भारतीय गैर न्यायिक

Rs 20000 रु

बीस हज़ार रुपये

RUPEES

20000

रुपये

INDIA NON JUDICIAL

00CC 744607

Certified that the Document is admitted to Registration. The signature sheet and the endorsement sheet attached with this document are part of this Document.

Additional Registrar of Assurances-II, Kolkata

THIS INDENTURE made this 9th day of December one Thousand Nine Hundred and Ninety Seven BETWEEN RANABIR BISWAS son of Ranendra Nath Biswas, since deceased by religion Hindu by occupation Business residing at "Falguni", P.O. Ganganagar, Police Station- Air Port in the District of 24-Parganas (North), hereinafter referred....

Challan No. 10651
Sold to Deb Ko. Sinha, Advo
at 10, Old Post office St
Cal-1

Calcutta Collectorate,
Treasury
Date 3.7.1997 Treasurer

9/B.
original
[illegible]

20,000/-
4,000/-
50/-
10/-
24060/-

Addl Registrar of Assurances
Calcutta
6.3.98

Presented for Registration at
the Calcutta Registration Office
on the 6th day of March 1998

by Ranabir Biswas and Ko Ranabir Biswas S/o
Chandanlal Ramendra Nath Biswas of
Phatagori Gangapur

Ranabir Biswas

Ranabir Biswas

Anil Kumar Banerjee
S/o late Anil Ch Banerjee
77 73A, Aralinda Sarani
Cal-73. Ch Shiden
Sarani

(Anil Kumar Banerjee)

D. Mukherjee.
Late Santosh Mukherjee.
30 D J. L Nehru Rd
IC-16

Addl Registrar of Assurances
Calcutta
6.3.98

1000Rs.

referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the ONE PART A N D (1) VIMAL PRAKASH (2) KAMAL PRAKASH (3) ALOK PRAKASH all sons of Late

Satyanarain ...

Serial No. 10651

Sold to Deb Kr. Sinha Adv.

at 10, Old Post Office St.

Cal — 1

Calcutta Collectorate,

Treasury

Date 3.7.1997

Treasurer

1 — 20,000/-
4 — 4,000/-
1 — 501/-
1 — 101/-
24061/-

Additional Registrar of Assurances

Calcutta

6-3-98

1000Rs.

Satyanarain Prasad, by religion Hindu, by Occupation Business, residing at No. 109/8, Hazra Road, P.S. Tallygunj in the City of Calcutta hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs legal representatives and assigns) of the OTHER PART :

Serial No. 10651

Sold to Deb Kr. Liahan Adv.

at 10, Old Post Office St.

Cal - 1

Calcutta Collectorate,
Treasury

Date 3.7.1997

Treasurer

1 — 20,000/-
4 — 4,000/-
1 — 50/-
1 — 10/-
24060/-

Joint Registrar of Assurances
Calcutta

6.3.98

1000Rs.

WHEREAS between 1959 and 1964 by seven several Deeds of Conveyance more particularly, described in PART-I of the first Schedule hereunder written duly registered at the office of the Sub-Registrar of Barasat, District - 24-Parganas one Sm. Santana Biswas since deceased wife of Ranendra Nath Biswas since

deceased...

Serial No. 10651

Sold to Ze b. Ka. Linha. Pdt

of 10, Old Post office St.

Cal.

Calcutta Collectorate,
Treasury
Date 3.7.1997

Treasurer

1 — 20,000/-
4 — 4000/-
1 — 50/-
1 — 10/-
— 24060/-

Addl Registrar of Assurances
Calcutta

63-98

1000Rs.

deceased for consideration mentioned in the said Deeds purchased diverse plots of land being R.S. Dag No. 350, portion of R.S. Dag No. 351 Khatian No. 175, J. L. No. 49 in Mouza- Ganganagar, Police Station Airport in the District of 24-Parganas (North) as is known measuring about 1.68 Decimals.

10651
Deb Kr. Sinha, Adv.
10, Old Post office St.
Cal-1

Collector's Collection,
Treasury
Date 3.7.97

1 —— 20,000/-
4 —— 4,000/-
1 —— 50/-
1 —— 10/-
24060/-

Registrar of Companies
West Bengal

6.3.98

50 Rs.

AND WHEREAS the said land was duly recorded in the name of said Sm. Santana Biswas in all Government and other appropriate records.

And...

10651

Deb Kr. Sinha. Adv.

10, Old Post Office St.

Cal - 1

Calcutta Collectorate,

Treas. 17

Date 3.7.1997

1 — 20,000/-

4 — 4,000/-

1 — 50/-

1 — 10/-

24060/-

Sd/ Registrar of Assurances

Calcutta

6.3.98

10 Rs.

AND WHEREAS by a Deed of Conveyance duly registered in Book NO. 1, Volume No. 68, pages No. 193 to 199 Being No. 4522, for the year 1991 at the office of Sub-Registrar at Barasat, the said Sm. Santana Biswas for the consideration mentioned in the said Deed sold and transferred a portion of R.S. Dag NO. 351 measuring about 4 Cottah,

Serial No. 10651

Sold to Deb Ko. Sinha, Adv.

10, old Post office St,

Cal - 1

Calcutta Collectorate,

Treasury

Date 3.7.1997

Treasurer

1 — 20,000/-

4 — 4,000/-

1 — 50/-

1 — 10/-

24060/-

Addl Registrar of Assurances

Calcutta

6.3.98

10 Chittack and 30 Square feet equivalent to about .03 Decimals be the same a little more or less to one Sunil Kumar Mukherjee.

AND WHEREAS after sale of the said portion the said Sm. Santana Biswas continued to remain the absolute owner in possession of balance portion of the said land measuring about 1 Acre and .65 Decimals be the same a little more or less.

AND WHEREAS on or about 10th May, 1993 the said Sm. Santana Biswas Expired leaving behind her husband Ranendra Nath Biswas and her two sons namely Ranabir Biswas (the Vendor herein) and Avijit Biswas as her only heirs and legal representatives.

AND WHEREAS on or about 1st March, 1996 the said Ranendra Nath Biswas, father of the Vendor abovenamed expired leaving behind him the Vendor abovenamed and his brother Avijit Biswas as his only heirs and legal representatives.

AND WHEREAS the Vendor abovenamed and the said

Registrar of [illegible]

Avijit Biswas thus became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of Danga land comprised in R.S. Dag No. 351, Khatian No. 275 containing and area of 1 Acre 49 Decimals be the same a little more or less as the only surviving heirs and legal representatives of the said Sm. Santana Biswas, since deceased in equal half share.

AND WHEREAS by a Deed of conveyance duly registered on 17th December, 1996 at the office of the Registrar of Assurance, Calcutta theVendor abovenamed for the consideration mentioned in the said Deed sold and Transferred to M/S. Jiwanram Sheoduttrai all that undivided half share of the Vendor in piece or parcel of land containing and area of 1 Bigha, 15 Cottahs and 36 square feet be the same a little more or less including a portion of R. S. Dag No. 351, Khatian No. 275, J. L. No. 49 in Mouza - Ganganagar, P. S. Airport in the District of 24-Parganas (North) together with right of use of "Passage".

Joint Registrar of [redacted]
University.

AND WHEREAS after sale of the above mentioned portion the Vendor with his brother continued to remain the absolute owner in possession of the balance portion of the said Danga land comprised in R.S. Dag No. 351 Khatian No. 275 measuring about 1 Acre and .07 Decimals be the same a little more or less in equal share.

AND WHEREAS out of the said balance portion of 1.07 Decimals of land more or less the Vendor has agreed to selland the purchaser has agreed to purchase All that undivided half share of the Vendor abovenamed measuring and area of 2 Bighas 11 Cottahs, 03 Chattaks, 23 Square feet be the same a little more or less comprised in and being a part of R.S.Dag No. 351, Khatian No. 275, J.L. No. 49 in Mouza Ganganagar, Police Station Airport in the District of 24-Parganas (North) fully described in the Second Schedule hereunder written Together with right of use of common passage on the Western Side (hereinafter referred to as the "said property") free from all encumbrances, attachments, liens, lispendens alignments, acquisitions and requisitions whatsoever, at and for a consideration of Rs. 4,80,000/- (Rupees Four lacs eighty thousand only).

Addl Registrar of Assurances
Selection-B

AND WHEREAS the vendor as represented to the purchaser that the Deeds of Conveyance more particularly described in Part-II of the First Schedule hereunder Written pertain to and/or relate to the said property" hereby intended to be transferred.

NOW THIS INDENTURE WITNESSETH that in pursuance and in consideration of the said sum of Rs. 1,80,000/- (Rupees four lacs eighty thousand only) paid by the purchaser to the Vendor at or before the execution of these presents the receipt whereof the Vendor doth hereby admit and adknowledge and of and from the same and every part thereof doth hereby acquit, release and for ever discharge the purchaser and the said property hereby intended to be sold, the vendor as absolute owner doth hereby geant, transfer, convey assign and assure unto the purchaser free from all encumbrances and liabilities

Registrar of [illegible]

whatsoever ALL THAT the said property fully mentioned and described in the second schedule hereunder written OR HOWSOEVER OTHERWISE the said property now or hereto before were or was situate butted bounded called, known, numbered described and distinguished TOGETHER WITH the benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenance whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions remainder and remainders rents, issues and profits thereof and of every part thereof together with furthermore all the estate right, title inheritance use, trust, property, claim and demand, whatsoever both at law and in equity of the vendor into and upon the said property of every part thereof AND in addition to those deeds mentioned in PART-II of the first schedule hereunder written, all deeds, pattahs muniments writings and evidence of title which in anywise relate to the said property or any psrt or portion thereof and which now are or hereafter shall or may be in the custody, power or possession of the

Registrar of Companies
Delhi

vendor or any persons from whom the vendor can or may procure the same without any action or suit at law or any equity TO HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby sold with his right and appurtenances unto and to use of the purchaser for ev ry freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the vendor doth hereby covenant with the purchaser THAT NOTWITHSTANDING any act, deed or thing whatsoever by the vendor or by any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary the vendor had at all material times hereto before and now have good right full power and absolute authority and indefeasible title to grant, sell convey, transfer, assign and assure the said marked property hereby granted or sold and otherwise expressed or intended so to be unto and in favour of the purchaser in the manner aforesaid AND that the purchaser shalland may at all times hereafter peaceably and quietly enter hold, possess and enjoy that said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbance, clim or

Registrar of Assurances
Dublin

demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming as aforesaid AND FURTHER THAT the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute of cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said market property and every part thereof unto and to the use of the said Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and his heirs, executors, and administrator shall at all times hereafter indemnify and keep indemnified the Purchaser his heirs and executors administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained. And it is further agreed by and between the parties herein that since the purchaser herein is not purchasing all the plot of land fully covered by the aforesaid four indentures dated 19th March 1962, 31st May, 1962, 31st May 1962 and also 12th February 1964 as mentioned in part II of the first schedule the purchaser shall produce and or caused to

be produced the said original deeds and when so required on demand by the Vendor herein or such others owner/ owners of the other portions the said Deeds mentioned in Part II of the first schedule for evidencing the title of the said other land and shall keep the same safe, secure and harmless.

THE FIRST SCHEDULE ABOVE REFERRED TO :

PART - I

1. The indenture dated 25th July, 1959 Between Sm. Santana Biswas and Jharu Mondal & ors. duly registered in Book No. 1, Volume No. 82, Pages 237 to 241 Being No. 8484 for the year 1959.

2. The Indenture dated 14th March, 1960 Between Sm. Santana Biswas and Sm. Rupjan Bibi & ors. duly registered in Book No. 1, Volume No. 26, Pages 257 to 259 Being No. 2561 for the year 1960.

3. The Indenture dated 14th March, 1960 between Sm. Santana Biswas and Rupjan Bibi and others, duly registered in Book No. 1, Volume No. 36, Pages 4 to 8 Being No. 2559 for the year 1960.

Registrar of

4. The Indenture dated 19th March, 1962 between Sm. Santana Biswas and Jharu Mondal & ors. duly registered in Book No. 1, Volume No. 30, Pages 210 to 213 Being No. 2752 for the year 1962.

5. The indenture dated 31st May, 1962 between Santana Biswas and Jharu Mondal & ors. duly registered in Book No. 1, Volume No. 58, Pages 283 to 286 Being No. 6585 for the year 1962.

6. The Indenture dated 31st May, 1962 between Sm. Santana Biswas and Jharu Mondal & ors. duly registered in Book No. 1, Volume No. 58, Pages 287 to 291 Being No. 6586 for the year 1962.

7. The Indenture dated 12th February, 1964 between Sm. Santana Biswas and Jharu Mondal & ors. duly registered in Book No. 1, Volume No. 15, Pages 55 to 58 Being No. 559 for tye year 1964.

PART - II

1. The Indenture dated 19th March, 1962 between Sm. Santana Biswas and Jharu Mondal & ors. duly

Addl Registrar of Assurances
Rajkot

registered in Book No. 1, Volume No. 30, pages 210 to 213 Being No. 2752 for the year 1962.

2. The indenture dated 31st May, 1962 between Sm. Santana Biswas and Jharu Mondal & Ors. duly registered in Book No. 1, Volume No. 58, pages 283 to 286 Being No. 6585 for the year 1962.

3. The Indenture dated 31st May, 1962 between Sm. Santana Biswas and Jharu Mondal & Ors. duly registered in Book No. 1, Volume No. 58, pages 287 to 291 Being No. 6586 for the year 1962.

4. The Indenture dated 12th February 1964 between Sm. Santana Biswas and Jharu Mondal & Ors. duly registered in Book No. 1, Volume No. 15, pages 55 to 58 Being No. 559 for the year 1964.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT undivided half share of the vendor in parcel of Danga Land containing an area 2 Bigha, 11 Cottahs 03 Chattacks, 23 Square Feet be the same a little more or less comprised in and being a part of R.S. Dag No. 351, Khatian No. 275, J.L. No. 49, in Mouza Ganganag

P. S. Airport in the District of 24-Parganas (North) TOGETHER WITH right of use of common passage on the Western side butted and bounded in the manner following:

ON THE NORTH : Land of Dag No. 349

ON THE SOUTH : By a Road

ON THE EAST : Partly by a common passage and partly by a Road.

ON THE WEST : Partly by a passage and partly by land of Dag No. 350.

IN WITNESS WHEREOF the vendor hereto hath hereunto set and subscribed his hand and seal on the day day month and year first above written.

SIGNED, SEALED & DELIVERED by the VENDOR at Calcutta in the Presence of:

Ranabir Biswas

Deb Kumar Sinha.
Solicitor & Advocate
Calcutta.

Debnarayan Barat
Deb Narayan Barat
403. Rabindra Sarani
Calcutta. 700005

Registrar of Assurances

RECEIVED of and from the within named purchaser the withinmentioned sum of Rs. 4,80,000/- (Rupees Four lacs eighty thousand) only being the Consideration in full as per memo below:- Rs. 4,80,000/-

MEMO OF CONSIDERATION

① By cheque no. 346135 dt 7/7/97 drawn on Dena Bank Park Street, Calcutta-16 for a sum of R. 160000/-

② By cheque no. 346099 dt 7/7/97 drawn on Dena Bank ~~on~~ Park Street Calcutta-16 for a sum of R. 160000/-

③ By cheque no. 345839 dt 7/7/97 drawn on Dena Bank ~~on~~ Park Street, Calcutta-16 a sum of R. 160000/-

R. 480,000/-

(Rupees Four lacs eighty thousand) only

Kanaiya Biswas.

WITNESSES :

Ashok Kumar Sinha.

Debnarayan Barat

Deb Narayan Barat
403 Rabindra Sarani
Calcutta - 700005

DRAFTED BY :

Ashok Kumar Sinha
Advocate

Typed By :
Tapas Kumar Ghosh
15, Old Post. office St.
Cal-1

Registrar of Assurances
Dalmatia

Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12534 of 2009

(Serial No. 00920 of 1997)

On 09/12/1997

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5269/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/12/1997

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

Presented for registration at 15.05 hrs on :09/12/1997, at the Office of the A. R. A. - II KOLKATA by Ranabir Biswas,Executant.

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

Execution is admitted on 09/12/1997 by

1. Ranabir Biswas, son of Ranendra Nath Biswas , Falguni P. O- Ganganagar North 24 Pgs , Thana Airport, By Caste Hindu, By Profession : Business

   Identified By D. Mukherjee, son of Late Santosh Mukherjee, 30 D, J. L. Nehru Road Kol- 16 ,Thana: ., By Caste: Hindu, By Profession: Others.

(.... ....)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

On 25/07/2009

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.-1280486/-

Certified that the required stamp duty of this document is Rs.- 64024 /- and the Stamp duty paid as: Impresive Rs.- 24060/-

(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

On 14/11/2009

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 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 39980/- is paid83808129/10/2009State Bank Of India, KOLKATA, received on 14/11/2009

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 8811/- on 14/11/2009.

(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12534 of 2009
(Serial No. 00920 of 1997)

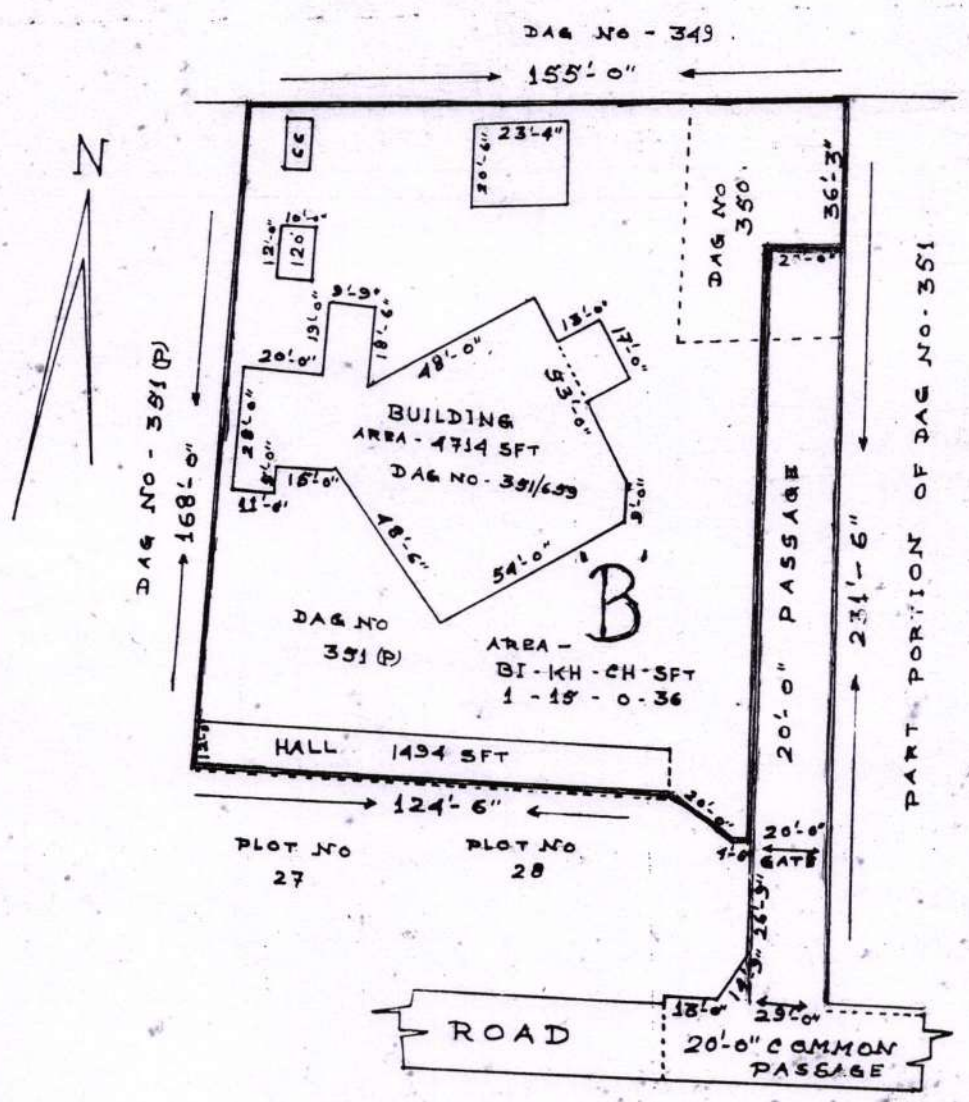
(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

14/11/2009 14:15:00

14-11-09

SITE PLAN AS-PER POSITION OF MOUZA- GANGANAGAR.
J.L NO-49. R.S DAG NO- 350, 351 (PART) AND 351/659.
KHATIAN NO - 175. P.S-AIRPORT. DIST-24 PGS(N). SCALE-1"=40'-0"



PLAN BY -
D.K. Sumani

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 9691 to 9720
being No 12534 for the year 2009

Seal of the Additional Registrar of Assurances-II, Kolkata

(Tarak Baran Mukherjee) 17-November-2009
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal

DATED THIS 9th DAY OF December 1997

B E T W E E N

RANABIR BISWAS .. VENDOR

A N D

VIMAL PRAKASH & ORS. PURCHASERS

C O N V E Y A N C E

DEB KUMAR SINHA, Advocate
10, Old Post Office Street,
Calcutta - 700 001.

6/3/98

6.3.98