

Execution is admitted on 10/02/2013 by

- 1 Jiban Kumar Naskar, son of Lt. Akhil Kr Naskar , Sarmostachak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 - 2 Mohan Kumar Naskar, son of Lt. Akhil Kr Naskar , Daulatpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 - 3 Bibutan Kr Naskar, son of Lt. Akhil Kr Naskar , Sarmostachak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 - 4 Nayan Kr Naskar, son of Lt. Akhil Kr Naskar , Sarmostachak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 - 5 Ashima Mondal (naskar), wife of Birendra Nath Naskar , Chakrajumolla, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
 - 6 Anima Naskar, wife of Dud Kumar Naskar , Panarala, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
 - 7 Maula Gazi, son of Lt. Mosarat Hossain Gazi , Pailan, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Muslim, By Profession : Business
- Identified By Surajit Banerjee, son of Lt. H Banerjee, 21 Jay Krishna Paul Rd, Thana:-Waltgunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste: Hindu, By Profession:

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 13/02/2013

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

Payment of Fees:



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

13/02/2013 15:12:00

EndorsementPage 1 of 2

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[Illegible stamp]

13 FEB 2010



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

Endorsement For Deed Number : I - 01149 of 2013
(Serial No. 01136 of 2013)

Amount by Draft

Rs. 7695/- is paid , by the draft number 851804, Draft Date 13/02/2013, Bank Name State Bank of India, ESPLANADE, received on 13/02/2013

(Under Article : A(1) - 7656/- , E = 7/- , H = 28/- , M(b) = 4/- on 13/02/2013)

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.-6,97,000/-

Certified that the required stamp duty of this document is Rs.- 34860 /- and the Stamp duty paid as: 'inclusive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 29860/- is paid , by the draft number 851803, Draft Date 13/02/2013, Bank : State Bank of India, ESPLANADE, received on 13/02/2013

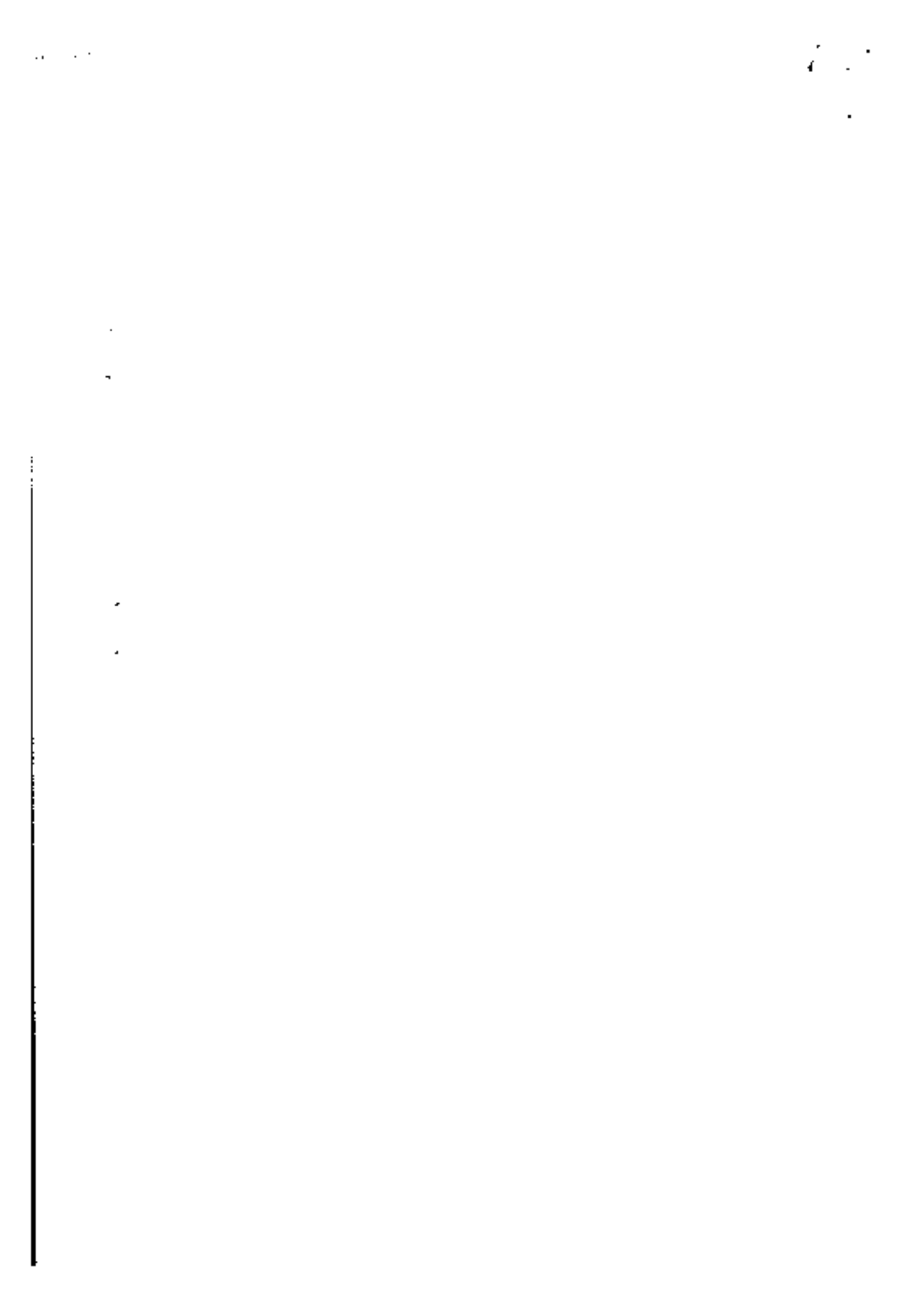
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

✓

13 FEB 2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1
CD Volume number 5
Page from 4193 to 4208
being No 01149 for the year 2013.



Ashoke

(Ashoke Kumar Biswas) 13-February-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal