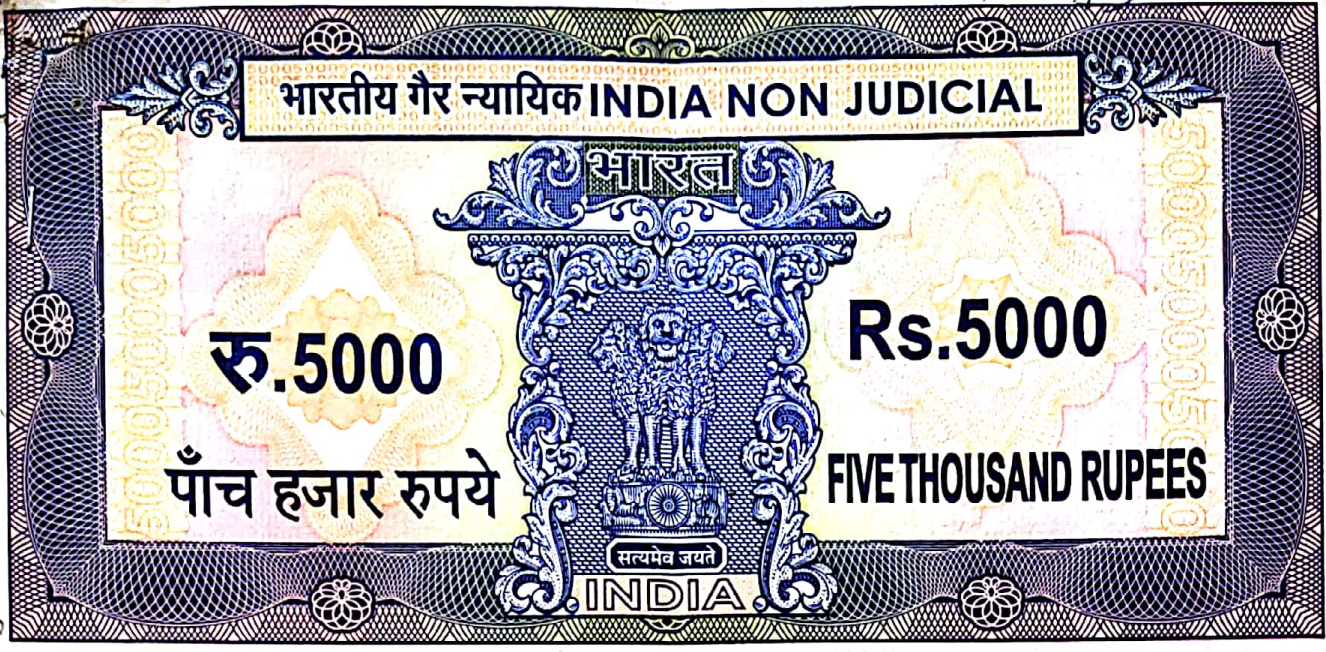


4466

V/c NO 886/09

I 04826/09



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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2.9.09  
Mv  
1937160k  
9m7  
7486/09

(1)(a) - 250/-  
(2) - 250/-  
150/-

that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

B. S. Sanyal  
29/4/09  
19,37,160/-

ST 5000/-  
1,11,270/-  
1.16,270/-

Sub. Registrar - II  
Alipur, South 24 Parganas

04 AUG 2009

DEED OF CONVEYANCE

Santi Sinha

A 2 21307  
P 2 14  
H 2 90  
M 2 4

THIS DEED OF CONVEYANCE is made on this 3rd Day of August, 2009 BETWEEN SMT. SANTI SINHA, wife of Sri Santi Ranjan Sinha, by faith - Hindu, by occupation - Service, of Production-Center, Post Office - Ashoke Nagar, P.S. - Habra, District - North 24 Parganas, hereinafter referred to and called the OWNER/VENDOR, (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, administrators, representatives, agents, and assigns) of the FIRST PART

21353

Contd....P/2

Sl. No. 176 Rs. 5000/- Date 9/3/09  
Name S. K. Chakrabarty (Adv)  
Address Alipore Judges Court  
Vendor Sign S. C. Halder

S. C. Halder  
Licenced Stamp Vendor  
Alipore Judges Court  
Kolkata-700027

Certificate of Registration  
Registered in P  
CD Volume  
Page from  
being

Santi Limba



VETI-2215

Santi Limba.



VETI-2216

Seesadh Mondal



Siddhanta San Chakrabarty  
Advocate  
Alipore Judges' Court  
Kolkata-27.

Dist. Sub. Registrar - III  
Alipore, South 24 Parganas

10 4 AUG 2009

(2)

AND

SRI SUSANTA MONDAL, son of Sri Balaram Mondal, by faith – Hindu, by occupation –Business, Citizen of India, of Premises No. 1135, Nayabad, Police Station – Purba Jadavpur, Kolkata – 700 099, District- South 24 Parganas, hereinafter referred to as the “PURCHASER” (which expression shall, unless expressly excluded by or repugnant to the context, be deemed to mean and include their respective heirs, successors, executors, administrators, representatives and assigns) of the SECOND PART.

WHEREAS one Golak Mondal had been the absolute owner, title holder and possessor in respect of the entire landed property i.e. land measuring 90 decimals within District – 24 Parganas at Present District – South 24 Parganas, Pargana – Khaspur, within the then Police Station – Sadar Tollygunj at present within Police Station – Purba Jadavpur, Sub- Registration Office – Sealdah, District Registration Office – Alipore, within District Collectors Touzi No. 56, R.S. No. 3, J.L. No. 25, within Mouza- Nayabad, under R.S. Khatian No. 94, rent payable to the Collector of the State of West Bengal @ of Rs. Three, Anna 13 and Pai 2 par annum.

AND WHEREAS in the R.S. Record of Rights the name of the said Golak Mondal in respect of the above referred 90 decimals landed property was duly recorded and published and the said Golak Mondal during his life time had been in peaceful possession and enjoyment of the said property without any interference of others .

AND WHEREAS the said Golak Mondal died intestate leaving behind his only wife Smt. Vonda Mondal, two sons and two daughters namely Kandan Mondal, Lakshman Mondal, Smt. Satya Bala Bag and Smt. Matan Bala Mondal respectively as his only heirs and successors according to Hindu Succession Act, as the deceased Golak Mondal during his life time had been all along by religion Hindu and breathed his last as Hindu.

AND WHEREAS after the sad demise of Golak Mondal his heirs and successors viz. his wife Smt. Vonda Mondal, two sons and two daughters namely Kandan Mondal, Lakshman Mondal, Smt. Satya Bala Bag and Smt. Matan Bala Mondal collectively became the absolute Owners, title holders and possessors in respect of land measuring 57 decimals out of the said 90 decimals land within District – 24 Parganas at Present District

Contd.....P/3

(3)

– South 24 Parganas, Pargana – Khaspur, within the then Police Station – Sadar Tollygunj at present within Police Station – Kasba, Sub- Registration Office – Sealdah, District Registration Office – Alipore, within District Collectors Touzi No. 56, R.S. No. 3, J.L. No. 25, within Mouza- Nayabad, under R.S. Khatian No. 94, Dag NO. 144.

AND WHEREAS the said heirs and successors of the deceased Golak Mondal namely Smt. Vonda Mondal, Kandan Mondal, Lakshman Mondal, Smt. Satya Bala Bag and Smt. Matan Bala Mondal by executing one Bengali Bikray Kobala dated 28<sup>th</sup> day of Pous 1388 B.S. corresponding to 13<sup>th</sup> day of January 1982 duly transferred and conveyed a specific demarcated plot of Land measuring 5 (five) Katha within District – 24 Parganas at Present District – South 24 Parganas, Pargana – Khaspur, within the then Police Station – Sadar Tollygunj at present within Police Station – Purba Jadavpur, Sub-Registration Office – Sealdah, District Registration Office – Alipore, within District Collectors Touzi No. 56, R.S. No. 3, J.L. No. 25, within Mouza- Nayabad, under R.S. Khatian No. 94, Dag NO. 144. to one Smt. Santi Sinha, wife of Sri Santi Ranjan Sinha, by faith – Hindu, by occupation – Service, Citizen of India, of Production Center, Post Office – Ashoke Nagar , Police Station – Habra, District – North 24 Parganas, the present Vendor herein after receiving the then entire consideration price of Rs. 5,000/- and also delivered possession and the said Bengali Bikray Kobala dated 28<sup>th</sup> day of Pous 1388 B.S. corresponding to 13<sup>th</sup> day of January 1982 was duly executed and registered in the Office of the District Sub- Registrar – Alipore, and recorded in Book No. 1, Volume No. 15, Pages 220 to 229 bearing Deed No. 268 for the year 1982.

AND WHEREAS the present Vendor namely Smt. Santi Sinha after being the absolute Owner, title holder and possessor by virtue of above referred Bengali Bikray Kobala bearing Deed No. 268 for the year 1982 of District Sub-Registrar Alipore, 24 Parganas, has been in possession and in occupation by paying the rent proportionately @ 34 Paise per annum and has been in peaceful possession and enjoyment without interference of others.

AND WHEREAS the present Vendor herein for her better use and enjoyment of the said specific demarcated 5(five) Katha of land granted leave and licence to others a specific land measuring 6(six) Chittak 13 (thirteen ) Sq. Ft. from the said land measuring 5(five) Katha and have been in possession and enjoyment exclusively in respect of land

Contd.....P/4

( 4 )

measuring 4 (four) katha 9 (nine) chittack 32 (thirty-two) sq. ft. within District - South 24 Parganas, Police Station - Purba Jadavpur, Sub - Registration Office - Sealdah, District Registration Office - Alipore, within District Collector's Touzi No. 56, R.S. No. 3, J.L. No. 25, within Mouza - Nayabad, under R.S. Khatian No. 94, Dag No. 144.

AND WHEREAS the present vendor herein duly mutated her name in the office of the KMC and the said land measuring 4 (four) katha 9 (nine) chittack 32 (thirty-two) sq. ft. is known, identified and distinguished as KMC Premises No. 1776, Nayabad, within KMC Ward No. 109, Assessee No. 31-109-08-1776-4 and the Vendor herein has been paying rates and taxes to the KMC as the assessee in respect of the said property mentioned in the Schedule hereunder.

AND WHEREAS while being seized and possessed of and well and sufficiently entitled to the said land measuring 4 (four) katha 9 (nine) chittack 32 (thirty-two) sq. ft. is known, identified and distinguished as KMC Premises No. 1776, Nayabad, within KMC Ward No. 109, Assessee No. 31-109-08-1776-4, herein after referred to as the 'Said Property', the Vendor offered to sell the said property at or for the price of Rs. 4,00,000/- (rupees four lac) only.

AND WHEREAS the Purchaser being desirous of purchasing the said property accepted the said offer of the Vendor and agreed to purchase the said property for a sum of Rs. 4,00,000/- (rupees four lac) only.

AND WHEREAS the Vendor agreed to sell and the Purchaser agreed to purchase the said land measuring 4 (four) katha 9 (nine) chittack 32 (thirty-two) sq. ft. is known, identified and distinguished as KMC Premises No. 1776, Nayabad, within KMC Ward No. 109, Assessee No. 31-109-08-1776-4, that is the said property, marked by RED border in the Map or Plan annexed hereto and more particularly described in the Schedule hereunder written, at or for the price of Rs. 4,00,000/- (rupees four lac) only, free from all sorts of encumbrances and liabilities.

AND WHEREAS the vendor being fully seized and possessed of and otherwise well and sufficiently entitled to the entire immovable property as aforesaid free from all sorts of encumbrances, charges, liens etc., thus entered into an oral agreement with the Purchaser for sale of the said plot of land, more fully described in the Schedule written hereunder, together with all easements, appurtenances, fixtures and fittings thereto, absolutely, for ever and free from any

Contd..... P/5

Sorts of encumbrances, for a consideration of Rs. 4,00,000/- (rupees four lac) only.

AND WHEREAS the Purchaser has inspected the original Title Deeds and documents in respect of the property hereby conveyed and being fully satisfied about the title of the said property has agreed not to raise any objection or question on the title or dispute the same in future.

AND WHEREAS the Purchaser thereafter requested the vendor to execute a Deed of Sale for effecting the sale of the said property at the price fixed by the Vendor as aforesaid.

NOW THIS INDENTURE WITNESSETH that pursuance to the aforesaid oral agreement and in consideration of the said sum of Rs. 4,00,000/- (rupees four lac) only, paid to the vendor by the Purchaser at or before the execution of these presents (the receipt whereof the vendor doth hereby, as well as by the memo of consideration hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the purchaser as well as the said land hereby conveyed) the Vendors doth hereby convey, transfer, sell, assure and assign, free from all sorts of encumbrances unto and to the use of the all that the said piece and parcel of land, heriditaments and premises measuring 4 (four) katha 9 (nine) chittack 32 (thirty-two) sq. ft. within District - South 24 Parganas, within Pargana - Khaspur, within the then Police Station - Sadar Tollygunj, at present within Police Station - Purba Jadavpur, Sub - Registration Office - Sealdah, District Registration Office - Alipore, within District Collector's Touzi No. 56, R.S. No. 3, J.L. No. 25, within Mouza - Nayabad, under R.S. Khatian No. 94, Dag, No. 144, KMC Premises No. 1776, Nayabad, within KMC Ward No. 109, Assessee No. 31-109-08-1776-4, more fully written and described in the schedule written hereunder, and delineated in the map or plan hereto annexed and thereon bounded by red lines or howsoever otherwise the said land, heriditaments and premises are or were situate, butted, bounded, called, known, numbered, described or distinguished, together with all yards, courtyards, sewers, courses and all other benefits and advantages of ancient and other lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said land, heriditaments and premises belonging or appertaining thereto or usually held or enjoyed therewith or reputed to belong to or appurtenant thereto

Contd..... P/6

and all easements thereon and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, together with the documents of title exclusively relating to the said land, hereditaments and premises measuring 4(four) Katha 9(nine) Chittak 32(thirty two) Sq. Ft within District – South 24 Parganas, Pargana – Khaspur, within the then Police Station – Sadar Tollygunj at present within Police Station – Purba Jadavpur, Sub-Registration Office – Sealdah, District Registration Office – Alipore, within District Collectors Touzi No. 56, R.S. No. 3, J.L. No. 25, within Mouza- Nayabad, under R.S. Khatian No. 94, Dag NO. 144, Kolkata Municipal Corporation premises No. 1776, Nayabad, within KMC Ward No. 109, Asessee No. 31-109-08-1776-4, and all the estate, right, title, interest, property, claim and demand whatsoever both at law and in equity of the VENDOR into or upon the said land, hereditaments and premises or any part thereof and also all other usual rights of easement, TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER absolutely and for ever free from all encumbrances whatsoever and the VENDOR doth hereby covenant with the said PURCHASER that notwithstanding any act, deed, matter or thing by the said VENDOR or its predecessors in title, done and executed or knowingly suffered to the contrary, the said VENDOR now has good right, full and absolute power and authority, indefeasible and absolute title, as and for an estate in fee simple in possession or and for an estate equivalent thereto in the said land, hereditaments and premises hereby granted, transferred and conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER in the manner aforesaid and the PURCHASER shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land, hereditaments and premises, mutate his name in the Municipality and the BL & LRO and in KMC in respect of the land purchased by him and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said VENDOR and her assigns or by any person or persons lawfully and equitably claiming from, under or in trust for the VENDOR, and the PURCHASER is well and sufficiently saved, defended and kept harmless and indemnified from and against all claims, charges, liens, lis pendens, debts, attachments, executions, liabilities and encumbrances whatsoever created, made, done, occasioned or suffered by the VENDOR and all person or persons lawfully or equitably claiming from, under or in trust for the VENDOR, and further the

Contd.....P/7

(7)

said Vendor and all person or persons having or lawfully or equitably claiming any estate or any part thereof from, under or in trust for the vendor shall and will from time to time and at all times hereafter, at the request and cost of the Purchaser, do and execute all such acts, deeds, matters and things as may be required for further and more perfectly assuring and confirming the said land, hereditaments and premises or any part thereof unto and to the use of the purchaser in the manner as aforesaid and the said vendor doth hereby covenant with the said Purchaser, his heirs, successors-in-interest and assigns that the Vendor will, unless prevented by fire or other inevitable accidents, from time to time and at all times hereafter, at the request and costs of the Purchaser, produce or cause to be produced to the Purchaser or his agents or at any trial, proceedings, hearing, commission, examination or on other occasions, the deeds and documents relating to the said land, hereditaments and premises as might still lie with her, for the purpose of showing title to the same or any part thereof and also at the like request and costs, deliver or cause to be delivered unto the said Purchaser, his heirs, executors, representatives, successors in interest and assigns such attested or other copies of extract from such deeds and documents as he or they may require and will in the meantime, unless prevented as aforesaid, keep the said deeds safe, unobliterated and uncanceled.

SCHEDULE

All that piece and parcel of appertaining land measuring 4 (four) katha 9 (nine) chittack 32 (thirty-two) sq. ft. within District - South 24 Parganas, within Pargana - Khaspur, within the then Police Station - Sadar Tollygunj, at present within Police Station - Purba Jadavpur, Sub - Registration Office - Sealdah, District Registration Office - Alipore, within District Collector's Touzi No. 56, R.S. No. 3, J.L. No. 25, within Mouza - Nayabad, under R.S. Khatian No. 94, Dag No. 144, KMC Premises No. 1776, Nayabad, within KMC Ward No. 109, Assessee No. 31-109-08-1776-4, delineated in the map or plan hereto annexed as a part of this Deed and thereon bounded by red lines butted and bounded in the following manner :

On the North : P-3, Land of Sri Tamal Basu Roy  
On the East : P-1, Land of Smt Dipali Dey  
On the South : R.S. Dag No. 142  
On the West : 12 ft wide road.

Contd..... P/8



IN WITNESS whereof the parties herein duly subscribe their respective hands, seals and signatures on the day, month and year first above written .

SIGNED, SEALED AND DELIVERED

In presence of :-

1. *Santi Ranjan Sinha*  
85/7 Ashoka Nagar,  
24 Panipat (N) ..... *Santi Sinha*  
(Signature Of The Vendor)
2. *Sankar Mistry*  
Haybad el 99 ..... *Sesant Mondal*  
(Signature of the Purchaser)

MEMO OF CONSIDERATION

Received from the within-named Purchaser sum of Rs. 4,00,000/- (Rupees four lac) only being the full consideration money for these presents, in the manner shown below.

Date	Bank	Branch	Cheque No.	Amount
03-04-08	UCO Bank	Santoshpur, Kolkata - 75	928191	1,10,000/-
07-04-08	UCO Bank	Santoshpur, Kolkata - 75	928192	1,00,000/-
18-04-08	Allahabad	Central Park, Kolkata - 32	787143	20,000/-
18-04-08	Allahabad	Central Park, Kolkata - 32	787144	20,000/-
18-04-08	Allahabad	Central Park, Kolkata - 32	787145	20,000/-
18-04-08	Allahabad	Central Park, Kolkata - 32	787146	20,000/-
19-09-08	UCO Bank	Santoshpur, Kolkata - 75	410423	50,000/-
19-09-08	UCO Bank	Santoshpur, Kolkata - 75	410424	50,000/-
03-08-09	UCO Bank	Santoshpur, Kolkata - 75	296512	10,000/-
			Total	4,00,000/-

In presence of

1. *Santi Ranjan Sinha* ..... *Santi Sinha*  
(Signature Of The Vendor)
2. *Sankar Mistry*




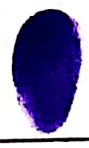







Drafted & processed by :

*Siddhartha Kumar Chakraborty*  
Siddhartha Kumar Chakraborty, ADVOCATE,  
ALIPORE JUDGES' COURT, KOLKATA - 700 027.

		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 SANTI SINHA

Signature Santi Sinha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

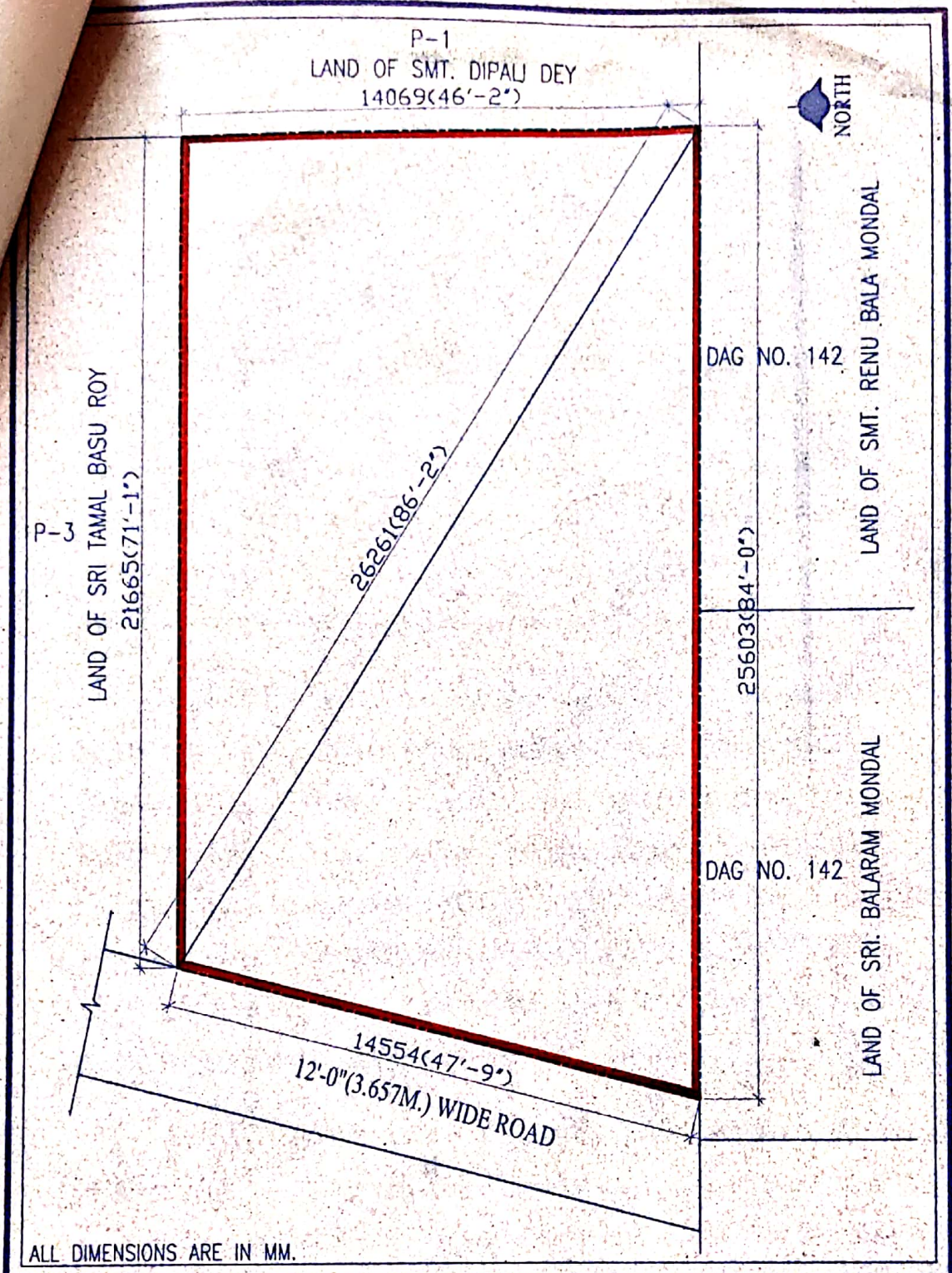
Name SUSANTA MONDAL

Signature Susanta Mondal

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



ALL DIMENSIONS ARE IN MM.

SITE PLAN SHOWING PREMISES NO. 1776, NAYABAD, KOLKATA. WARD NO.109, BOROUGH-XII. P.S.-PURBA JADAVPUR (FORMERLY KASBA) COMPRISING OF R.S. DAG NO.144, MOUZA-NAYABAD, HAVING TOUZI NO. 56, R.S. NO. 3, J.L. NO. 25, R.S. KHATIAN NO. 94, DIST. 24 PRGNS.(SOUTH) AS HERE BY CONVEYED TO SRI SUSANTA MONDAL.

AREA OF LAND AS MARKED IN RED  = 4K.-09CH.-32SFT.  
= 308.156 SQ.M.

Alipur, South 24 Parganas

DATE: 16/03/2009  
SCALE: 1:170  
DRAWN BY. N.MITRA

*Susanta Mondal*  
SIGNATURE OF PURCHASER

10 5 AUG 2009  
*Santa Mondal*  
SIGNATURE OF VENDOR

**Government Of West Bengal**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS**  
**ALIPORE**  
**Endorsement For deed Number :I-04826 of :2009**  
**(Serial No. 04466, 2009)**

**03/08/2009**

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

Presented for registration at 17.30 hrs on :03/08/2009, at the Private residence by Santi Sinha, Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 03/08/2009 by

1. Smt. Santi Sinha, wife of Sri Santi Ranjan Sinha, Production Centre, P O Ashoke Nagar Dist North 24 Pgs, Thana Habra, Pin ., By caste Hindu, by Profession : Service

2. Sri Susanta Mondal, son of Sri Balaram Mondal, 1135, Nayabad Kolkata, Thana Purba Jadavpur, Pin 700099, By caste Hindu, by Profession : Business

Identified By Siddhartha Kumar Chakraborty, son of . . Alipore Judges Court 700027 Thana: ., by caste Hindu, By Profession : Advocate.

Name of the Registering officer : **Kalobaran Parai**  
Designation : **DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

**On 04/08/2009**

**Certificate of Admissibility(Rule 43)**

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

**Payment of Fees:**

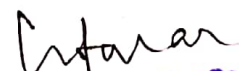
Fee Paid in rupees under article : A(1) = 21307/- , E = 14/- , H = 28/- , M(b) = 4/- on:04/08/2009

**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- 1937160/-

Certified that the required stamp duty of this document is Rs 116250 /- and the Stamp duty paid as: Impressive Rs- 5000

**Deficit stamp duty**

  
Dist. Sub. Registrar - III  
Alipur, South 24 Parganas

**04 AUG 2009**

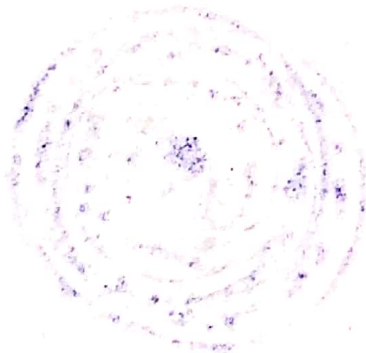
[Kalobaran Parai]  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-  
PARGANAS  
OFFICE OF THE DISTRICT SUB-REGISTRAR-III OF SOUTH 24-  
PARGANAS

Govt. of West Bengal

Government Of West Bengal  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
ALIPORE  
Endorsement For deed Number :I-04826 of :2009  
(Serial No. 04466, 2009)

Stamp duty 1.Rs 15270/- is paid, by the Bankers cheque number 137530, Bankers Cheque Date 28/07/2009 Bank  
STATE BANK OF INDIA, Palbazar Calcutta, received on :04/08/2009. 2.Rs 48000/- is paid, by the Bankers cheque  
number 137529, Bankers Cheque Date 28/07/2009 Bank Name STATE BANK OF INDIA, Palbazar Calcutta, received on  
04/08/2009. 3.Rs 48000/- is paid, by the Bankers cheque number 137528, Bankers Cheque Date 28/07/2009 Bank Name  
STATE BANK OF INDIA, Palbazar Calcutta, received on :04/08/2009.

Name of the Registering officer :Kalobaran Parai  
Designation :DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



*Kalobaran Parai*  
Dist. Sub. Registrar - III  
Allpur, South 24 Parganas

10 4 AUG 2009

[Kalobaran Parai]  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-  
PARGANAS  
OFFICE OF THE DISTRICT SUB-REGISTRAR-III OF SOUTH 24-  
PARGANAS

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 3435 to 3448  
being No 04826 for the year 2009.



*Arpani*  
Dist. Sub-Registrar - III  
Alibour, South 24 Parganas

06 AUG 2009

(Kalobaran Parai) 06-August-2009  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal