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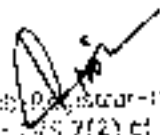


21/7
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 920531

Whereas the document is admissible to registration, the signature sheets and the endorsement sheets attached with this document are put on this document


District Sub-Registrar-IV
Registration 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

21 JUL 2014

20 AUG 2014

DEED OF CONVEYANCE

1. Date 21st July 2014
2. Place: DSR-IV, ALIPORE
3. Parties:

V.C. No - 1075/14

60795

NAME
 ADDRESS
 Rs.
 27 JUN 2014
 S. CHATTERJEE
 Licensed Valuer
 C. C. Court
 2 & 3, K. S. Bhai Road, Kol-1

Devi Anil

27 JUN 2014

2319
21/7/14

[Signature]

Devi Anil



2320
21 JUL 2014

Hanu Jay

District Registrar
 Registration Act 1908
 Aligarh, South 24 P.S. Aligarh
 21 JUL 2014



2324

Jiban Kumar Naskar



2325

21 JUL 2014

Moham. Kumer Naskar



2326

21 JUL 2014

Hatibasa...

2327

21 JUL 2014

Nayan Kumar Naskar

[Handwritten signature and notes in Hindi]
 ...

- 3.1 **JIBAN KUMAR NASKAR** son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. WB/18/110/003379 and Pan No. ABEPN7218C.
- 3.2 **MOHAN KUMAR NASKAR** son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. KCT1022623 and Pan No. ABSPN6955G.
- 3.3 **BHUBAN KUMAR NASKAR** son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. WB/18/110/003551 and Pan No. ABKPN7731N.
- 3.4 **NAYAN KUMAR NASKAR** son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. WB/18/110/003257 and Pan No. ABNI'N3646D.

(Collectively Vendors, includes successors-in-interest)

AND

- 3.5 **MRINAL CANTI ROY** son of Late Chumal Roy, by religion - Hindu, by occupation - Business residing at - 25, Sourin Roy Road, P.S. Behala, Kolkata - 700034, Pan No. ADHPR5657A).
- 3.6 **MAULA GAZI** son of Late Mosaraf Hossain Gazi, by religion - Muslim, by occupation - Business, residing at - Vill & P.O. Padam, P. S. Bishnupur, Dist - South 24-Parganas, Kolkata - 700104. Pan No. AKLPG0251A.

(Collectively Purchasers which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor/s in office and assigns)

Vendors and Purchasers collectively Parties.

NOW THIS CONVEYANCE WITNESSES:

4. **Subject Matter of Conveyance:**

- 4.1 **Said Land : ALL THAT** piece and parcel of Land measuring 4.64 decimal more or less comprised in Mouza Sarmasmatarchak, R.S.



Handwritten signature and date: 2019

Dag No. 100/169 corresponding L.R. Dag No. 129, R.S. Khatian No. 74 corresponding L.R. Khatian Nos. 51, 71, 118 and 131, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South) [Said Land], described in the Second Schedule below.

5. **Representations, Warranties and Covenants of the Vendors :**

5.1 **Representations, Warranties and Covenants on Chain of Title:**

5.1.1 **Ownership of Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar all son of Late Akhil Kumar Naskar** Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar all son of Late Akhil Kumar Naskar are jointly the sole and absolute owner of the ALL THAT piece and parcel of Land measuring 28 decimal more or less comprised in Mouza Sarmasmaterchak, R.S. Dag No. 100/169 corresponding L.R. Dag No. 129, R.S. Khatian No. 74 corresponding L.R. Khatian Nos. 51, 71, 118 and 131, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South) [Mother Land], by virtue of 2(Two) Purchased Deed dated 3rd June 1968, registered in the office of the Sub Registrar office at Bishnupur being Deed No. 8147 and 8158 for the year 1968 from Amoy Krishna Kayal and Madhab Chandra Kayal both son of Late Kimuram Kayal.

5.1.2 **Vendors:** The Vendor No. 3.1 to 3.4 herein collectively Vendors.

5.1.3 **Ownership of Vendor:** In the aforesaid circumstances Vendors are the joint owners of the ALL THAT piece and parcel of Land measuring 4.64 decimal more or less comprised in Mouza Sarmasmaterchak, R.S. Dag No. 100/169 corresponding L.R. Dag No. 129, R.S. Khatian No. 74 corresponding L.R. Khatian Nos. 51, 71, 118 and 131, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South) [Said Land], described in the Second Schedule below and free from all encumbrances and possessions in the Said Land till date out of Mother Land.



21 JUL 1954

- 5.1.4 **Absolute Owners:** In the manner stated above, the Vendors have become the absolute joint owners of the Said Land and are in Possession of the Said Land.
- 5.1.5 **True and Correct Representations:** The Vendors are the undisputed joint owners of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.4 above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants or Encumbrances:**
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Gram Panchayat/Municipal 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 whereby the Said Land 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 Land to the Purchasers.
- 5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debentures, trusts, prohibitions, Bargadars Income Tax Attachment, Financial Institution charges 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 Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Land is free, clear and marketable.
- 5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.6 **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 Land or any part thereof.



[Handwritten Signature]
Director General
Department of Health, Education and Sports
Makati City
21 JUL 2014

6. **Background:**

- 6.1 **Agreement to Sell and Purchase:** The Vendors have approached and offered to sell the Said Land and the Purchasers, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

7. **Transfer:**

- 7.1 **Conveyance:** The Vendors hereby sell, convey and transfer to the Purchasers, free from all encumbrances, the entirety of the Vendors right, title and interest of whatsoever or howsoever nature in the Said Land, being **ALL THAT** piece and parcel of Land measuring 4.64 decimal more or less comprised in **Mouza Sarmasmaterchak, R.S. Dag No. 100/169** corresponding L.R. Dag No. 129, R.S. Khatian No. 74 corresponding L.R. Khatian Nos. 51, 71, 118 and 131, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24 Parganas, ADJR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat, District 24 Parganas (South), ADJR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 Parganas (South) [Said Land]**, described in the Schedule below.

- 7.2 **Consideration:** The sale, conveyance and transfer of the said 4.64 decimal Land is being made in consideration of a sum of Rs. **3,00,000/- [Indian Rupees Three Lac]** only paid to the Vendors, the entirety of which has been received by the Vendors and the Vendors have executed the Receipt and Memo of Consideration below to admit and acknowledge the same.

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 claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debentures, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.
- 8.2 **Together With:** The transfer being effected by this Conveyance is together with all other rights the Vendors have in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.




21 JUL 2018

- 8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:
- 8.3.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on express indemnification by the Vendors about the correctness of the Vendor's title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at the Vendors own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.3.2 **Transfer of Property Act:** All obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Land has been handed over by the Vendors to the Purchasers, which the Purchasers admits, acknowledges and accepts.
- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendor hereby indemnifies and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendors hereby covenant that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.
- 8.7 **Indemnity:** The Vendors hereby covenant that the Vendor or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or its successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.



21 JUL 2014

- 87 **Searching in relation to the Title:** Searching in relation to the Title conducted by the Purchasers, **identifier as well as introducer** and/or Witness so far it is learnt from them and above stated persons have confirmed their title in relation to the Land, knowing fully well about the marketable title of the Land are going to execute this Deed of Conveyance. This Deed of Conveyance is executed totally based upon the document/allied paper supplied and information by the Purchasers, Owner/Vendor and **identifier as well as introducer**. In this respect the Purchaser's Advocate will not bear any responsibility. The title of the Land is very much with in the **knowledge of the Purchasers, identifier as well as introducer** and/or Witness. In this respect the Purchaser's Advocate will not bear any responsibility.
- 88 **Further Acts:** The Vendors hereby covenant that the Vendor or any person claiming under the Vendor shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or its 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 Land.

Schedule
[Subject Matter of Sale]

ALL THAT piece and parcel of Land measuring 4.64 decimal more or less comprised in Mouza Sarvasmaterchak, R.S. Dag No. 100/169 corresponding L.R. Dag No. 129, R.S. Khatian No. 74 corresponding L.R. Khatian Nos. 51, 71, 118 and 131, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat**, District 24 Parganas (South) ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat**, District 24 Parganas (South) **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land delineated in the Plan annexed and bordered in colour **Red** thereon and butted and bounded as follows:

- | | | |
|--------------|---|---------------------------|
| On the North | : | R.S. Dag No 100/169[Part] |
| On the East | : | R.S. Dag No. 126 |
| On the South | : | R.S. Dag No 100/169[Part] |
| On the West | : | R.S. Dag No. 98 |




21 JUL 2014

9. Execution and Delivery:

9.1 In witness whereof the Vendors and Purchasers have executed and delivered this instrument of Conveyance on the date given above

Jiban Kumar Naskar.

Nayan Kumar Naskar

Dist. Dibrugarh, Assam.

Nayan Kumar Naskar.

Dr. A. C. Das

Hanku Das

[Vendors]


[Purchasers]

Witnesses:

1. Devjit Samanta
21, Jay Krishna Park Road,
Kolkata - 700023.

2. Balish Pailan
LT = Balish Pailan
VI = Sarmast Chak
HOL = 104




David M. [unclear]
Assistant Secretary
for Public Health and Safety
Department of Health and Human Services
Washington, DC 20201

31 JUL 2014

Receipt And Memo of Consideration

Received from the Purchasers the sum of Rs. 3,00,000/- [Indian Rupees Three Lac] only towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
Ch. No. 078584	20/07/2014	Dena Bank, Behala	75,000/-
Ch. No. 078585	20/07/2014	Dena Bank, Behala	75,000/-
Ch. No. 390350	20/07/2014	SBI, Kulerdari Branch	75,000/-
Ch. No. 390351	20/07/2014	SBI, Kulerdari Branch	75,000/-
Total Rs.			3,00,000/-

Jibon Kumar Naskar.
Nayan Kumar Naskar
Atendama in. Naskar,
Nayan Kumar Naskar.

[Vendors]

Witnesses:

1. Sanjay Bandyopadhyay
21, Jayachandranagar, 2nd Floor
Kolkata - 700023.

2. Balu Paul

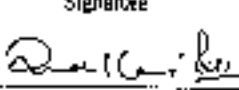


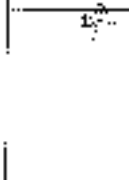
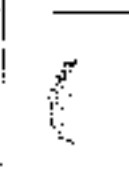



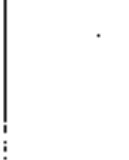


Drafted by me as per document produce before me








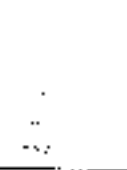



M. S. R. D. S.
Advocate

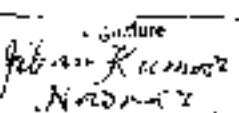
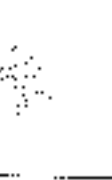





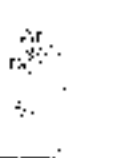






DIREKTOR JENDERAL BINA SAHABAT KOMUNITAS DAN KEMASYARAKATAN
01 JUL 2024


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

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


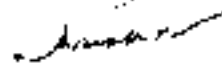







Name MAULA MAZI		Thumb	Index	Middle	Ring	Little
Signature 	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					








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













Director, Department of Health, Education and Welfare
State of Michigan
LANSING, MICHIGAN 48201

27 JUL 1966


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

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

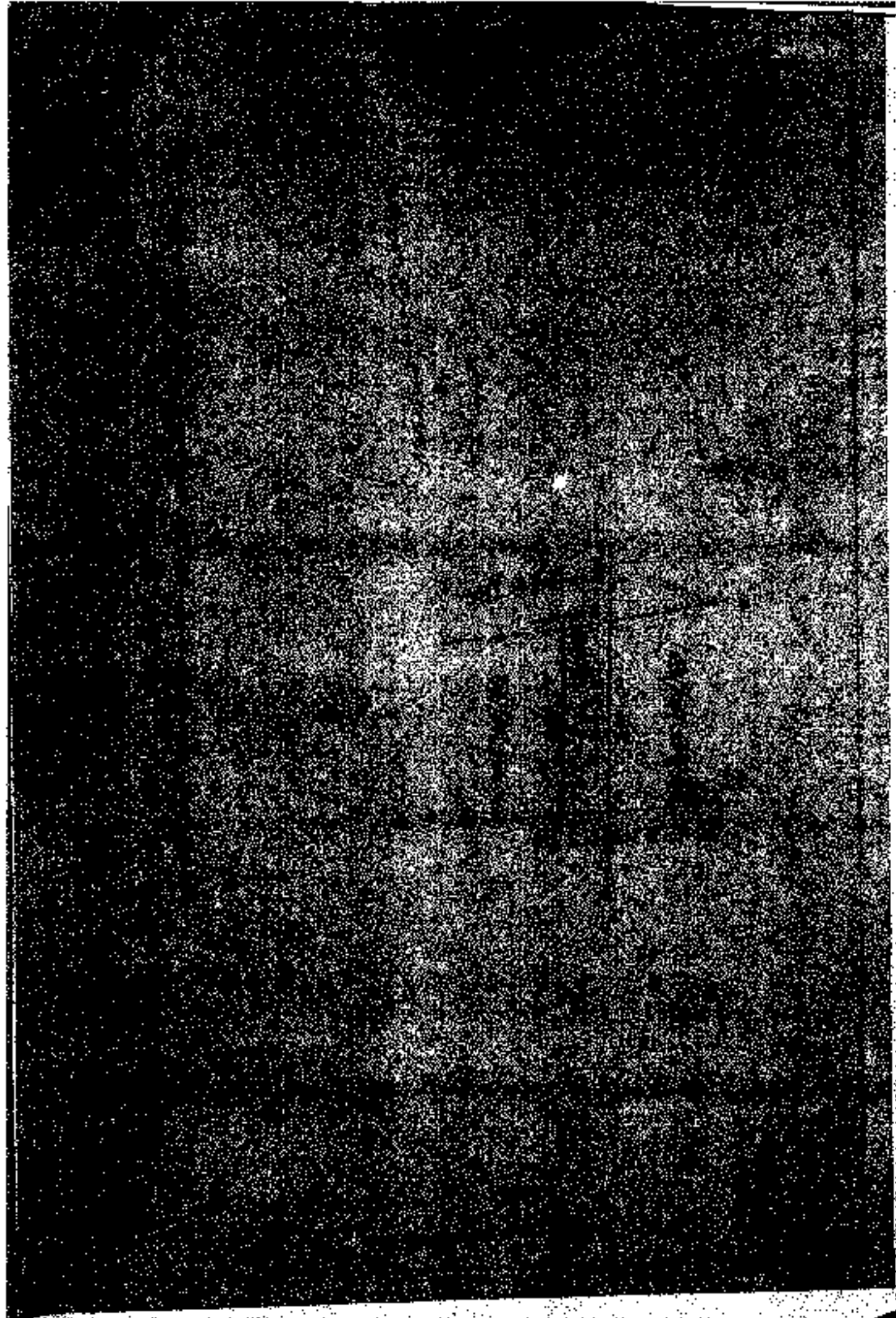
Name		Thumb	Index	Middle	Ring	Little
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		Impres- sion of Right hand's finger				

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





District Sub-Registrar
Registrar (A) (2) of
Companies Act 1956
Bangalore

21 JUL 2014






SECRETARÍA DE ECONOMÍA
2008
ECONOMÍA

21 JUL 2014



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

Endorsement For Deed Number : I - 06353 of 2014
(Serial No. 05712 of 2014 and Query No. 1604L000012550 of 2014)

On 21/07/2014

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

Presented for registration at 19.45 hrs on 21/07/2014, at the Private residence by Mrinal Canti Roy, one of the Claimants.

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

Execution is admitted on 21/07/2014 by

1. Jiban Kumar Naskar, son of Late Akhil Kr Naskar . Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession - Others
 2. Mohan Kr Naskar, son of Late Akhil Kr Naskar , Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104. By Caste Hindu, By Profession : Others
 3. Bhuban Kr Naskar, son of Late Akhil Kr Naskar , Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104. By Caste Hindu, By Profession : Others
 4. Nayan Kr Naskar, son of Late Akhil Kr Naskar , Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
 5. Mrinal Canti Roy, son of Late Chunilal Roy . 25 Sourin Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Business
 6. Maula Gazi, son of Late Mosaraf Hossain Gazi , Pailan, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Muslim, By Profession : Business
- Identified By Tapas Kayal, son of Biswanath Kayal, Doulatpur, District:-South 24-Parganas, WEST BENGAL, India, . By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 22/07/2014

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.-3,71,200/-

Certified that the required stamp duty of this document is Rs.- 18570 /- and the Stamp duty paid as: Impresive Rs.- 100/-

On 20/08/2014

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

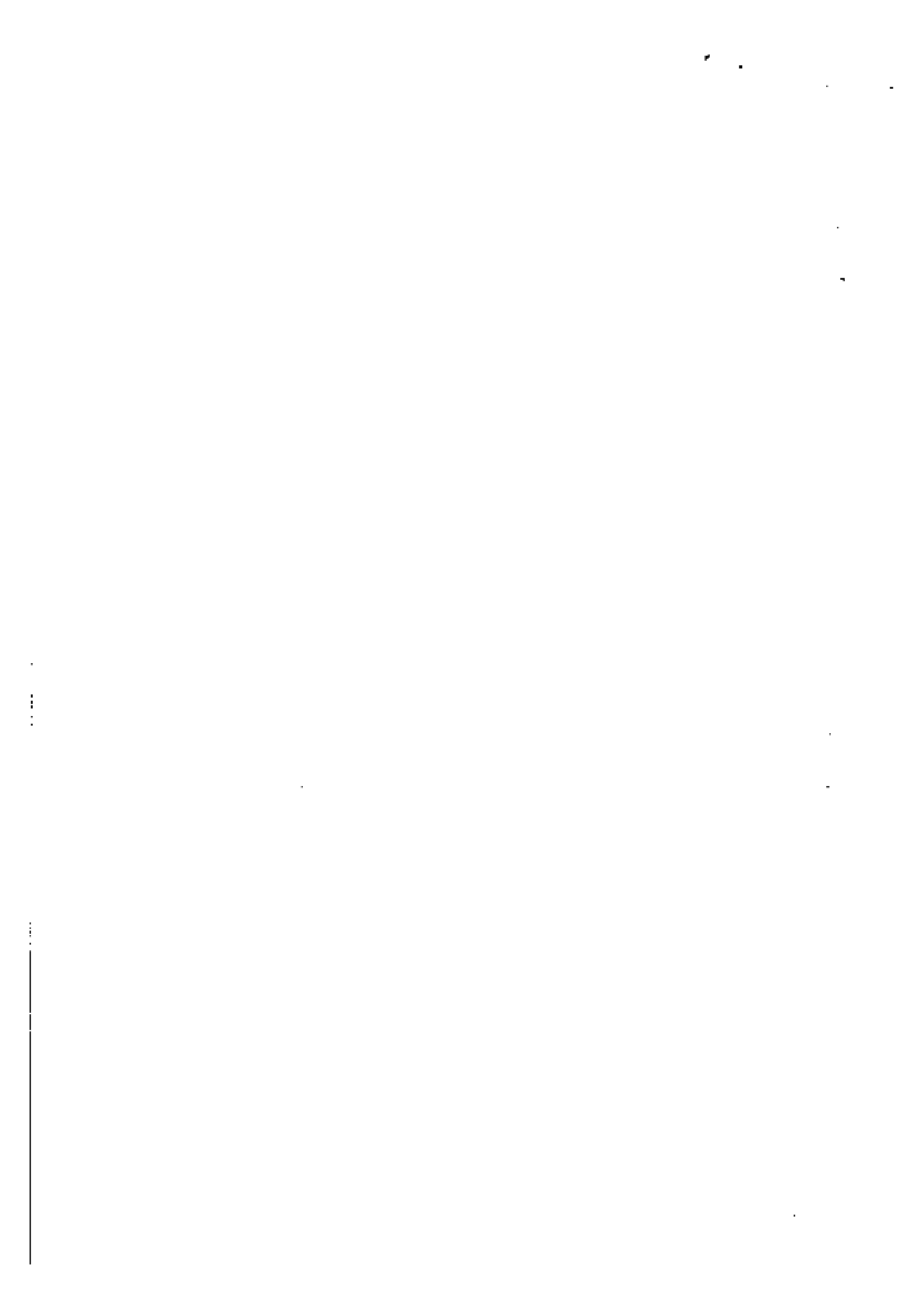
Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act, 1899.



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

20/08/2014 12:46:00

Endorsement Page 1 of 2





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

Endorsement For Deed Number : I - 06353 of 2014
(Serial No. 05712 of 2014 and Query No. 1604L000012650 of 2014)

Payment of Fees:

- Amount By Cash

Rs. 4020.00/-, on 20/08/2014

{ Under Article : A(1) = 4081/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 20/08/2014 }

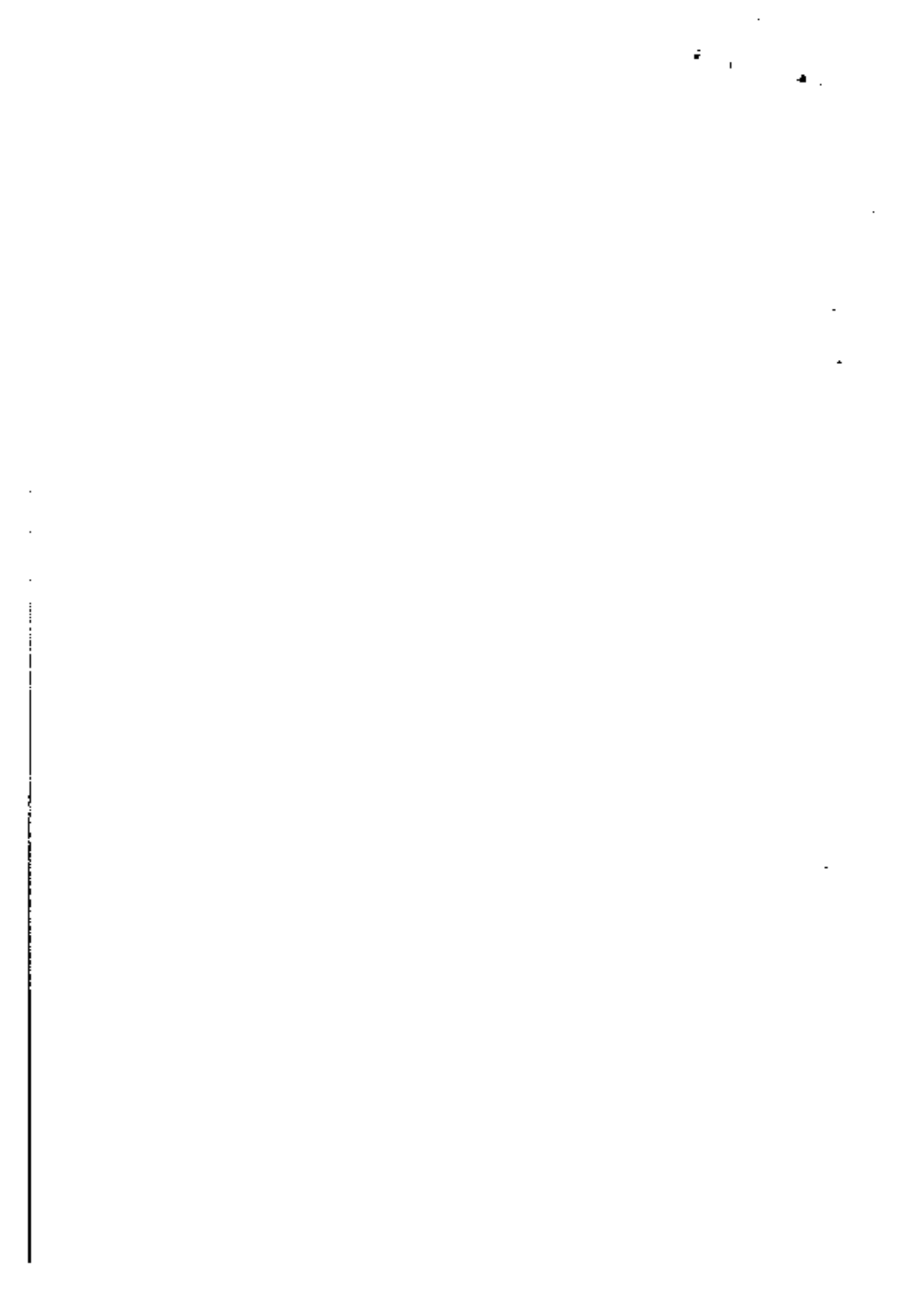
Deficit stamp duty

Deficit stamp duty Rs. 18570/- is paid , by the draft number 562162, Draft Date 19/08/2014, Bank :
State Bank of India, Kolkata High Court Branch, received on 20/08/2014

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV






Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 36
Page from 1847 to 1862
being No 06353 for the year 2014.




(Tridip Misra) 20-August-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal