

690

(108)

I 722/13



D59620

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 930823

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Instrument

DJ
District Sub-Registrar-1
Hooghly

DEED OF SALE VALUED AT RS. 11,82,000/- (RUPEES ELEVEN LACS

01 FEB 2013

EIGHTY TWO THOUSAND) ONLY

04 FEB 2013

THIS DEED OF CONVEYANCE made this 22nd day of January, 2013
 BETWEEN RABINDRANATH DAS, alias Rabindranath Das (Rajak), son of
 Late Biswanath Das (Rajak), by -- faith -- Hindu, by Occupation -- Cultivator, residing
 at Village-- Shrirampur, (Roypara), Police Station -- Dadpur, District -- Hooghly,
 Pan no- AWMPD96572.

19746



No. _____
Sold to _____
Address _____
Rs. _____
A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 004

109746



No. _____
Sold to _____
Address _____
Rs. _____
A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 004

22 JAN 2013

(১৫৫) নস্ক মস্ক ফোর্ড (১৫৫) (১৫৫) নস্ক মস্ক ফোর্ড (১৫৫)

(১৫৫) নস্ক মস্ক ফোর্ড (১৫৫) (১৫৫) নস্ক মস্ক ফোর্ড (১৫৫)



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hereinafter referred to as "the VENDOR" (which expression shall include his successors-in-interest and/or assigns) of the ONE PART AND ABHIYAN COMMERCIAL PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956 and having its registered office at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station – Park Street, Kolkata – 700 016 and having PAN - AAGCA2977D and represented by one of Directors, Samir Biyani, son of Kishan Gopal Biyani, by faith – Hindu, by Occupation – Business, working for gain at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station – Park Street, Kolkata – 700 016, 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 its successors-in-interest and/or assigns) of the OTHER PART :

WHEREAS :

- A. By virtue of inheritance one (Smt.) Patal Bala Dasi alias (Smt.) Hemangini Dasi was inter alia absolutely seized and possessed of and/or otherwise sufficiently entitled to FIRSTLY ALL THAT the piece and parcel of Sali Land admeasuring 0.40 Acres, more or less in R. S. J.L. No.27, L.R. J. L. No.34, in Mouza – Somsara, R. S. Khatian No. 67, L.R. Khatian No.489, R.S. Dag No.161, L.R. Dag No.280, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur, morefully and particularly described in PART-I of the SCHEDULE hereunder written and hereinafter referred to as "the SAID LAND IN MOUZA- SOMSARA" and SECONDLY ALL THAT the piece and parcel of Sali Land admeasuring 0.07 Acres, more or less in R. S. J.L. No.26, L.R. J. L. No.34, Mouza – Shrirampur, R. S. Khatian No.71, L.R. Khatian No.268, R.S. Dag No.420, L.R. Dag No.425, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur, morefully and particularly described in PART-II of the SCHEDULE hereunder written and hereinafter referred to as "the SAID LAND IN MOUZA- SHRIRAMPUR" - AGGREGATING IN ALL TO ALL THAT the piece and parcel of Sali Land admeasuring 0.47 Acres, more or less in, R. S. J.L. Nos.27 and 26, L.R. J. L. No.34, in MouzaS – Somsara and Shrirampur, R. S. Khatian Nos. 67 and 71, L.R. Khatian Nos.489 and 268, R.S. Dag Nos.161 and 420, L.R. Dag Nos.280 and 425, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur morefully and particularly described in various parts of the SCHEDULE hereunder written, hereinafter referred to as "the SAID LAND";



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- B. By a Bengali Kobala (Deed of Sale) dated 28th September, 1981 made between the said (Smt.) Patal Bala Dasi alias (Smt.) Hemangini Dasi, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered in the Office of the District Sub Registrar at Hooghly in Book No. I, Volume No. 49, at Pages 134 to 137, Being No. 3083 for the year 1981 the Vendor therein for the consideration therein mentioned sold transferred and conveyed inter alia the Said Land in favour of the Purchaser therein;
- C. The Vendor has agreed to sell and the Purchaser has agreed to purchase the entirety of the Said Land, morefully and particularly described in SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon for the consideration and on the terms and conditions hereinafter mentioned;

NOW THIS DEED WITNESSETH as follows :

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs.11,82,000/- (Rupees Eleven Lacs Eighty Two Thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendor as will appear from the memo of consideration hereunder written (the receipt whereof the Vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser FIRSTLY the Said Land In Mouza- Somsara i.e. ALL THAT the piece and parcel of Sali Land admeasuring 0.40 Acres, more or less in R. S. J.L. No.27, L.R. J. L. No.34, in Mouza – Somsara, R. S. Khatian No. 67, L.R. Khatian No.489, R.S. Dag No.161, L.R. Dag No.280, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur, morefully and particularly described in PART-I of the SCHEDULE hereunder written AND SECONDLY, the Said Land In Mouza- Shrirampur, i.e. ALL THAT the piece and parcel of Sali Land admeasuring 0.07 Acres, more or less in R. S. J.L. No.26, L.R. J. L. No.34, Mouza – Shrirampur, R. S. Khatian No.71, L.R. Khatian No.268, R.S. Dag No.420, L.R. Dag No.425, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur, morefully and particularly described in PART-II of the



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SCHEDULE hereunder written AGGREGATING IN ALL TO ALL THAT the piece and parcel of Sali Land admeasuring 0.47 Acres, more or less in, R. S. J.L. Nos.27 and 26, L.R. J. L. No.34, in Mouzas – Somsara and Shrirampur, R. S. Khatian Nos. 67 and 71, L.R. Khatian Nos.489 and 268, R.S. Dag Nos.161 and 420, L.R. Dag Nos.280 and 425, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur, morefully and particularly described in various parts of the SCHEDULE hereunder written and hereinafter as well as hereto before are called "the SAID LAND" and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon and also all dwelling units and structures thereon absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages



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leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

2. AND the Vendor doth hereby covenant with the Purchaser that the Vendor are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendor doth hereby covenant with the Purchaser that he has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any 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 thing whatsoever as aforesaid the Vendor now has in herself good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendor has duly made over possession of the Said Land to the Purchaser herein and the Purchaser have received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

3. AND THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of her predecessors in title or any one of them AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted



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exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise and the Confirming Parties confirm the same.

4. AND THAT all rates taxes and other impositions and/or outgoing payable in respect of the Said Land up to the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

5. AND THAT the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 AND THAT no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Land or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the Said Land and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendor covenants and assures the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobliterated and uncanceled.

THE SCHEDULE

(The Said Land)

PART – I

(The Said Land In Mouza- Somsara)

ALL THAT the piece and parcel of sali land admeasuring 0.40 Acres, more or less in R. S. J.L. No.27, L.R. J. L. No.35 in Mouza – Somsara, R. S. Khatian No. 67, L.R. Khatian No.489, R.S. Dag No.161, L.R. Dag No.280, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur;

PART – II

(The Said Land In Mouza- Shirampur)

ALL THAT the piece and parcel of sali land admeasuring 0.07 Acres, more or less in R. S. J.L. No.26, L.R. J. L. No.34, Mouza – Shirampur, R. S. Khatian No.71, L.R. Khatian No.268, R.S. Dag No.420, L.R. Dag No.425, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur;

AGGREGATING IN ALL TO ALL THAT the piece and parcel of Sali Land admeasuring 0.47 Acres, more or less in, R. S. J.L. Nos.27 and 26, L.R. J. L. No.34, in Mouza – Somsara and Shirampur, R. S. Khatian Nos. 67 and 71, L.R. Khatian Nos.489 and 268, R.S. Dag Nos.161 and 420, L.R. Dag Nos.280 and 425, Police Station – Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur and delineated on the map or plan annexed hereto and bordered in colour RED thereon and butted and bounded in the manner as follows :



[Handwritten signature]

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[Handwritten signature]

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ON THE NORTH : R.S. Dag no, 421.

ON THE EAST : R.S. Dag no, 423.

ON THE SOUTH : R.S. Dag no, 411.

ON THE WEST : R.S. Dag no, 419.

And the Said Land is delineated in the map or plan annexed hereto and bordered in colour "RED" thereon.

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the
VENDOR at Chinsura in the presence of :

রবি শঙ্কর শাস্ত্রী

ভিক্টর রবি শঙ্কর শাস্ত্রী (বক্তা)

① Rabi Shankar Shastri
Ajma - Hansal

② mi Barun Ghosh
will:- Smi Rampur

Rabi Shankar Shastri,

Read over and explained by me to the
Vendor in his own vernacular.



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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs.11,82,000/- (Rupees Eleven Lacs Eighty Two Thousand) only in cash towards full and final payment of the total Consideration for sale of the Said Land.

बरीलु नाम हय
उठरु बरीलु नाम हय (बकल)


WITNESSES:

① Ravi Shankar Singh
Ajma Singh.

VENDOR

② mi Darun Ghosh
will + Sridampur

DRAFTED BY ME:


RAGHUNATH GHOSE
ADVOCATE, HIGH COURT
CUTTACKA.

Typist -
P. Mukherjee
P. N. Swain Const












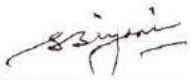


























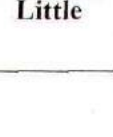
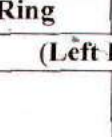
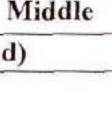
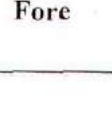
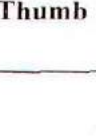


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SPECIMEN FORM FOR TEN FINGER PRINTS

	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
  <p>বাবা (বকুল)</p>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
<p align="center">PHOTO</p>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
<p align="center">PHOTO</p>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				



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Government Of West Bengal
Office Of the D.S.R. - I HOOGHLY
District:-Hooghly

Endorsement For Deed Number : I - 00722 of 2013
(Serial No. 00690 of 2013)

On 01/02/2013

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

Presented for registration at 17.55 hrs on :01/02/2013, at the Private residence by Rabindra Nath Das Alias Rabindra Nath Das (Rajak),Executant.

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

Execution is admitted on 01/02/2013 by

1. Rabindra Nath Das Alias Rabindra Nath Das (Rajak), son of Late Biswanath Das (Rajak) , Shirampur Roypara, Thana:-Chinsurah, P.O. :- ,District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Rabi Sankar Ghosh, son of Mahadev Ghosh, Ayma, Thana:-Chinsurah, P.O. :-Hanral ,District:-Hooghly, WEST BENGAL, India, , By Caste: Hindu, By Profession: Cultivation.

(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-I OF HOOGHLY

On 04/02/2013

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 13023.00/-, on 04/02/2013

(Under Article : A(1) = 12991/- ,H = 28/- ,M(b) = 4/- on 04/02/2013)

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.-11,81,498/-

Certified that the required stamp duty of this document is Rs.- 59075 /- and the Stamp duty paid as: Impressive Rs.- 100/-

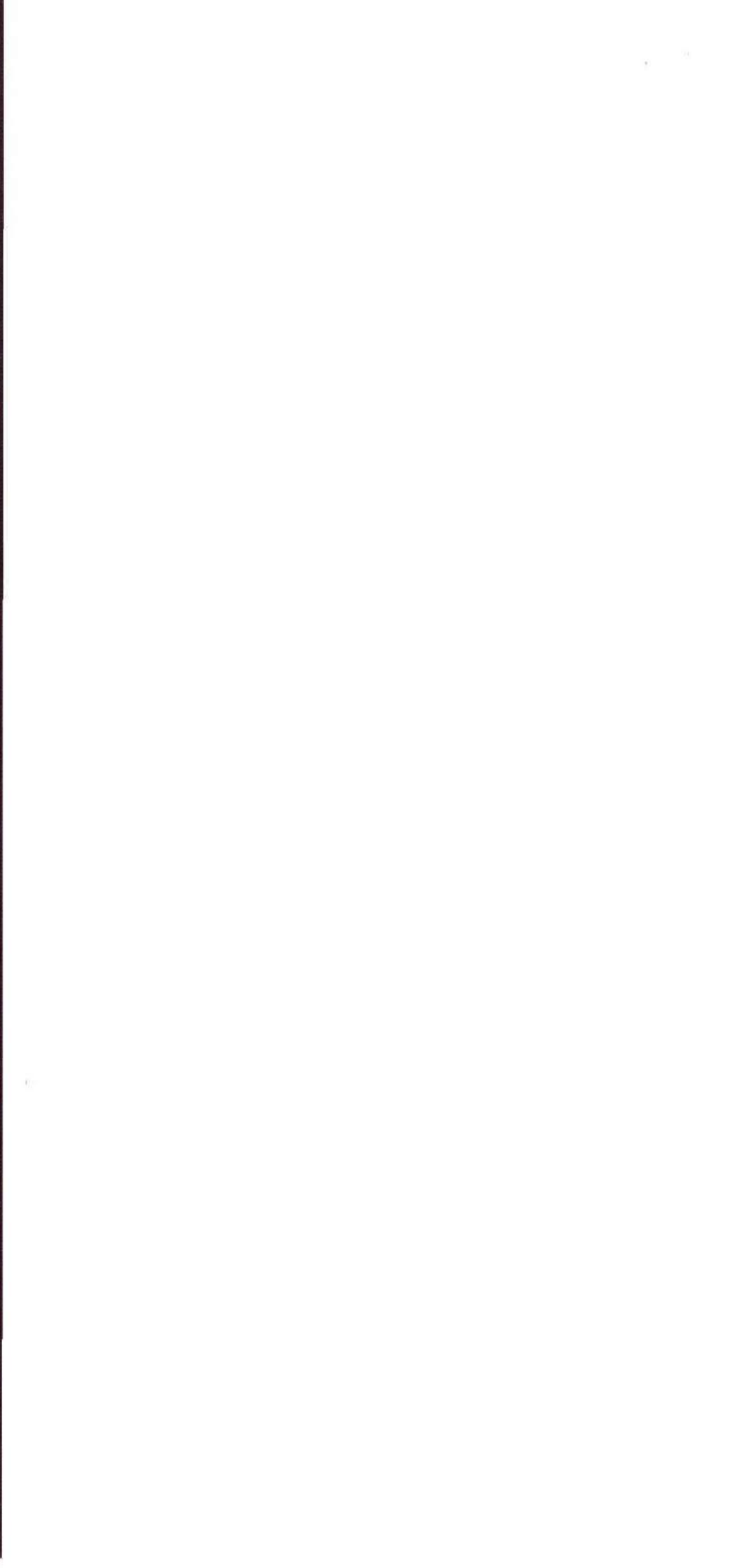
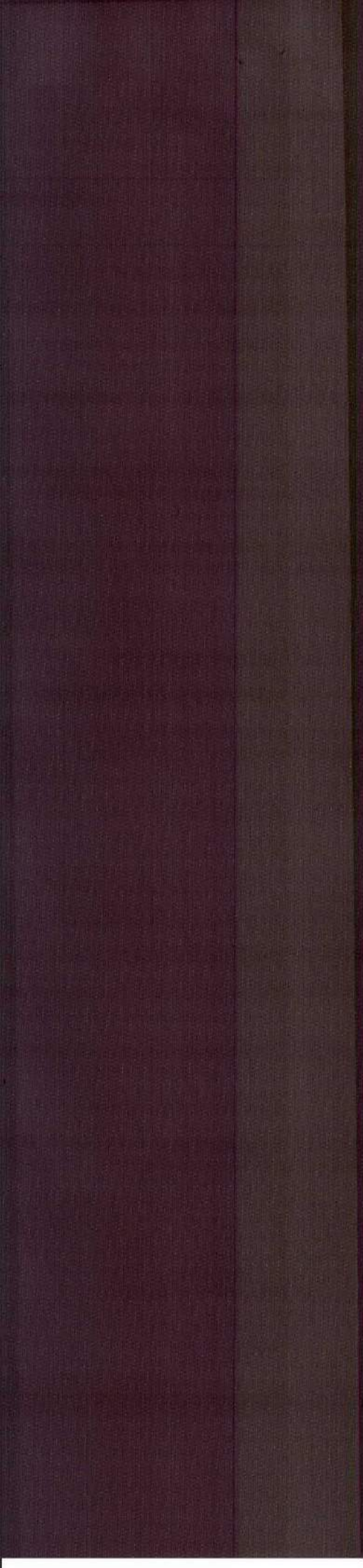
Deficit stamp duty

Deficit stamp duty Rs. 59020/- is paid , by the draft number 900427, Draft Date 31/01/2013, Bank : State Bank of India, Chinsurah, received on 04/02/2013



(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-I OF HOOGHLY

(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-I OF HOOGHLY



DEED PLAN

MOUZA SOMSARA R.S.J.L.NO 27 L.R.J.L.NO 35

R.S.KHA NO 67 L.R.KHA.NO 489

R.S.DAG NO 161 L.R.DAG NO 280

UNDER DADPUR GRAM PANCHAYET.

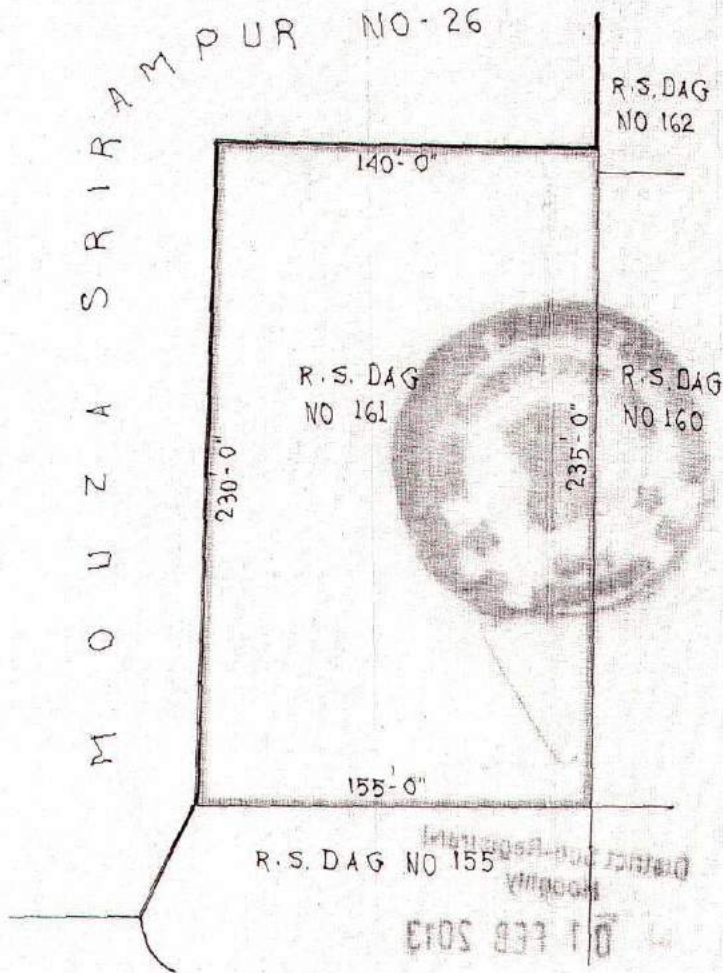
P.S. DADPUR DIST HOOGHLY

AREA OF LAND - 40 SATAK.

SHOWN THUS 



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TRACED BY:-

(Signature)

A. GHAKRABORTY
(SURVEYOR)

(১৬৫) মুখ্যমন্ত্রীর কার্যালয় ও সচিব মহোদয় (১৬৫)

DEED PLAN

MOTLA SOMSARA R.S. J.M.

R.S. KHAY NO 67

R.S. DAG NO 101

UNDER DAXPUR GRAM

R.S. DAXPUR DIST

AREA OF LAND - 40 S.A.

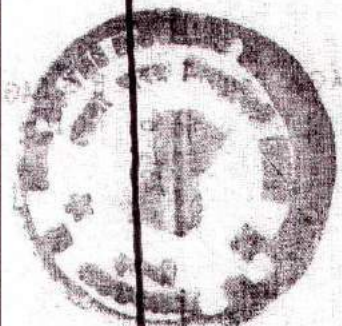
SHOWN THIS

NO. 22 R. S. D. U. R.

R.S. DAG NO 101

R.S. DAG NO 101

R.S. DAG NO 101



F I R E A S U R E

District Sub-Registrar
Hooghly

01 FEB 2013

স্বাক্ষরিত করি এবং সত্য প্রমাণ করি (স্বাক্ষর)


DEED PLAN

MOUZA SRIRAMPUR J. L. NO 26 (RS) & 34 (L.R.)

R. S. KHA. NO 71. R. S. DAG NO 420

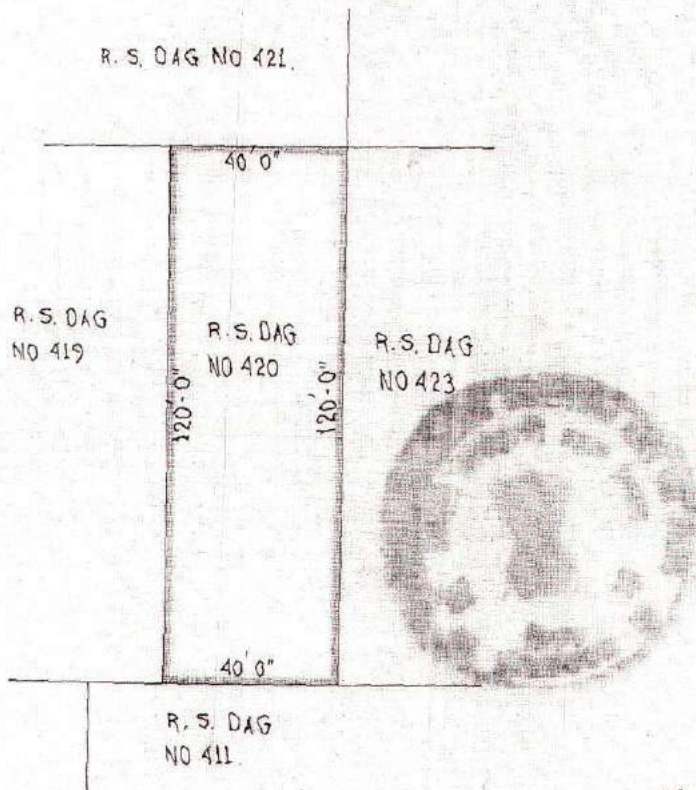
P. S. DADPUR DIST HOOGHLY.

AREA OF LAND = 07 SATAK

SCALE: 1" = 40' 0" SHOWN THUS 

UNDER DADPUR GRAM PANCHAYET

L.R. KH. NO 268 L.R. DAG NO 425



TRACED BY:-

Shakraborty

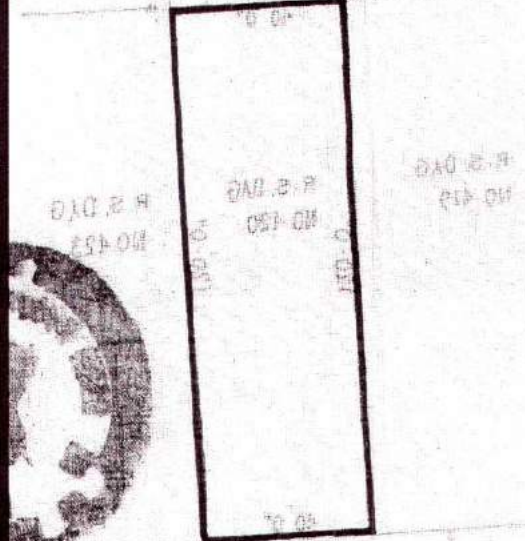
A. SHAKRABORTY
(SURVEYOR)

স্বাক্ষরিত ও সত্যায়িত
০১ এপ্রিল ১৯৫৩ খ্রিঃ

DEED NO. 431
MOLLA SRINANI
R. S. NO. 431
R. S. NO. 431
AREA OF LAND - 07
SCALE 1:400
UNDER DADPUR
L.R. NO. 588



R. S. NO. 431



Sub-Registrar-
Boghty

1 FEB 2013

Handwritten signature and text at the bottom of the page, including the date '1 FEB 2013'.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I.
CD Volume number 3
Page from 208 to 224
being No 00722 for the year 2013.



LS

(Sudershan Bramhachari) 05-February-2013
DISTRICT SUB REGISTRAR-I OF HOOGHLY
Office of the D.S.R. - I HOOGHLY
West Bengal

