

U3890

I-4268/2013



पश्चिम बंगाल WEST BENGAL

A 863041

Printed from the documents in substance
 for registration and for the same
 their own finger impressions and seals
 This document is in the presence of the witnesses

Sub. Reg. No. 100/2013, Bishnupur

30 JUL 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 30th day of July
 Two Thousand Thirteen (2013).

BETWEEN

(1) SMT. MITHU PURKAIT, wife of Sri Anup Kumar Purkait, (2) SMT. CHAMPA NASKAR, wife of Sri Swapan Naskar, both by faith Hindu, by occupation Business, by nationality Indian, both residing at : Village- Daulatpur, P.O.- Pailan, P.S.- Bishnupur, District- South 24 Paraganas, hereinafter jointly called and referred to as the "PURCHASERS" (which

and situated at Mouza Daulatpur, viae J.L. no. 19, K.S. no. 341, 1042; no. 1299, 1774 & 1775 within the limits of Kulerdari Gram Panchayat.

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term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators legal representatives and assigns) of the FIRST PART.

AND

INBUILT ENTERPRISE, a Partnership firm, having its registered office at: 8E, James Hickey Sarani (Esplanade East), P.S.- Hare Street, Kolkata-700069, represented by its Partners (1) SMT. ANITA CHOWDHURY, wife of Sri Santanu Chowdhury, residing at : A-2/14, Diamond Park, P.O.- Joka, P.S.- Thakurpukur, Kol-104, District- 24 Pgs(S) (2) SRI GORA CHAND SARKAR, son of Late Kanai Lal Sarkar, residing at : Vill. & P.O.- Sumudragrah, P.S.- Purbasthali, District- Burdwan, (3) SRI SUBRATA SAMANTA, son of Late Bijoy Krishna Samanta, residing at : Vill. & P.O.- Belsingha, P.S.- Falta, District- 24 Pgs(S), all are by faith Hindu, by nationality Indian, by occupation Business, hereinafter called and referred to as the "VENDOR" (Which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the SECOND PART.

Back Ground of the Property

WHEREAS one Hiru Lal Sardar of Village Daulatpur, being absolute owner, possessioner and occupier of the sali landed property measuring an area about 17 decimal vide R.S. Khatian no. 433 corresponding previous L.R. Khatian no. 1349 and R.S. & L.R. Dag no. 40/248 lying and situated at Mouza Daulatpur, vide J.L. no. 79, R.S. no. 341, Touzi no. 1299, 1774 & 1775 within the limits of Kulerdari Gram Panchayat.

AND WHEREAS said Hiru Lal Sardar while possessing and occupying aforesaid landed property sold the same to Dulal Chandra Malik, son of Late Dharani Dhar Malik, vide a registered Deed of Conveyance, which was registered at the office of A.D.S.R. Bishnupur, vide Book no. 1, Volume no. 137, Page no. 182 to 185, Being no. 11714 on 04/09/1974 for the year 1974.

AND WHEREAS said Dulal Chandra Malik after purchasing from different land lords landed property belong to various dags including 17 decimal sali land appertaining to R.S. & L.R. Dag no. 40/248 at Mouza Daulatpur sold the same to M/s. Comprehensive Housing Development Finance Corporation Limited, vide a registered Deed of Conveyance, which was registered at the office of D.S.R. IV, Alipore, vide Book no. 1, Being no. 12351 on 20/07/1992 for the year 1992.

AND WHEREAS after purchasing the aforesaid landed property said company aggregated and develop the said plot of land by creating 20 Ft. wide project road and prepared various scheme plots and numbered those plots as scheme plot no. 61 & 62.

AND WHEREAS said company i.e. M/s. Comprehensive Housing Development Finance Corporation Limited after developing the project sold landed property measuring an area about 04 Katha 11 Chattak 12 Sq.Ft. or 7.77 decimal or 3387 Sq.Ft. (vide Scheme Plot no. 61 & 62) landed property to Mrs. Madhu Sukla, wife of Mr. Sarju Narayan Sukla, vide a registered Deed of Conveyance, which was registered at the office of D.S.R. IV, Alipore, vide Book no. 1, Volume no. 29, Page no. 334 to 345, Being no. 1231 on 27/09/1995 for the year 1995.

AND WHEREAS after purchasing the aforesaid landed property

Mrs. Madhu Sukla also recorded her name in subsequent L.R. Operation, vide L.R. Khatian no. 1349.

AND WHEREAS being a recorded owner of L.R. Operation said Madhu Sukla also sold the same to the present vendor herein i.e. INBUILT ENTERPRISE, vide a registered Deed of Conveyance, which was registered at the office of D.S.R. IV, Alipore, vide Book no. 1, CD Volume no. 4, Page no. 2123 to 2141, Being no. 983 on 19/02/2010 for the year 2010.

Final Procurement

AND WHEREAS the aforesaid company i.e. the present vendor herein i.e. INBUILT ENTERPRISE, a partnership firm represented by its partners namely Smt. Anita Chowdhury, Sri Gora Chand Sarkar, Sri Subrata Samanta finally become absolute owner, possessioner and occupier of the landed property measuring an area about 04 Katha 11 Chattak 12 Sq.Ft. or 7.77 decimal or 3387 Sq.Ft. (vide Scheme Plot no. 61 & 62) landed property lying and situated at Mouza Doulatpur, J.L. no. 79, R.S. no. 341, Touzi no. 1299, 1774, 1775, vide R.S. Khatian no. 433, corresponding L.R. Khatian no. 1349 vide R.S. & L.R. Dag no. 40/248 within the limits of Kulerdari Gram Panchayat along with easement right, title interest of 20 Ft. wide project road, which is on the Southern side of the aforesaid landed property.

AND WHEREAS after procuring and purchasing the present vendor also mutated the aforesaid landed property after their respective names like wise partner of Inbuilt Enterprise, Smt. Anita Chowdhury recorded her name in subsequent L.R. Operation vide L.R. Khatian no. 2604 and like wise partner of Inbuilt Enterprise, Sri Gora Chand Sarkar re-

corded his name in subsequent L.R. Operation vide L.R. Khatian no. 2605 and like wise partner of Inbuilt Enterprise, Sri Subrata Samanta recorded his name in subsequent L.R. Operation vide L.R. Khatian no. 2606.

AND WHEREAS the present vendor herein being a recorded owner of present L.R. Operation applied for change for its character and accordingly after conversion the nature of the said land will be regarded under Bastu Classification instead of its previous sali character.

Recital

AND WHEREAS now being urgent need of cash money the present vendor herein declare for sale of the said demarcated landed property measuring an area about more or less 7.77 decimal or 04 Katha 11 Chattak 12 Sq.Ft. lying and situated at Mouza Doulatpur, J.L. no. 79, R.S. no. 341, Touzi no. 1299, 1774, 1775, vide R.S. Khatian no. 433, corresponding L.R. Khatian no. 2604, 2605 & 2606, vide R.S. & L.R. Dag no. 40/248, under P.S. and A.D.S.R. Bishnupur, D.S.R. Alipore, District South 24 Parganas, within the limits of Kulerdari Gram Panchayat and the purchasers herein aggress to purchase the said land at a fixed price of Rs. 19,03,650/- (Rupees Nineteen Lac Three Thousand Six Hundred Fifty) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said property in consideration of the sum of Rs. 19,03,650/- (Rupees Nineteen Lac Three Thousand Six Hundred Fifty) only being the lawful money of the union of India well and truly paid by the said Purchasers to the Vendor on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the vendor do

hereby admit and acknowledge a per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said Purchasers as the said land hereby transferred the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the said purchaser. **ALL THAT** piece and parcel of aforesaid land as described in the schedule hereunder written or howsoever otherwise the said land and heriditaments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished together with all pattahs, Muniments, described or distinguished right to user in the Common Passages, sewers, drains, ditches, hedges, Shrubs, water, water courses and all other former and ancient rights, light, liberties, benefit privileges, easements and appurtances 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, Pattahs, 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 and heriditaments so to be unto and the said purchasers absolutely and forever free from all encumbrances on the terms and conditions ap-

pended below and the Vendor do hereby covenant with the purchasers that notwithstanding any act, things, deed, matters, whatsoever made done and executed or knowingly suffered to the contrary the Vendor 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 purchasers in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchasers and the purchasers shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land along with the right of 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 purchasers mutated with the B.L. & L.R.O., Bishnupur, at the cost of purchasers and shall remain bound to do all that it may be required to do for the purpose.

The Vendor 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 lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendor 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 Vendor 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 authori-

ties concerned the Vendor and their successors and assigns shall and will have no right to claim or demand for any compensation in that regard and purchasers herein named will have sole authority for compensation. If any of the statement or covenants made herein all are by the vendor are found to be false, untrue or any defect in title is detected hereinafter the Vendor 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 purchasers do and execute or cause to be done and executed any supplementary deed or deed of rectification/declaration in favour of the purchaser.

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu landed property measuring an area about more or less 04 Kàtha 11 Chattak 12 Sq.Ft. or 7.77 Decimal or 3387 Sq.Ft. lying and situated at Mouza Daulatpur, vide J.L. No. 79, R.S. No. 341, Touzi no. 1299, 1774, 1775, vide R.S. Khatian no. 433 of whose corresponding L.R. Khatian no. 2604, 2605 & 2606 vide R.S. & L.R. Dag no. corresponding to its sold area is as follows :

Khatian no.		Dag No.	Total Land	Sold Area
R.S.	L.R.	R.S. & L.R.		
433	2604, 2605,			
	2606	40/248	17 dec.	7.77 dec.

Total sold area 7.77 Decimal or

04 Katha 11 Chattak 12 Sq.Ft. or 3387 Sq.Ft. out of 17 decimal vide Scheme Plot no. 61 & 62, within the limits of P.S. and A.D.S.R. office Bishnupur, D.S.R. office Alipore, District South 24 Parganas, the proportionate tax of the said land is payable to the collector 24 Parganas South along with easement right, title, interest of common project passage, which is on the Southern & Western side of the said plot of land, which is butted and bounded is as follows :

On the North : Scheme Plot no. 63 & 64.

On the South : 20 Ft. Wide Project Road.

On the East : Scheme Plot no. 60.

On the West : 30 Ft. Wide Project Road.

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

IN WITNESS WHEREOF the Vendor herein have sets and subscribed their signature and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of :

WITNESSES :

1. Som Sanakar Kabiraj
S/o Hari Sanakar Kabiraj
Amtala. P.S. Bolshampur
Dist: 24 Pns (I)

2. Rajeev Mondal
Amtala

INBULT ENTERPRISES

Anita Choudhary

Partner

INBULT ENTERPRISES

Govind Choudhary

Partner

INBULT ENTERPRISES

Suhail Kumar

Partner

Signature of the Vendor

RECEIVED of and from the within named Purchasers within the mentioned the sum of Rs. 19,03,650/- (Rupees Nineteen Lac Three Thousand Six Hundred Fifty) only being the full and entire consideration money of this Indenture by following memo of Consideration :-

MEMO

vide Cheque HDFC Amtala Branch Cheque no. 025960, dated 15/07/2013, Rs. 10,00,000/-

vide Cash on 30/07/2013, Rs. 09,03,650/-

Total Rs. 19,03,650/-

(Rupees Nineteen Lac Three Thousand Six Hundred Fifty) only

WITNESSES :

1. Som Sankar Kabiraj
S/o Hiral Sankar Kabiraj
Amtala
PS Bishnupur
Dist. 24 Pins (1)

INGULT ENTERPRISES

Anita Choudhary

Partner

INGULT ENTERPRISES

Gora Chand Dey

Partner

2. Raju Mandal
Amtala

INGULT ENTERPRISES

Gurjit Kumar

Partner

Signature of the Vendor

Drafted by:

Som Sankar Kabiraj
Som Sankar Kabiraj
Advocate

Calcutta High Court
Regd. No. F 2233/2394 of 2002

Printed by:

S-1







Sanjib Samanta

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BISHNUPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 03890 / 2013, Deed No. (Book - I , 04248/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Anita Chowdhury A- 2/14, Diamond Park, Thana: Thakurpukur, District- South 24-Parganas, WEST BENGAL, India, Pin :- 700104	 30/07/2013	 LTI 30/07/2013	Anita Chowdhury 30/07/2013

ii. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anita Chowdhury Address -A- 2/14 Diamond Park, Thana: Thakurpukur, District- South 24-Parganas, WEST BENGAL, India, Pin :- 700104	Self	 30/07/2013	 LTI 30/07/2013	Anita Chowdhury
2	Gora Chand Sarkar Address -village: Sumudregrah, Thana: Purbasthali, P.O. :- Sumudregrah, District: Bardwan, WEST BENGAL, India,	Self	 30/07/2013	 LTI 30/07/2013	Gora Chand Sarkar
3	Subrata Samanta Address -Village: Betsingha, Thana: Fata, P.O. :- Betsingha, District: South 24-Parganas, WEST BENGAL, India,	Self	 30/07/2013	 LTI 30/07/2013	Subrata Samanta

Name of Identifier of Above Person(s)
 Som Sanakar Kabiraj
 Village: Amtala, Thana: Bishnupur, District- South
 24-Parganas, WEST BENGAL, India,

Signature of Identifier
 Som Sanakar Kabiraj
 30/7/2013



(Javed Akhter)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
 Office of the A.D.S.R. BISHNUPUR



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 04268 of 2013
(Serial No. 03890 of 2013 and Query No. 1613L000008670 of 2013)

On 30/07/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under section 17 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Revenue Act, 1955, Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 20940.00/-, on 30/07/2013

(Under Article : A(1) = 20933/- . E = 7/- on 30/07/2013)

Certificate of Market Value(WB FUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed is assessed at Rs.- 19,03,650/-

Certified that the required stamp duty of this document is Rs.- 95192 /- and the Stamp duty paid is impressive Rs.- 51000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 20210/- is paid , by the draft number 985106, Draft Date 30/07/2013, Bank : State Bank of India, AMTALA, received on 30/07/2013
2. Rs. 20000/- is paid , by the draft number 985107, Draft Date 30/07/2013, Bank : State Bank of India, AMTALA, received on 30/07/2013
3. Rs. 25000/- is paid , by the draft number 985108, Draft Date 30/07/2013, Bank : State Bank of India, AMTALA, received on 30/07/2013
4. Rs. 25000/- is paid , by the draft number 985108, Draft Date 30/07/2013, Bank : State Bank of India, AMTALA, received on 30/07/2013

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

Presented for registration at 13.37 hrs on 30/07/2013, at the Office of the A.D.S.R. BISHNUPUR, Smt. Anita Chowdhury, one of the Executants

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

Execution is admitted on 30/07/2013 by

1. Smt. Anita Chowdhury
Partners, Inbuilt Enterprise, 8 E, James Hcki Sarani, Thana -Hare Street, District-Kolkata, West BENGAL, India, Pin -700059.
By Profession : Business

(Lawed Address)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

30/07/2013 14:03:00

Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 04268 of 2013
(Serial No. 03890 of 2013 and Query No. 1613L000008670 of 2013)

2. Sri Gora Chand Sarkar
Partners, Inbuilt Enterprise, 8 E, James Hicki Sarani, Thana-Hare Street, District Kolkata,
BENGAL, India, Pin:-700069.
. By Profession : Business

3. Sri Subrata Samanta
Partners, Inbuilt Enterprise, 8 E, James Hicki Sarani, Thana-Hare Street District Kolkata,
BENGAL, India, Pin:-700069.
. By Profession : Business

Identified By Samsankar Kabiraj, son of Sri Hansankar Kabiraj, Village,Amtala, Thana Bishnupur,
District -South 24 Parganas, WEST BENGAL, India . By Caste Hindu. By Profession Others

(Jawed Akhter)
ADDITIONAL DISTRICT SUB REGISTRAR OF
BISHNUPUR

SALE DEED PLAN

P.S. BISHNUPUR, DISTRICT 24 PGS SOUTH
MOUZA DAULATPUR, J.L. NO. 79, TOUZI NO. 1299, 1774, 1775, R.S. NO. 341,
R.S. KHATIAN NO. 433, L.R. KHATIAN NO. 2604, 2605, 2606.
R.S. & L.R. DAG NO. 40/248
TOTAL AREA OF LAND MORE OR LESS 7.77 Decimal Bastu Land

INBUILT ENTERPRISES

Anita Choudhary

Partner

INBUILT ENTERPRISES

Guna Chand Bhow

Partner

INBUILT ENTERPRISES

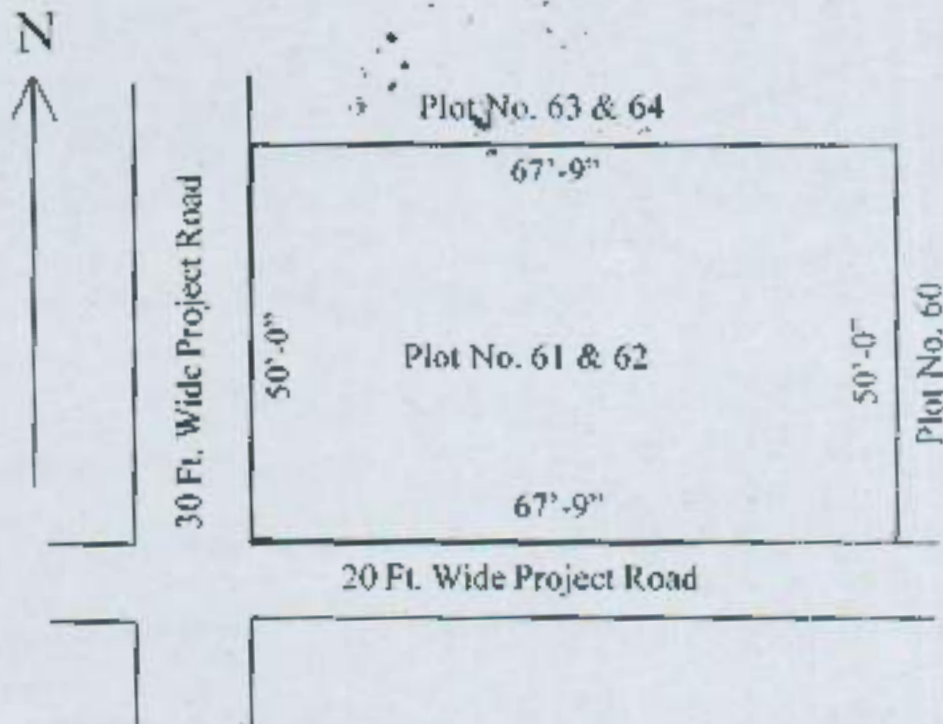
Anita Choudhary

Partner

SMT. MITHU PURKAIT,
&
SMT. CHAMPA NASKAR,

VENDEE








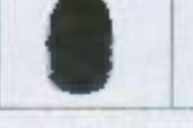
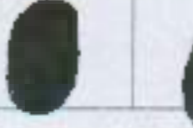

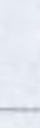
VENDOR



Anita Choudhary
Partner
24/7/2013

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	Left hand					
	Right hand					

Name.....
 Signature *Champa Naskar*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

Name *Mittra Purohit*
 Signature.....

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

Name.....
 Signature **INBUILT ENTERPRISES**
Anita Chaudhary
 Partner

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

Name.....
 Signature **INBUILT ENTERPRISES**
Govind Chandra Sarwar
 Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 3797 to 3814
being No 04268 for the year 2013.

A handwritten signature in black ink is written over a circular official stamp. The stamp contains the text 'ADDITIONAL DISTRICT SUB-REGISTRAR, BISHNUPUR, WEST BENGAL' around the perimeter and a central emblem.

(Jawed Akhter) 31-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

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.....

Signature.....

INDULT ENTERPRISES

Sahab Sawant
Partner

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

PHOTO	Left hand					
	Right hand					

Name.....

Signature.....