

08467/09

10592/09



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

638173

M.V 20 61750

5000

B.D 249370

AT 11-02 AM
 23.9.09
 15820/09

Certified that the foregoing document is in conformity with the original as registered. The stamp and the endorsement sheets attached to the document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-I, Kolkata
 05/10/09

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made

on this the 22nd day of September

TWO THOUSAND AND NINE (2009).

55767
223

55992
750

56742

BETWEEN

Contd. ... P/2.

J.V 20
249370
750

6002 90A 18

24 AUG 2009

No. 8318 Rs. 5000 Date.....
 Name.....
 Address.....
 Vendor Srid Subhankar Das
 Alipur Collectory
 24 Parganas (South)

C. NAIYA
 Advocate
 Alipore Police Court
 Kol-27

SUBHANKAR DAS
 STAMP - VENDOR
 Alipore Police Court
 Kolkata-700027

- Sekhar Nath Baidya.

- Sekhar Nath Baidya.

- Runu Baidya.

- Mology Baidya.

Saya Talukder.
 Late Dilip Talukder.
 114/4 purlachal main Kol
 Kol-78
 occupation- Business


2098
 Additional " " of
 Assurance Kolkata
 23 SEP 2009



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 8485 to 8512
being No 10592 for the year 2009.




(Dines Kumar Mukhopadhyay) 12-October-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-10592 of :2009
(Serial No. 07467, 2009)

On 23/09/2009

Payment of Fees:

Fee Paid in rupees under article : A(1) = 55671/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:23/09/2009

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- 5061750/-

Certified that the required stamp duty of this document is Rs 354343 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 349370/- is paid, by the draft number 033655, Draft Date 22/09/2009 Bank Name STATE BANK OF INDIA, Kasba Kolkata, received on :23/09/2009.


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

Presented for registration at 11.02 hrs on :23/09/2009, at the Office of the A.R.A.-I KOLKATA by Sekhar Nath Baidya, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 23/09/2009 by

1. Sekhar Nath Baidya, son of Lt. Dharendra Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :Service
2. Sukumar Baidya, son of Lt. Dharendra Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :Service
3. Swapan Baidya, son of Lt. Dharendra Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :Service
4. Tapan Baidya, son of Lt. Dharendra Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :Business
5. Ratan Baidya, son of Lt. Dharendra Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :Business
6. Sobha Rani Mondal, wife of Nirmal Mondal ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :House wife
7. Runu Baidya, wife of Lt. Sankar Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :House wife
8. Moloy Baidya, son of Lt. Sankar Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba. By caste Hindu, by Profession :Business


Additional Registrar of
[Dines Kumar Mukhopadhyay]
A.R.A.-I KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA
West Bengal

Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-10592 of :2009
(Serial No. 07467, 2009)

9. Sajal Baidya, son of Lt. Sankar Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba, By caste Hindu,by Profession :Business
10. Sonali Paul, wife of Kiran Paul ,160/ A, Swinhoe Lane Kolkata-42 ,Thana Kasba, By caste Hindu,by Profession :House wife
11. Mitali Baidya, daughter of Lt. Sankar Nath Baidya ,79, Purbachal Main Road Haltu Kolkata-78 ,Thana Kasba, By caste Hindu,by Profession :Student
12. Sandhya Sardar, wife of Badal Sardar ,Rampur Gobindapur 24 Pgs (S) ,Thana Maheshtala, By caste Hindu,by Profession :House wife
13. Sumitra Mondal, wife of Nirmal Mondal ,Sangrami Nagar Bansara 24 Pgs (S) ,Thana Canning, By caste Hindu,by Profession :House wife
Identified By Raja Talukdar, son of Lt. Dilip Talukdar 114/4, Purbachal Main Road Kolkata-78 Thana ... , by caste Hindu,By Profession :Business.

Name of the Registering officer : **Dines Kumar Mukhopadhyay**
Designation : **A. R. A. -I KOLKATA**

On 05/10/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

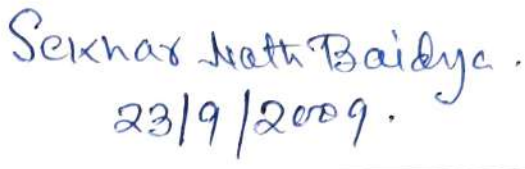
Name of the Registering officer : **Dines Kumar Mukhopadhyay**
Designation : **A. R. A. -I KOLKATA**

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA















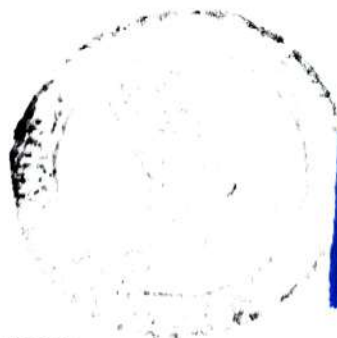
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07467 / 2009


I . Signature of the Presentant

Name of the Presentant	Signature with date
Sekhar Nath Baidya	 23/9/2009.

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













Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sekhar Nath Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	
2	Sukumar Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	
3	Swapan Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	
4	Tapan Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	




Additional Registrar of Assurances-I, Kolkata
 23 SEP 2009
 (Dines Kumar Mukhopadhyay)
 A. R. A. -I KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07467 / 2009

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






SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Ratan Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	Ratan Baidya
6	Sobha Rani Mondal Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	Sobha Rani Mondal
7	Runu Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	Runu Baidya
8	Moloy Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	Moloy Baidya
9	Sajal Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	Sajal Baidya
10	Sonali Paul Address -160/ A, Swinhoe Lane Kolkata-42	Self	 23/09/2009	 LTI 23/09/2009	SONALI PAUL



DK
Additional Registrar of Assurances-I, Kolkata
 (Dines Kumar Mukhopadhyay)
 23 SEP 2009
 A. R. A. -I KOLKATA
 Office of the A.R.A. -I KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07467 / 2009

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Mitali Baidya Address -79, Purbachal Main Road Haltu Kolkata-78	Self	 23/09/2009	 LTI 23/09/2009	<i>Mitali Baidya</i>
12	Sandhya Sardar Address -Rampur Gobindapur 24 Pgs (S)	Self	 23/09/2009	 LTI 23/09/2009	<i>Sandhya Sardar</i>
13	Sumitra Mondal Address -Sangrami Nagar Bansara 24 Pgs (S)	Self	 23/09/2009	 LTI 23/09/2009	<i>Sumitra Mondal</i>

Name of Identifier of above Person(s)

Raja Talukdar
PS-...,114/4, Purbachal Main Road Kolkata-78

Signature of Identifier with Date

Raja Talukdar
23/09/09

**Additional Registrar of
Assurances I, Kolkata**

23/09/09

(Dines Kumar Mukhopadhyay)

A. R. A. -I KOLKATA

Office of the A.R.A.-I KOLKATA

[1] **SMT. RUNU BAIDYA**, wife of Late Sankar Nath Baidya,
[2] **SRI MOLOY BAIDYA** & [3] **SRI SAJAL BAIDYA**, both
sons of Late Sankar Nath Baidya, all by Creed – Hindu, by
occupation – Vendor No.1 Housewife, Vendor Nos. 2 & 3
Business, all residing at 79, Purbachal Main Road, P.O. –
Haltu, P.S. – Kasba, Kolkata – 700 078, [4] **SMT. SONALI
PAUL**, wife of Sri Kiran Paul, daughter of Late Sankar Nath
Baidya, by Creed – Hindu, by occupation – Housewife,
residing at 160/A, Swinhoe Lane, P.S. Kasba, Kolkata – 700
042, [5] **MISS MITALI BAIDYA**, daughter of Late Sankar
Nath Baidya, by Creed – Hindu, by occupation – Student, [6]
SRI SEKHAR NATH BAIDYA, [7] **SRI SUKUMAR BAIDYA**,
[8] **SRI SWAPAN BAIDYA**, [9] **SRI TAPAN BAIDYA**, [10]
SRI RATAN BAIDYA, all son of Late Dharendra Nath Baidya,
[11] **SMT. SOBHA RANI MONDAL**, wife of Sri Nirmal
Mondal, daughter of Late Dharendra Nath Baidya, all by
Creed – Hindu, by occupation – Vendor Nos.6 to 8 Service,
Vendor Nos.9 & 10 Business, Vendor No.11 Housework, all
residing at 79, Purbachal Main Road, P.O. – Haltu, P.S. –
Kasba, Kolkata – 700 078, [12] **SMT. SANDHYA SARDAR**,
wife of Sri Badal Sardar, daughter of Late Dharendra
Nath Baidya, by Creed – Hindu, by occupation – Housewife,
residing at Village – Rampur, P.O. – Gobindapur, P.S. –
Maheshtala, District, South 24-Parganas & [13] **SMT.
SUMITRA MONDAL**, wife of Sri Nirmal Mondal,

Contd. ... P/3.

- Soham Baidya

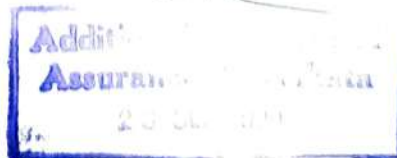
- SONALI PAUL

- Mitali Baidya

- Sukumar Baidya

- Saapon Baidya

- TAPAN Baidya



Raja Talukder.

daughter of Late Dharendra Nath Baidya, by Creed - Hindu, by occupation - Housewife, residing at Village - Sangrami Nagar, P.O. - Bansra, P.S. - Canning, District, South 24-Parganas, hereinafter collectively called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assignees) of the **ONE PART:**

AND

M/S. OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Indian Companies Act. 1956, having its registered office at 39/1, Bose Pukur Road, Post Office - Kasba, Police Station - Kasba, Kolkata -700 042, represented by its Managing Director, namely, **SRI PRABIR PAUL**, son of Sri Shanti Ranjan Paul, by Creed - Hindu, by occupation - Business, by Nationality - Indian, residing at 248/D, B. B. Chatterjee Road, P.S - Kasba, Kolkata - 700 042, hereinafter called and referred to as the **PURCHASER** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Directors, executors, successors, administrator, Legal representatives and assigns in office) of the **OTHER PART:**

Contd. ... P/4.

- Ratan Baidya

- गौरीरानी सूर्य

- Sandhya Sardar

- Sumitra Mondal

Saya Palakder.



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Assurances-I, Kolkata
23 SEP 2009

WHEREAS said Sri Dharendra Nath Baidya & Sri Harendra Nath Baidya, both sons of Late Lalmoni Baidya, jointly purchased a plot of land measuring more or less 16 decimals, out of 22 decimals, comprised in C.S. Dag No.1582, under C.S. Khatian No.26 & land measuring more or less 18½ decimals out of 27 decimals, comprised in C.S. Dag No.1582, under C.S. Khatian No.301, in Mouza – Garfa, J.L. No.19, Revenue Survey No.2, under Collector's Touzi No.12, Police Station – Tollygunge at present Kasba, Sub-Registry Office at Sealdah, now within the limits of The Kolkata Municipal Corporation, Ward No.106, District: South 24-Parganas, from the then owner, Kunja Behari Naskar, son of Late Paru Naskar of Garfa, by a registered Deed of Sale, which was registered in Sub-Registry Office Alipore and entered in Book No.I, Volume No.33, Pages from 74 to 76, Being No.1461, for the year 1947, for a valuable consideration mentioned therein.

AND WHEREAS the said land measuring more or less 34½ decimals, comprised in C.S. Dag 1582, under C.S. Khatian Nos.26 & 301, in Mouza – Garfa, was recorded in the name of Dharendra Nath Baidya & Harendra Nath Baidya, comprised in R.S. Dag No.1883, under R.S. Khatian Nos.63 & 337, with other landed property, in Mouza – Garfa, J.L. No.19, the then District: 24-Parganas.

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Additional Member of
Assurance
23 SEP 2019

AND WHEREAS the said Sri Dharendra Nath Baidya & Sri Harendra Nath Baidya, jointly executed and registered a deed of partition on 09.05.1956, which was registered at District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.76, Pages from 16 to 18, Being No.3752, for the year 1956. And as per the said deed of partition, the said Sri Dharendra Nath Baidya, got 18 decimals, comprised in C.S. Dag No.1582, under C.S. Khatian Nos.26 & 301, from the Western side of the said land and Sri Harendra Nath Baidya, got rest land measuring 16½ decimals, comprised in C.S. Dag No.1582, under C.S. Khatian Nos.26 & 301, from the Eastern side of the said land.

AND WHEREAS Smt. Usha Bala Baidya, wife of Sri Dharendra Nath Baidya of Garfa purchased a plot of land measuring more or less 28 decimals, in total, comprised in C.S. Dag No.1586, under C.S. Khatian Nos.243 & 7, in Mouza - Garfa, J.L. No.19, Revenue Survey No.2, under Collector's Touzi No.12, Police Station - Tollygunge at present Kasba, Sub-Registry Office at Sealdah, now within the limits of The Kolkata Municipal Corporation, Ward No.106, District: South 24-Parganas, from the then owner Abdul Wohab Munsif, son of Late Abdul Zabber of Garfa, by a registered Deed of Sale, which was registered in Sub-Registry Office Alipore and entered in Book No.I, Volume No.131, Pages from 242 to 244, Being No.8130, for the year 1953, for a valuable



MSA
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Assurances**
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consideration mentioned therein.

AND WHEREAS since then the said Smt. Usha Bala Baidya, thus, became the absolute owner of the said land measuring more or less 28 decimals; at the time of Revisional Settlement her name was recorded as Rayat of the said land under R.S. Khatian No.1102, comprised in R.S. Dag No.1887 (15 decimals) and under R.S. Khatian No.1103, comprised in R.S. Dag No.1887 (13 decimals), in Mouza - Garfa, J.L. No.19, District: South 24-Parganas.

AND WHEREAS while in possession and occupation over the same, on 29.08.1960, the Smt. Usha Bala Baidya sold and transferred the said land measuring more or less 28 decimals, in total, comprised in R.S. Dag No.1887, under R.S. Khatian Nos.1102 & 1103, appertaining to C.S. Dag No.1586, under C.S. Khatian Nos.243 & 7, in Mouza - Garfa, J.L. No.19, in favour of her husband namely, Sri Dharendra Nath Baidya, by a registered Deed of Sale, which was registered in Sub-Registry Office Alipore and entered in Book No.I, Volume No.103, Pages from 173 to 176, Being No.5541 for the year 1965, for a valuable consideration mentioned therein.

AND WHEREAS since then the said Sri Dharendra Nath Baidya, became owner of the said land measuring more or less 18 decimals, comprised in R.S. Dag No.1883, under R.S. Khatian Nos.63 & 337, in Mouza - Garfa, by way of the said

Contd. ... P/7.



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**Additional Department of
Assurance**
20 SEP 1957

Deed of Partition and another plot of land measuring more or less 28 decimals, comprised in R.S. Dag No.1887, under R.S. Khatian Nos.1102 & 1103, in Mouza - Garfa, by way of purchased.

AND WHEREAS during life time of the said Dharendra Nath Baidya, sold some portion of the said land and after the said sale the said Dharendra Nath Baidya, had been possession and enjoying the rest portion of the said land measuring more or less 03 (three) Cottahs 11 (eleven) Chhitaks 20 Sq. Ft., comprised in R.S. Dag No.1883, under R.S. Khatian Nos.63 & 337, and another plot of land measuring more or less 06 (six) Cottahs 04 (four) Chhitaks 25 (twenty five) Sq. Ft., comprised in R.S. Dag No.1887, under R.S. Khatian Nos.1102 & 1103, and other landed property, in Mouza - Garfa, J.L. No.19, District: South 24-Parganas.

AND WHEREAS while in possession and occupation over the same, the said Dharendra Nath Baidya, mutated his name in the records of The Kolkata Municipal Corporation in respect of the said land, as the owner of Premises No.379, Purbachal Main Road, being Assessee No.31-106-16-0379-0.

AND WHEREAS Sankar Nath Baidya, son of said Dharendra Nath Baidya, died intestate on 01.05.1989, leaving behind his wife namely, Smt. Runu Baidya, Vendor No.1 herein and two sons namely, Sri Moley Baidya & Sri Sajal Baidya, Vendor Nos.2 & 3 herein, one married daughter namely, Smt. Sonali

Contd. ... P/8.



2/3/09

Addit.
Assurance Co., Calcutta
23 SEP 1909

Paul, Vendor No.4 herein and one unmarried daughter namely, Mitali Baidya, Vendor No.5 herein, as his only legal heirs and successors, during the life time of his parent.

AND WHEREAS while in possession and occupation over the same, the said Dharendra Nath Baidya died intestate on 28.06.1998, leaving behind his wife namely, Smt. Usha Bala Baidya, since deceased, daughter in law namely, Smt. Runu Baidya & two grand sons namely, Sri Moloy Baidya, Sri Sajal Baidya, Vendor Nos.1 to 3 herein and two grand daughters namely, Smt. Sonali Paul and Miss Mitali Baidya i.e. heirs of deceased son namely Sankar Nath Baidya, five sons namely, Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya & Ratan Baidya, Vendor Nos.5 to 10 herein and three daughters namely, Smt. Sobha Rani Baidya, Smt. Sandhya Sardar & Smt. Sumitra Mondal, Vendor Nos.11 to 13 herein, as his only legal heirs and successors to inherit the said property, left by the said deceased.

AND WHEREAS the said Usha Bala Baidya died intestate on 02.06.2004, leaving behind her said daughter in law namely, Smt. Runu Baidya & two grand sons namely, Sri Moloy Baidya and Sri Sajal Baidya, Vendor Nos.1 to 3 herein, two married grand daughters namely, Smt. Sonali Paul, Vendor No.4 and Miss Mitali Baidya, Vendor No.5 herein, i.e. heirs of deceased son namely, Sankar Nath Baidya, five sons namely, Sri

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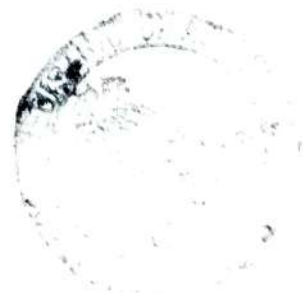
**Additional Information of
Assurances & Qualities**
23 SEP 2009

Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya & Ratan Baidya, Vendor Nos.6 to 10 herein and three daughters namely, Smt. Sobha Rani Baidya, Smt. Sandhya Sardar & Smt. Sumitra Mondal, Vendor Nos.11 to 13 herein, as her only legal heirs and successors to inherit the said property, left by the said deceased.

AND WHEREAS thus, the present Vendors herein became the joint owners of the said land measuring more or less 10 (ten) Cottahs, comprised in R.S. Dag No.1883 (03 Cottahs 11 Chhitaks 20 Sq. Ft.), under R.S. Khatian Nos.63 & 337, and comprised in R.S. Dag No.1887 (06 Cottahs 04 Chhitaks 25 Sq. Ft.) under R.S. Khatian Nos.1102 & 1103, in Mouza – Garfa, J.L. No.19, District: South 24-Parganas.

AND WHEREAS now being need of money the Vendors herein jointly declared to sell a portion of the said land measuring more or less 06 (six) Cottahs 08 Chhitaks, out of which land measuring more or less 03 Cottahs 11 Chhitaks 20 Sq. Ft., comprised in R.S. Dag No.1883, under R.S. Khatian No.63 & 337 and land measuring more or less 02 Cottahs 12 Chhitaks 25 Sq. Ft., out of 06 Cottahs 04 Chhitaks 25 Sq. Ft., comprised in R.S. Dag No.1887, under R.S. Khatian No.1102 & 1103, together with 200 (two hundred) Sq. Ft. R.T. Shed, being part of K.M.C. Premises No.379,

Contd. ... P/10.



2011

Additional *...* of
Assurances-1, *...*
23 SL 2109

Purbachal Main Road, in Mouza – Garfa, J.L. No.19, more fully described in the Schedule hereunder written at a total consideration of Rs.45,50,000/- (Rupees forty five lakh fifty thousand only) and the purchaser herein agreed to purchase the same with the proposed price of the Vendors, free from all encumbrances.

NOW THIS INDENTURE WITNESSETH as follows -

In pursuance of said agreement and in consideration of the said sum of Rs.45,50,000/- (Rupees forty five lakh fifty thousand only) paid by the purchaser to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledge the same) and the Vendors do hereby and hereunder grant convey, sell, transfer, assign and assure unto and to the use of the purchaser **ALL THAT** piece and parcel of Bastu land measuring more or less 06 (six) Cottahs 08 (eight) Chhitaks, together with 200 (two hundred) Sq. Ft. R.T. Shed, being part of K.M.C. Premises No.379, Purbachal Main Road, comprised in R.S. Dag Nos.1883 & 1887, under R.S. Khatian Nos.63, 337 and 1102, 1103, respectively in Mouza – Garfa, fully mentioned in the schedule below together with all sorts of easement rights over the common passage and all the estate, right, title, interest claim and demand whatsoever of the Vendors into or upon the said property and every part thereof **TO HAVE AND TO HOLD** the said land hereditaments and property together with



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23 SEP 2009

the right and privileges appurtenant thereto as aforesaid unto and to the use of the said purchaser absolutely and forever according to the nature and tenure thereof and the said Vendors doth hereby covenant with the said purchaser that notwithstanding any act, deed, matter or thing whatsoever by the said Vendors being done or executed or knowingly suffered to the contrary the said Vendors now hath in it's good, right, full power, absolute authority to grant transfer sale and convey the said property hereditaments and property hereby granted transferred, sold and conveyed or expressed and intended so to be unto and to the use of the purchaser herein and the purchaser shall and may at all times hereafter peacefully and quietly enter upon possess and enjoy the said land hereditaments and property and shall be able to receive all rents issues and profits arising out thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Vendors or any person or persons lawfully and equitably claiming from under or in trust for the Vendors and that free and clear and / or freely and clearly and absolutely acquitted, exonerated and released or other by and at the costs and expenses of the Vendors kept harmless sufficiently indemnifies of from and against all manner of claims, charges, liens, debts, attachments, lispence and encumbrances whatsoever created made done occasioned or suffered by the Vendors or

Contd. ... P/12.



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Additional Registrar
Assurances-I, Kolkata
23 SEP 2009

by any persons or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land, hereditaments and property or any part thereof from under or in trust for the said Vendors shall and will from time to time and / or at all times hereafter and at the request and costs of the said purchaser do and execute or caused to be done and executed all such acts deeds and things of whatsoever manner or nature for further and more perfectly assuring the said land hereditaments and property and every part thereof unto and to the use of the said purchaser in the manner as shall of may be reasonably required at all period of time and the said Vendors doth hereby further covenant with the said purchaser that save and except documents which are being handed over to the purchaser herein at the time of execution of this Deed of Conveyance, shall time to time and at all times hereafter upon and every reasonable requests and costs of the purchaser or his/her/their Attorney or agent/s produce or caused to be produced to his or her or their or its agents or representatives or at any trial hearing commission or otherwise as occasion shall require any deeds documents papers writings bills etc. for manifesting defending and proving the right tile and interest of the purchaser in respect of the said land hereditaments and property hereby granted transferred sold and conveyed or expressed or intended so to be or any part



2012

Additional Director of
Assurance
2012

thereof.

SCHEDULE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring more or less 06 (three) Cottahs 08 (eight) Chhitaks, together with 200 (two hundred) Sq. Ft. R.T. Shed, being part of K.M.C. Premises No.379, Purbachal Main Road, comprised in R.S. Dag No.1883 (03 Cottahs 11 Chhitaks 20 Sq. Ft.), under R.S. Khatian Nos.63 & 337 and in R.S. Dag No.1887 (02 Cottahs 12 Chhitaks 25 Sq. Ft.), under R.S. Khatian Nos.1102 & 1103, in Mouza - Garfa, J.L. No.19, Revenue Survey No.2, under Collector's Touzi No.12, Police Station - Tollygunge at present Kasba, Sub-Registry Office at Sealdah, now within the limits of The Kolkata Municipal Corporation, Ward No.106, District: South 24-Parganas, which is shown in the Red Colour border line of the site plan annexed hereto, is a part and parcel of this deed, together with all sorts of easement rights over the Road / Common Passage, and rent payable to the Collector, 24 Parganas (South) Govt. of West Bengal, the said landed property butted and bounded as follows:-

- On the North by : Purbachal Main Road.
On the South by : Part of R.S. Dag No.1887.
On the East by : 23'-0" wide Road.
On the West by : Part of R.S. Dag Nos.1883 & 1887.

Contd. ... P/14.



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**Additional Secretary of
Assurances I, Kolkata**
23 SEP 2003

IN WITNESS WHEREOF the Vendors hereunto set and subscribes their hands and seal on the day, month and year first above written.

SIGNED SEALED & DELIVERED

in presence of Witnesses :

[1] *Raja Palukder,*
114/4 Purbaachal
main rd. Kol-78

1) Renu Baidya

2) Mology Baidya

3) Sajal Baidya

4) SOWALI PAUL

5) mitali Baidya

[2] Chandan Sarkar

84 Purbaachal main rd
KOL 78

6) Sekhar Nath Baidya

7) Sukumar Baidya

8) Swapn Baidya

9) Topan Baidya

10) Ratna Baidya

11) *সৌম্য দেবী*

12) Sandhya Sarkar

13) Sumitra Mondal

V E N D O R S

Contd. ... P/15.



09

**Additional Registrar of
Assurances-I, Kolkata**
23 SEP 2009

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.45,50,000/- (Rupees forty five lakh fifty thousand only) in the following manner :-

D/D. No.	Date	Drawn on	Amount (Rs.)
033661	22.09.09	S. B. I., Kasba Branch	3,90,000.00
033663	22.09.09	= Do =	15,000.00
033665	22.09.09	= Do =	15,000.00
033667	22.09.09	= Do =	15,000.00
033669	22.09.09	= Do =	15,000.00
033671	22.09.09	= Do =	2,00,000.00
033673	22.09.09	= Do =	4,55,000.00
033675	22.09.09	= Do =	4,55,000.00
033677	22.09.09	= Do =	4,55,000.00
033679	22.09.09	= Do =	4,55,000.00
033681	22.09.09	= Do =	4,55,000.00
033683	22.09.09	= Do =	2,00,000.00
033685	22.09.09	= Do =	4,55,000.00
In Cash			9,70,000.00
Total :			45,50,000.00

Sekhar Nath Baidya.

WITNESSES :

[1] Raja Palukder.

- 1) Runu Baidya.
- 2) Mology Baidya
- 3) Sajin Dridha.

[2] Chandan Sarkar.

- 4) SONALI PAUL
- 5) Mitali Baidya.
- 6) Sekhar Nath Baidya.
- 7) Sukumar Baidya
- 8) Sanjan Baidya

Drafted by me :

Kartick Ch. Naiya
(KARTICK CH. NAIYA)
Advocate

Alipore Police Court,
Kolkata - 700 027.

- 9) Tapan Baidya
- 10) Ratan Baidya
- 11) Gopal Chandra Nayak

Computerized by me :

Chandrasekhar Mondal.

[Chandrasekhar Mondal]
344, Hossenpur, (Madurdah),
Kolkata - 700 107.

12) Sandhya Sardar

13) Sumitra Mondal

V E N D O R S

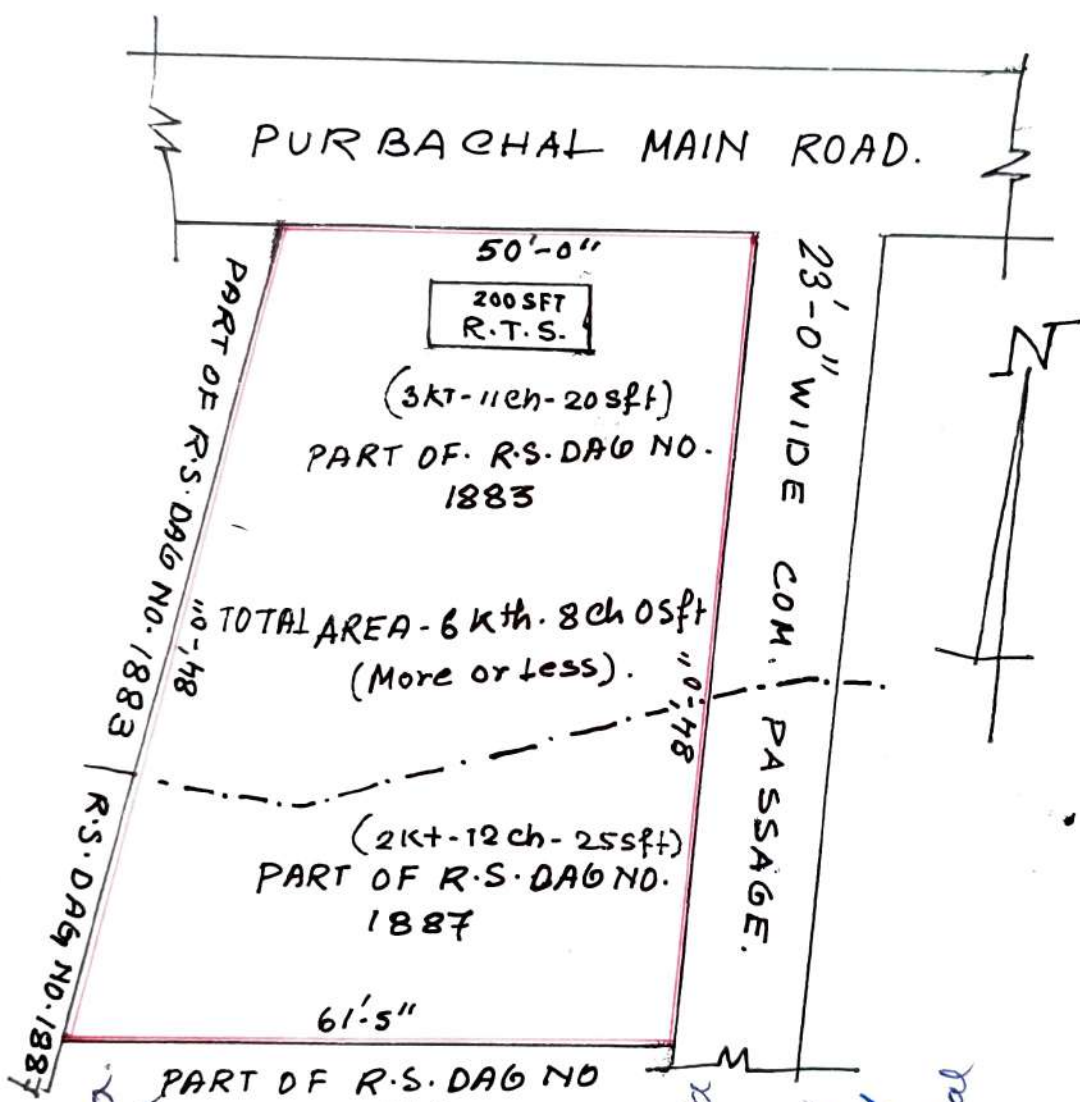


04

Assurance
23 SEP 2009

SITE PLAN OF LAND. MEASURING: 6kt-8ch-0sft (More or Less).
 COMPRISED IN R.S. DAG NO-1883 & 1887, UNDER R.S. KHATIAN
 NO: 63, 337 & 1102, 1103. IN MOUZA- GARFA, J.L. NO-19
 P.S. KASBA. DIST. 24 PGS (S). WITHIN LIMITS OF KOLKATA
 MUNICIPAL CORPORATION, WARD NO. 106. (AREA SHOWN IN RED VER.)









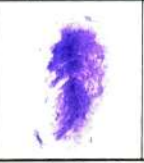


SCALE: 1" = 20'-0"



- PART OF R.S. DAG NO 1887.
- 1) Runu Baidya.
 - 2) Mology Baidya
 - 3) SANK Dardha
 - 4) SONALI PAUL
 - 5) Miteli Baidya.
 - 6) Sekhar Nath Baidya.
 - 7) Sukumar Baidya
 - 8) Sampar Baidya
 - 9) Japan Baidya
 - 10) RATAN Baidya
 - 11) No King for 10/11/09
 - 12) Sandhya Sarda
 - 13) Sumitra Mondal












Anandlal
 Ghoshal

SPECIMEN FORM OF TEN FINGERPRINTS

	Thumb	First	Middle	Ring	Little
					
	Right Hand				
					
	Left Hand				


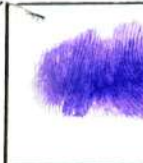
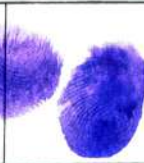








Name : PRABIR PAUL

Signature : Prabir Paul.

	Thumb	First	Middle	Ring	Little
					
	Right Hand				
					
	Left Hand				

Name : Runu Baidya.

Signature :

	Thumb	First	Middle	Ring	Little
					
	Right Hand				
					
	Left Hand				

Name : Malay Baidya

Signature :

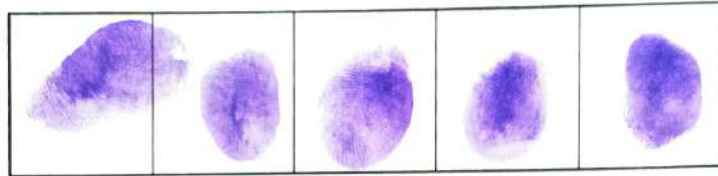


Bar

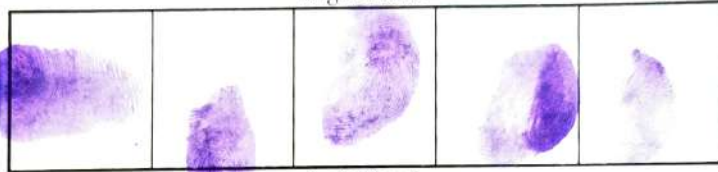
Additional Registrar of
Assurances I, Kolkata
23 SEP 2009

SPECIMEN FORM OF TEN FINGERPRINTS

Thumb First Middle Ring Little



Right Hand



Left Hand

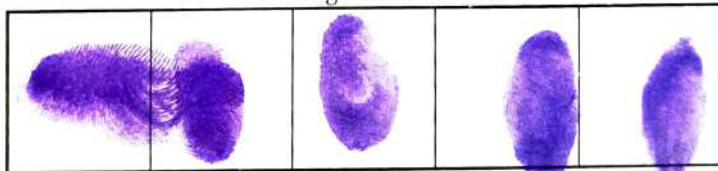
Name :

Signature: *Sajal Barua*

Thumb First Middle Ring Little



Right Hand

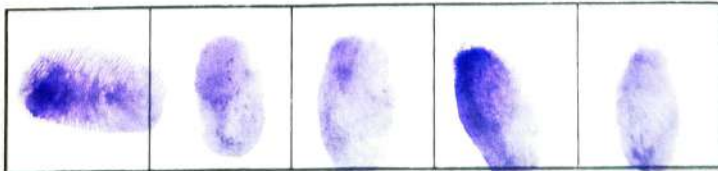


Left Hand

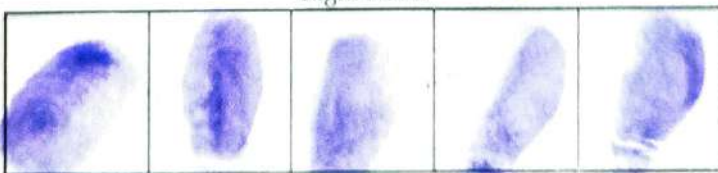
Name :

Signature: *SOMALI PAUL*

Thumb First Middle Ring Little



Right Hand



Left Hand

Name : *Mitali Baidya*












Signature :








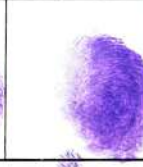





OR

**Additional Registrar of
Assurances I, Kolkata**
23 SEP 2009












SPECIMEN FORM OF TEN FINGERPRINTS

	<u>Thumb</u>	<u>First</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
					
	Right Hand				
					
Left Hand					

Name: Sekhar Nath Baidya
Signature: Baidya

	<u>Thumb</u>	<u>First</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
					
	Right Hand				
					
Left Hand					

Name: Sunanda Baidya
Signature: _____









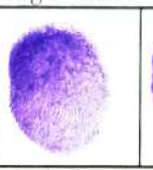


	<u>Thumb</u>	<u>First</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
					
	Right Hand				
					
Left Hand					

Name: Swapan Baidya
Signature: S














**Additional Registrar of
Assurances-1, Kolkata**
23 SEP 2009

SPECIMEN FORM OF TEN FINGERPRINTS

	Thumb	First	Middle	Ring	Little
					
	Right Hand				
					
	Left Hand				












Name : Tapan Bajya

Signature :

	Thumb	First	Middle	Ring	Little
					
	Right Hand				
					
	Left Hand				

Name : Ratan Bajya

Signature :

	Thumb	First	Middle	Ring	Little
					
	Right Hand				
					
	Left Hand				

Name :

Signature :

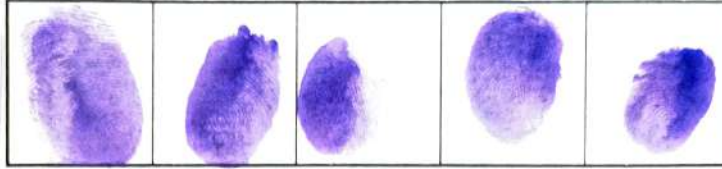
मोना काली शर्मा



[Signature]
**Additional Registrar of
Assurances, Calcutta**
23 SEP 2009

SPECIMEN FORM OF TEN FINGERPRINTS

Thumb First Middle Ring Little



Right Hand



Left Hand

Name : *Sandhya Sanyal*

Signature :

Thumb First Middle Ring Little



Right Hand



Left Hand

Name : *Sumitra Mondal*

Signature :

Thumb First Middle Ring Little



Right Hand



Left Hand

Name :

Signature :



[Signature]
Additionl. Minister of
Assurance, Kolkata
23 SEP 2009