

CC 761

J = 00765



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

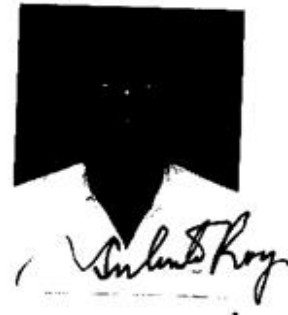
15,61,669

154222



Saleem Saha.

Signature
 30 JAN 2009



Saleem Saha.

30/1/09

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 30th day of January, 2009 BETWEEN SRI PABITRA SAHA, son of Sri Prafulla Kumar Saha, by faith- Hindu, by occupation- business, residing at 35/7F, adhar Chandra Das Lane, P.S. Ultadanga, Kolkata- 700 067, hereinafter called and referred to as the 'VENDOR' (which expressior shall unless excluded by and/or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the **FIRST PART.**

Saleem Saha.

112261

22 JAN 2009

NO. DATED

SOLD TO *Subrata Roy*
80, Sant Chaitany Rd, Kol-89.

RS 5000/- NP.....

L. S. Vaidya
High Court Clerk

Faleishu Saha.

Faleishu Saha.

Subrata Roy

Santosh Saha.



Additional District Sub Registrar
Bidhannagar (North 24 Pgs.)

Kamal Kishore Chakrabarti
Advocate, High Court 30 JAN 2009


doi**AND**

SRI SUBRATA ROY son of Sri Debabrata Roy, by faith- Hindu, by occupation-Business, residing at 80, Sarat Chatterjee Road, P.S. Lake Town, Kolkata- 700 089, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the **SECOND PART**.

AND

SRI PARITOSH KUMAR SAHA son of Sri Prafulla Kumar Saha, by faith-Hindu, by occupation- Business, residing at 51/81, Dum Dum Road, P.S. Dum Dum, Kolkata- 700 074, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the **THIRD PART**.

WHEREAS one Monsur Sekh son of Rahamat Sekh residing of Dakshindari Goalpara Branch Road, P.S. Dum Dum, at present Lake Town, District-North 24 Parganas, during his life time has been holding and possessing absolutely in khas ALL THAT plots of lands measuring 998 decimal of lands in Dag No. 209, 194 decimal of lands in Dag No. 210 and 819 decimal of lands in Dag No. 211 under R.S. Khatian No. 494 of Mouza Dakshindari at present Police Station Lake Town (previously P.S. Dum Dum) J. L. No.25, Touzi No. 1298/2833 District North 24 Parganas. The name of Monsur Seikh was recorded in the record of rights and was paying the annual rents and taxes.

Salim Saha.

AND WHEREAS the aforesaid Monsur Seikh died intestate leaving behind him surviving his wife Mussmat Khanta Bibi, his one son Seikh Bhola and his two daughters namely Mussmat Achiran Bibi and Mussmat Chhabiran Bibi only.

AND WHEREAS by virtue of intestate succession and according to Muslim law prevailing at the relevant time, the said Mussamat Khanta Bibi, her son and daughters jointly acquired right, title and interest over the said property left by Monsur Seikh and they had been jointly possessing and enjoying the said property as joint owner thereof and they duly recorded their names in the record of settlement office as well as in the Assessment Register of South Dum Dum Municipality by mutating their names as owners of the said property and the said entire property was recorded in the Municipal Record of South Dum Dum Municipality as premises No. 15, J. N. Sarkar Street.

AND WHEREAS the said Mussmat Khanta Bibi, her son and daughters applied for sanction of building plan in the South Dum Dum Municipality for raising dwelling house and structures on the said plot of lands. The said building plan was numbered 93 and was duly sanctioned by the authority of the South Dum Dum Municipality on 16.05.1993. On the basis of the said sanctioned plan the owners mainly Mussmat Khanta Bibi and other constructed a dwelling unit with Raniganj titled and tin roof on as portion of the said premises and after construction of the said dwelling unit, they have been residing in the said house and duly paid Municipal rates and taxes as owners thereof.

Feleim Sola

AND WHEREAS by a Deed of Conveyance dated 24th day of May, 1965 the said Mussamat Khanta Bibi and others jointly described as vendors conveyed and sold ALL THAT 11(eleven) Cottahs 8 (eight) Chittacks of land with structure thereon known as premises No. 15, J. N. Sarkar Street, under South Dum Dum Municipality comprising in Dag No.209, 210 and 211 (previously P.S. Dum Dum) District- North 24 Parganas together with all rights thereto in favour of Smt. Nanda Dulali Pal and Sudhangsu Kumar Pal and Sri Chand Baran Pal and possession of the said property was delivered by the said vendors mainly Mussamat Khanta Bibi and others in favours of the purchasers Smt. Nanda Dulali Pal and others which was registered at Cossipore Sub-Registration Office Dum Dum and entered in Book No.I, Volume No. 36 pages 29 to 36 Being Deed No. 4693 for the year 1965.

AND WHEREAS the said Smt. Nandadulali Pal and others jointly acquired right, title and interest over the said property and after purchase of the said lands and structures they duly recorded their names in the assessment register of the South Dum Dum Municipality by mutating their names and duly paid municipal taxes and rates with the municipality as owners.

AND WHEREAS the aforesaid Smt. Nandadulali Pal wife of Late Anil Kanta Pal, Sri Sudhangsu Kumar Pal, son of Late Radheyshyam Pal, and Sri Shyam Baran Pal son of late Radha Ballav Pal as vendors, sold and transferred by way of registered Deed of Conveyance registered before the Additional Registrar of Assurance-II, Kolkata on 25th day of September,

for the Smt.

1996 which entered in Book No. 1, Volume No, 15, Being No. 4291 for the year 1997 in favour of the present Vendor Sri Pabitra Saha, all that the dilapidated tiled shed, structure measuring 300 sq.ft. messuages, tenements, hereditaments and premises together with piece or parcel of land containing by estimation an area of 2 Cottah 1 Chittaks 28 Sq.ft. be the same a little more or less lying and situate being demarcated part of premises no.15, J. N. Sarkar Street, under South Dum Dum Municipality P.S. Lake Town, (old Dum Dum) A.D.S.R. Bidhannagar Salt Lake, Division - II, Sub Division 6, Holding No. 11/3, J. N. Sarkar Street, part of 15, J. N. Sarkar Street, together with all fittings including electricity and water connection and right of common passages including all other easement right being Municipal Holding no. 11/3. J. N.Sarkar Street, under South Dum Dum Municipality.

AND WHEREAS after purchase of the aforesaid lands and structure the vendor herein became absolute owner in khas possession thereof and mutated his name on 28.8.08 in the record of South Dum Dum Municipality and paid rates and taxes as owner in respect of the lands and structure.

AND WHEREAS the vendor is still in possession of the subject land with structure and has absolute right title and interest to sell and transfer the said land and structure and is competent to dispose of the same having absolute right, title and interest and possession thereof.

AND WHEREAS the Vendor herein being the party of the first part having in great need of money expressed his willingness to sell transfer all

Pabitra Saha.

right, title and interest in the lands and structure ad measuring 2 Cottahs 1 Chittak 28 Sq.ft. of lands with structure standing thereon at a total consideration of price Rs. 3,30,000 (Rupees Three lakhs Thirty Thousand only), the purchaser herein the party of the second part having found the said price to be reasonable and fair agreed to purchase the said lands and structure at the said price and entered into an agreement for purchase of the said lands and structure.

NOW THIS INDENTURE WITNESSES :

Pursuant to the said agreement and in consideration of the sum of Rs. 3,30,000 (Rupees Three lakhs Thirty Thousand only) paid by the purchaser being the party of the second part to the vendor being the party of the first part on or before the execution of these presents as per memo below the receipt whereof the vendor hereto acknowledges and of and from the payment of the same and every party thereof do hereby transfer, release, acquit and discharge the purchaser hereto and the said premises, the vendor herein doth hereby grant transfer sale, convey, assured and assigned unto the purchaser hereof ALL THAT the said premises more fully and particularly mentioned in the schedule hereunder written and delineated RED mark in the map or plan annexed hereto together with all structures, fixtures, fittings, sanitary, privy, boundary wall belonging all appertaining to the said premises more fully and particularly described in the schedule hereunder written or howsoever otherwise the same or any part thereof is/are or howsoever otherwise the same or any part thereof is/are or heretofore were or was or may be situated, butted and bounded call, known, numbered, described, or distinguished TOGETHER WITH all ways, paths, passages, sewers, drains, water, water courses, walls, lights,

Saleem Saha.

liberties, privileges, easements right of ways profits, structures, appendages and appurtenances whatsoever to the said premises and tenements and the said structure or any part thereof belonging or anywise appertaining to or with the same or any part thereof usually held, used, occupied or reputed to belonging or be appurtenant thereto and the reversion or reversions, remainders or remainder and all the estate, rights, title and interest, claim or and demand whatsoever at law or equity of the vendors herein in to out of or upon the said premises and hereditaments and every part thereof and all deeds, pattahs, muniments, instruments of title and writings and evidences of title whatsoever unto and to the use of the purchaser herein in the manner aforesaid and in anywise exclusively relating to or concerning the said land, message, hereditaments and premises or any thereof which now are or hereafter may be in the custody, possession or power or control of the said vendors or any other person or persons from whom they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said land, hereditaments, tenements and premises hereby granted or conveyed or expressed or intended so to be unto and to the use of the said purchaser herein absolutely forever and free from all encumbrances, attachments, liens, charges, debattor, mortgages, claim, lispensens and the vendors herein doth herby covenant with the purchaser hereto THAT NOTWITHSTANDING any act, deed or thing whatsoever by the said vendors done, committed or executed or knowingly suffered to the contrary, the said vendors hereto are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land, message, hereditaments, tenements and premises hereby granted and conveyed or expressed so to be and every part thereof for a perfect and indefeasible state of inheritance without any

Faleiha Saha.

manner or condition, use trust or other thing whatsoever to alter, defeat, encumber or make void the same and that NOTWITHSTANDING any such act, deed or things whatsoever as aforesaid the said vendors have good rights, full power and absolutely authority to grant, convey, transfer and dispose of all and singular the said land, measuring, hereditaments, tenements and premises thereby granted and conveyed or expressed or intended so to be unto and to the use of the purchaser herein the manner aforesaid and according to the true intent and meaning of THESE PRESENTS and the purchaser herein shall will at all times hereafter peaceably and quietly enjoy the said property belonging to the Vendors herein to the said land, messuage, structure, erections, hereditaments, tenements and premises and receipt, profit thereof without any lawful eviction interruption, claim and demand whatsoever from the vendors or any person or persons rightfully or equitably claiming from under or in trust for them or any person or persons whatsoever AND THAT free and clear, freely and clearly absolute discharged and exonerated or otherwise by the vendors discharges and exonerated or otherwise by the Vendors hereto and well and sufficiently saved, defendant kept harmless and indemnified from or against all former and other estate and all manner of claims, charges, liens, encumbrances, attachments and executions whatsoever made done, executed occasioned or suffered by the vendor herein AND ALL persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property belonging to the vendors herein to the said land, messuage, hereditaments, tenements and premises and all appurtenances, fittings and fixtures or any part thereof or in trust for them the vendors hereto shall and will from time to time and at all times hereafter the request and costs of the purchaser herein do and

Lalitha Saha,

execute or cause to be done or execute all such acts, deeds or things for further, better and more perfectly conveying granting transferring, conferring and assuring the said property belonging to the vendors here into the said land, messuage, hereditaments and premises and all appurtenances or every part thereof unto and to the use of the purchaser herein the manner aforesaid or as shall and may be reasonably required.

AND WHEREAS the vendor declare and confirm to the purchaser that the vendor do not have any existing liabilities as on the date of execution and registration of these presents against the subject land and structure under any provision of law and is not subject to any litigation before any court of law and is not under any scheme of Government or Semi Government. The Bank's loan obtained by the Confirming Party has since been fully liquidated and as such is free from all encumbrances.

AND WHEREAS the vendor declares that the lands and structure being the subject matter of these conveyance is free from all encumbrances, attachments, lispensens and the vendor further declares that he did not enter into any agreement for sale transfer or mortgage of the property previously with any one and has not received any consideration against the subject land and structure from any one previously excepting the purchaser herein.

AND WHEREAS the vendor further declares that he did not obtain any loan from any financial or institutions or from any private party or from any Nationalized Bank against the subject land and structure. The

Saleem Sha.

loan which was obtained by the confirming party against the land has since been fully paid and now it is free from encumbrances.

AND WHEREAS the Vendor further declares that the property under sale by these conveyance is not subject to any scheme or acquisition or requisition of the Government or any Government undertaking.

AND WHEREAS the vendor herein for self, his heirs, executors, administrators, representatives and assigns covenant with the purchaser his heirs, successors, executors in the event the purchaser sustain any loss or damages due to encumbrances or charges on the property under sale, the vendor will indemnify the purchaser the entire amount with damages.

The vendor with the execution of these deed of Conveyance delivers up vacant peaceful possession of the property under sale in favour of the purchaser and the purchaser also receive and acknowledge vacant possessions of the property under sale from the vendor.

The vendor with the execution of these Deed of Conveyance makes over the following documents of the title in favour of the purchaser.

- a) Original Title deed of the Vendor.
- b) Xerox copy of the Deed of Conveyance of the Vendor's Vendor.
- c) Xerox copy of the Municipal Tax Receipt in respect of the property.

A site plan of the land and structure marked with 'Red-ink' is annexed with this deed of conveyance which should be treated as a part of this document of title.

Faleihm Sabu

SCHEDULE OF PROPERTY AS MENTIONED ABOVE

ALL THAT 2 cottah 1 chittak 28 sq.ft. i.e. 1513 sq.ft. of land with dilapidated R.T. shed & structure measuring 300 sq.ft. standing on the said plot of land be the same a little more or less lying and situate and demarcated portion of 11/3, J. N. Sarkar Street, part of 15, J. N. Sarkar Street, under South Dum Dum Municipality, Holding No. 11/3, J. N. Sarkar Street, Ward No. 32, P.S. Lake Town, A.D.S.R. Bidhannagar Salt Lake, Division II, Sub Division 6 part of R.S. Dag No. 211 under R.S. Khatian No. 494 of Mouza Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 District North 24 Parganas together with all fittings including electricity and water connection and right of common passages butted and bounded as follows :-

ON THE NORTH : Land occupied by Michael Sporting Club.

ON THE SOUTH ; Premises No. 15, J. N. Sarkar Street,

ON THE EAST : 26' Wide J. N. Sarkar Street,

ON THE WEST : Shed of Ram Nivas Rathi.

Falime Seha.

IN WITNESSS WHEREOF the parties hereto set and subscribed their respective hands, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of :

Faleim Saha.

Signature of the Vendor

WITNESSES :

1. *Debabrata Ray*
80, Saret Chatterjee Road
Kolkata - 700 089

2. *Rabin Mukherjee*

8/L-9, A. Sahani
KOL - 700028.

Sudanto Roy.

Signature of the Purchaser

Faleim Saha.

Signature of the Confirming Party.

Drafted by me :

Kamal Krishna Chakrabarty

(KAMAL KRISHNA CHAKRABORTY)
Advocate, High Court,
7, Old Post Office Street,
1st floor, Room No. 14,
Kolkata - 700 001.

RECEIVED a sum of Rs. 3,30,000/- (Rupees Three lakhs thirty thousand) only from the withinnamed purchaser for transfer of the land and structure as per Memo below :

MEMO OF CONSIDERATION

1. Paid by Ch. No. 140142 of Standard Chattered Bank, Shyambazar Branch dated 03.12.2008	Rs. 25,000
2. Paid by Ch. No. 140143 of Standard Chattered Bank, Shyambazar Branch, dated 04.12.2008	Rs. 1,00,000
3. Paid by Ch. No. 140145 of Standard Chattered Bank, Shyambazar Branch, dated 01.01.2009	Rs. 1,75,000
4. Paid by cash	Rs. 30,000

	Rs. 3,30,000

(Rupees Three lakhs thirty thousand)only.

Saleem Soha.
Signature of the Vendor

WITNESSES :

1. *Debalwala Roy*
80, Sarat Chatterjee Road
Kolkata 700089.


2. *Rasim Huseinjee*
8/49, A. Sarani
KOL - 700028.

SPECIMEN FORM FOR TEN FINGERPRINTS










PHOTO <i>Faleichm Saha.</i>					
	Little	Middle	Fore	Ring	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO <i>Sahmish Roy</i>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO <i>Santosh Saha</i>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00761 / 2009, Deed No. (Book - I , 00765/2009)

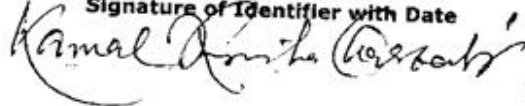
I . Signature of the Presentant


Name of the Presentant	Signature with date
Pabitra Saha	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pabitra Saha Address -35 /7 F Adhar Ch Das Lane Kolkata	Self	 30/01/2009	 LTI 30/01/2009	
2	Paritosh Kr Saha Address -51/81 Dumdum Road Kolkata	Confirming Party	 30/01/2009	 LTI 30/01/2009	
3	Subrata Roy Address -80 Sarat Chatterjee Road Kol	Self	 30/01/2009	 LTI 30/01/2009	

Name of Identifier of above Person(s)
 Kamal Krishna Chakraborti
 PS--High Court

Signature of Identifier with Date



 (Abhijit Kumar Das)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-00765 of :2009
(Serial No. 00761, 2009)

On 30/01/2009

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) = 17204/- on:30/01/2009

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- 1564669/-

Certified that the required stamp duty of this document is Rs- 92880/- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 88880/- is paid, by the draft number 663013, Draft Date 29/01/2009 Bank Name STATE BANK OF INDIA, Lake Town, received on :30/01/2009.

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

Presented for registration at 12.09 hrs on :30/01/2009, at the Office of the A. D. S. R. BIDHAN NAGAR by Pabitra Saha, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 30/01/2009 by

1. Pabitra Saha, son of Prafulla Kr Saha ,35 /7 F Adjar Ch Das Lane Kolkata ,Thana Ultadanga, Pin 700067, By caste Hindu, by Profession :Business
 2. Paritosh Kr Saha, son of Prafulla Kr Saha ,51/81 Dumdum Road Kolkata ,Thana Dumdum, Pin 700074, By caste Hindu, by Profession :Cultivation
 3. Subrata Roy, son of Debabrata Roy ,80 Sarat Chatterjee Road Kol ,Thana Lake Town, Pin 700089, By caste Hindu, by Profession :Business
- Identified By Kamal Krishna Chakraborti, son of -- High Court Thana: -, by caste Hindu, By Profession :Advocate.

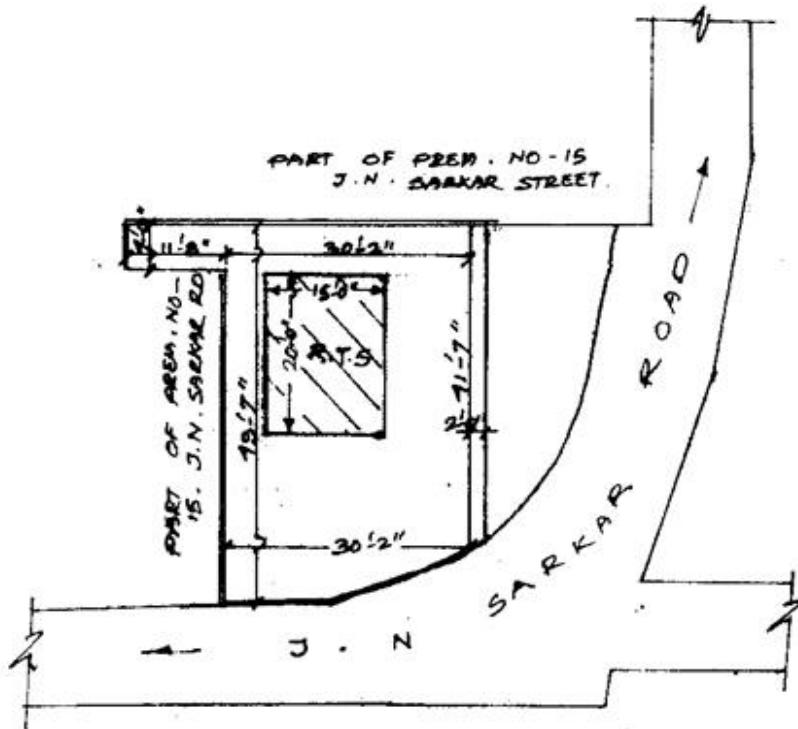


[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

SITE PLAN OF SRI. SUBRATA ROY AT PART OF R.S. DAG NO-
210, 211, & 211, J.L. NO-25, IN R.S. KH. NO-494 OF MONZA-
DAKSHINDARI, HOLDING NO-11/3 (NEW) J.N. SARKAR STREET,
WARD NO-32, P.S- LAKE TOWN, DIST. 24 PGS (N) UNDER
SOUTH DUM DUM MUNICIPALITY.
SCALE :- 20' 10" = 1"

AREA OF LAND = 24-1CH-28 SFT (APPROX) MARKED WITH RED COLOUR,
AREA OF R.T.S = 300.00 SFT APPROX.



Lalita Saha

Lalita Saha,
SIG. OF VENDOR

Subrata Roy,
SIG. OF VENDOR.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 16203 to 16221
being No 00765 for the year 2009.



(Abhijit Kumar Das) 02-February-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal