

92356

20.8.1 of for 2008 5000Rs.



17/4  
 20/4  
 28/4

A- 3993.0  
 280.0  
 4032.0

Admissible under Rule-21 and under  
 section 5 of the  
 W.B.L.R. Act duly stamped under  
 Indian Stamp Act. does not required  
 stamp duty except from Stamp duty  
 under the Indian Stamp Act, 1889.  
 Schedule L. A. No. 23  
 Fee Paid in Cash  
 P. Fee in C. F. S. 10/- recalled  
 09.04.08

JO-250  
 JO-100  
 P.T.A. 30  
 380  
 12/4/02

*[Signature]*  
 Registrar, Hooghly  
 in 7 (2) of the L.R. Act

3000  
 13195  
 18195

363700  
 3993

**DEED OF CONVEYANCE**  
 valued at Rs. 3,63,700 only  
Transferred area 20 sataks

THIS DEED OF CONVEYANCE is made on 17th day of April in the year  
 Two thousand seven A. D. BETWEEN : **SRI GOKUL CHANDRA ROY** son  
 of Late Januki Roy, by faith- Hindu, Nationality- Indian, by occupation - Culti-  
 vation, residing at Vill.- Serampore, P.O.- Hanral, P.S.- Dadpur, Dist.- Hooghly,  
 hereinafter referred to as the **VENDOR** (which expression shall unless ex-  
 cluded by or repugnant to the subject or Context be deemed to mean and in-  
 clude his heirs, executors, administrators, legal representatives and assigns)  
 of the **ONE PART.**

13195f  
 343988  
 Contd... 17/4

2082  
2009/22

8PM  
17/4/07

ক্রেতার নাম সক্রিয় বিক্রয় -  
নাম - ৫৮ ডি, ব্লক ডি, নিউ কোম্পাউন্ড, গুৱাহাটী - ৩  
ক্যা- মোটরহাওয়াপ জেলা  
ভেতার - অক্ষয় হুন্ডাপ চাঁচী  
নাম - সীতাবসু

11 APR 2007

Presented for Registration  
at 8:00 on the 17th day of April  
2007 at the Addl.  
Sub-Registrar's Office,  
for Executant/Claimant



*[Handwritten signature]*

সীতাবসু

সীতাবসু



*[Handwritten signature]*  
17/4/07

সীতাবসু  
S/o, M. Janaki, Ray  
Serampur  
Dist. of

সীতাবসু

*[Handwritten signature]*  
Rabi Shankar  
S/o, Mahadeb  
Dist. of

সীতাবসু  
S/o, Mahadeb  
Dist. of

সীতাবসু  
S/o, Mahadeb  
Dist. of

সীতাবসু  
S/o, Mahadeb  
Dist. of

সীতাবসু  
S/o, Mahadeb  
Dist. of

*[Handwritten signature]*  
17/4/07

Stamp Value Assessed 480000/-  
 Stamp duty required 24010/-  
 Stamp duty paid 18195/-  
 Stamp duty deficit 5815/-  
 Certified that the deficit  
 Stamp duty of Rs. 5815-00 is  
 paid by SBI Chittaranjan A/c. Col. Branch  
 Draft No. 98330-6 Dt. 24-12-07  
 and the Document is duly stamped  
 01-01-08  
 1276-00 received on  
 -:2:  
 Collector 1713 12 (T)  
 of S. & A. Act 1901  
 AND

NATESHWAR TRADE LINK PVT. LTD., a company duly incorporated under the companies Act. 1956 and having its Registered Office at 47/a 3rd Floor, Zakaria Street, P.S.- Jorasanko, Kolkata- 700073, represented by one of its Director SRI SAMIR BIYANI S/o- Sri Kishan Gopal Biyani, residing at 58D, Block -D, New Alipore, Kolkata- 700053, by faith- Hindu, Nationality- Indian, by occupation - Business, hereinafter referred to as the PURCHASER (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed and to mean to include its successors, successors-in-office, and assigns) of the OTHER PART.

WHEREAS the property measuring more or less 20 sataks of sixteen annas of Sali Agricultural Land under R.S. Dag no. 474, corresponding L.R. Dag No. 455, lying in L.R. Khatian No. 50/2, Rayata Stitiban Sattiya, situated within Mouza Serampore, J.L. No. 34, under Dadpur Gram Panchayet, under P.S.- Dadpur, District Sub-Registry Office Hooghly, in the District of Hooghly, was originally owned and possessed by Nadu Bala Biswas wife of Late Indra Narayan Biswas of Serampore, P.S.- Dadpur, Dist.- Hooghly. He has got by the property by virtue of inheritance as per the provision of Hindu succession Act. 1956 and also his name has been recorded before the L.R. Settlement recorded as the recorded owner of the said property and he is enjoying and

Registration  
Stamp  
Date  
District  
Sub-Registrar  
Office  
No.  
Serial  
11/11  
11/11



Registrar, Raipur  
U.P. of the L. R. Act

17/4/07 18 APR 2007

-: 3 :-

possessing the said property by way of cultivation without any interuption and thereon paying all the relevent rent and taxes to the appropriate authority and also the said property is free from all sorts of encumbrances, charges, liens, whatsoever.

ANDWHEREAS during the peaceful possession of the said Nadu Bala Biswas she has executed a regd deed of sale in favour of present vendor namely Gokul Chandra Roy of above addres vide deed no 2174 Book 1, volume no 41, pages from 1 to 6, for the year 1999 regd at A.D.S.R. sadar hooghly ,in the District of Hooghly and then he is enjoying and possessing the said property by way of cultivation without any interuption and thereon paying all the relevent rent and taxes to the appropriate authority and also his name has been recoded L.R settlement record as the recoded owner of the said property and also the said property is free from all sorts of encumbrances, charges, liens, whatsoever.

At all material times the said Gokul Chandra Roy the vendor herein, is seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of sali agriculture land measuring more or less 20 sataks of sixteen annas of Sali Agricultural Land under R.S. Dag no. 474, corresponding L.R. Dag No. 455, lying in L.R. Khatian No. 50/2, Rayata Stitiban Sattiya, situated within Mouza Serampore, J.L. No. 34, under Dadpur Gram

Contd.... 4



Registrar, Bhojpur.  
Sec 7 (2) of the L. R. Act

18 APR 2007

-: 4 :-

Panchayet, under P.S.- Dadpur, District Sub-Registry Office Hooghly, in the District of Hooghly, as morefully described in the **Schedule** hereunder written and hereinafter referred to as the '**said land**' free from all mortgages, charges, liens, attachments, encumbrances and/or trust of whatsoever nature.

AND WHEREAS at present the said Gokul Chandra Roy intend to sale the said property to any intending purchaser/purchasers at or for the price of Rs. 3,63,700 (Rupees three lacs sixty three thousand seven hundred) only.

AND WHEREAS on a verbal agreement made between the parties, the above name Vendor has agreed to sale and the purchaser has agreed to purchase the said property at or for the price of Rs. 3,63,700 (Rupees three lacs sixty three thousand seven hundred) only.

NOW THIS INDENTURE WITNESSETH THAT :

I. pursuant to the said agreement and in consideration of the sum of Rs. 3,63,700 (Rupees three lacs sixty three thousand seven hundred) only, paid on the execution of these presents by the purchaser to vendor (the receipt whereof the vendor doth hereby admits and acknowledges and of and from the payment of the same and every part thereof the vendor doth hereby for ever release discharge and acquit the purchaser and the said Land hereby conveyed), the vendor doth hereby indefeasibly grants, transders, conveys, assigns and as-

Contd.... 5



Registrar, Hooghly.  
In T (2) of the L. R. Act

18 APR 2007



sure by way of sale unto and to the use of the purchaser absolutely and forever ALL THAT the piece or parcel of said land, morefully and particularly described in the schedule hereunder written and hereinbefore and as well as hereinafter referred to as "The said Land" TOGETHER WITH all things of whatsoever nature permanently attached thereto or standing thereon, and all areas sewers drains and water courses appertaining thereto, and all the privileges, easements, profits, advantages, rights, and appurtenances whatsoever to the said Land or any part thereof belonging or anywise appertaining thereto and usually held or enjoyed or reputed as part thereof free from all encumbrances and charges, whatsoever AND all the estates, right, title, interest, inheritance, possession, use, trust, property, claim and demand whatsoever at law or otherwise of the vendor to the said Land hereby conveyed and ever part thereof TOGETHER WITH all deeds or pattahs and monuments edences of title whatsoever exclusively relating to or concerning the said Land or any part thereof which now are or hereafter shall or may be in the custody possession power or control of the vendor or any other 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 and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use and benefit of



Registrar, Meerut.  
Pt 7 (2) of the L. R. Act

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the purchaser absolutely and forever, free from all encumbrances and charges, whatsoever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or the Panchayet or any other Public Body or Local Authority or Authorities in respect thereof.

II. AND the vendor doth hereby covenants with the Purchaser that :

a) THAT NOTWITHSTANDING any act deed matter or thing, done executed or knowingly suffered to the contrary by the vendor or any of its predecessor in title, the vendor has now in himself good right, full and absolute power authority to grant, convey and confirm the said Land hereby granted, sold, conveyed, confirmed, assigned, assured and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

② b) The vendor has duly made over and delivered the vacant, peaceful and physical possession of the said Land and every part thereof to the purchaser simultaneously with the execution of these presents and the purchaser has accepted the same AND that the purchaser shall and may from time to time and at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into, hold, posses, enjoy and occupy the said Land and

Contd.... 7



✓  
Registrar, Hooghly,  
in T (2) of the L. R. Act

18 APR 2007

every part thereof hereby granted, sold, conveyed, assigned and transferred and receive the rents, profits, usufructs and issues thereof and every part thereof for its own use and benefits without any suit, lawful eviction or interruption, claim and demand, whatsoever, from or by the vendor or by any person or persons lawfully and equitably claiming or to claim from, under or in trust for the vendor.

c) The purchaser shall hold the said premises free and clear or freely or clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the vendor and well and sufficiently save, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever, had, made, executed, occasioned, suffered and created in respect of the said Land Premises or any part thereof by the vendor or by any person or persons lawfully and equitably claiming or to claim by, from and under or in trust for the vendor.

②N d) The vendor and all persons having lawfully or equitably or claiming any right title estate or interest in the said Land hereby conveyed or any part thereof by, from, through, under or in trust for the vendor or his heirs, legal representatives, executors, administrators and assigns or any of them or any of them or any of his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute and



Registrar, Hooghly,  
No. 1 (2) of the L. R. Act

18 APR 2007

-: 8 :-

cause to be done and executed all such further and other lawful acts, deeds and things in the law, whatsoever, for better and more perfectly effectually and absolutely granting and assuring the said Land and every part thereof hereby granted, sold, conveyed assigned, assured and transferred unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required by the purchaser, its successor or successors and assigns.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

ALL THAT piece and parcel of Sali agricultural land measuring more or less 20 (twenty) sataks of sixteen annas of Sali Agricultural Land under R.S. Dag no. 474 (four hundred seventy four), corresponding L.R. Dag No. 455 (four hundred fifty five), lying in L.R. Khatian No. 50/2 (fifty by two), Rayata Stitiban Sattiya, situated within Mouza Serampore, J.L. No. 34, under Dadpur Gram Panchayet, under P.S.- Dadpur, District Sub-Registry Office Hooghly, in the District of Hooghly, and all other easement rights whatsoever.

The sold property is bordered with RED in the Map or Plan attached here with this deed which do form a part of this deed.

**The sold property in total is measuring more or less 20 (twenty) Sataks.**

The annual rent of the said property is Rs. 2.00 payable in favour of B.L. & L.R.O. Sugandha, Hooghly for Government, of West Bengal.

Contd.... 9



Registrar, Hooghly  
Section 2 of the L. R. Act

18 APR 2007



**R.S. Dag No. 474 is butted and bounded by :**

On the North : R.S. Dag no. 472 & 476, On the South : Dag no. 162 & 163  
(samsara mouza), On the East : R.S. Dag no. 475, On the West : R.S. Dag no. 473

IN WITNESS WHEREOF the parties hereto have hereunto put and sub-  
scribed his respective hands on the day, month and year first above written.

The deed is completed within 11 pages including with signature, fingers  
print and photos.

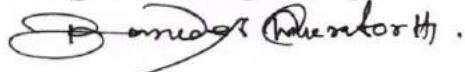
Signed, Sealed & Delivered by the vendor at  
in the Presence of  
Witnesses :

1. বরীশচন্দ্র ঘোষ  
গ্রাম - তাঁরামা  
খানা - হুগলি
2. ব্রজেন - কুমার  
আবুল হাছিম  
খানা - হুগলি নগর, সিংগুর



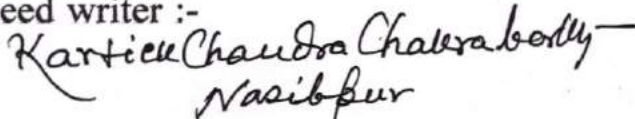
Signature of Vendor

This deed is read over in  
Bengali and explain by me :



Drafted by me

Deed writer :-

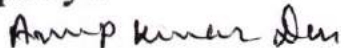
  
Kartick Chandra Chakraborty  
Nasibpur

Kartick Chandra Chakraborty

Lic. No. 12/5

Singur, ADSR Office.

Type by :



Anup Kumar Das

Singur, Hooghly.



Registrar, Hooghly,  
No. 7 (2) of the L. R. Act

18 APR 2007

-: 10 :-

Memo of Consideration

RECEIVED from the withinnamed purchaser the within mentioned sum of Rs. 3,63,700 (Rupees three lacs sixty three thousand seven hundred) only in Cash as total consideration money in full payment of the within stated agreed consideration.

Witnesses :

1. বরীন্দ্রনাথ চৌধুরী  
পিতা - অক্ষয়নাথ  
থানা - হাটপুড়া  
ডেপার্ট - মুন্সী,
2. প্রদীপ জাফর  
পিতা - মোহাম্মদ আলী, ডাক্তার

সৌকর নাথ  
Signature of Vendor

Drafted by me

Deed writer :-

Kartick Chandra Chakraborty  
Nasibpur

Kartick Chandra Chakraborty

Lic. No. 12/5

Singur, ADSR Office.

Type by :

Anup Kumar Das

Anup Kumar Das

Singur, Hooghly.



Registrar, Hooghly,  
in T (2) of the L. R. Act

178 APR 2007



Registrar, Hooghly,  
in T (2) of the L. R. Act  
3-1-2008

Book No. I  
Volume No. I  
Pages 61 to 72  
Leaf No. 07  
For the Year 2008

SALE DEED IN AN ON R.S. DAG NO. 474, L.R. DAG NO. 475, K.H. NO. 476  
MOUNTA - SRAMPUR, U.I. NO. 34, P. S. GADPUR, DIST. HOOGHLY.

SCALE - 1:2500

DEED AREA SHOWN BY RED MARK  
DEED AREA - 20 DEC. (APPROX)



Registrar, Hooghly  
18 APR 2007

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CTED)  
Daga D.C.B.  
18/07/07

Book No  
Volume No  
610708  
1179  
M

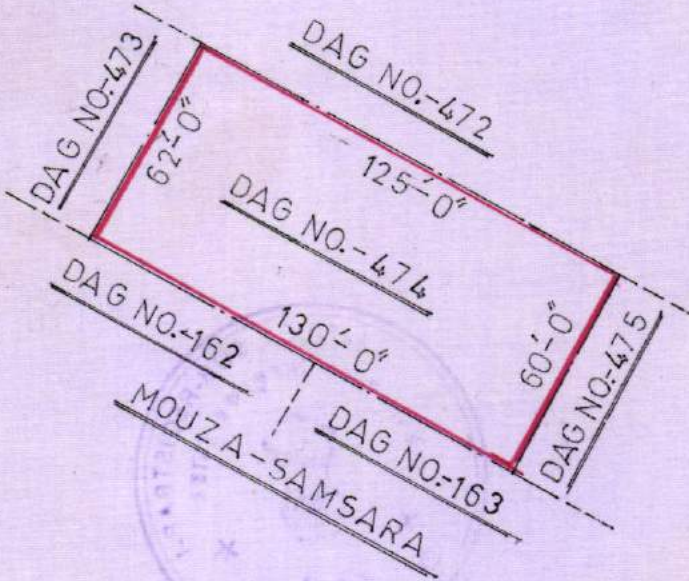
SALE DEED PLAN ON R.S.DAG NO.-474, L.R.DAG NO.-455, K.H.NO.-50/2,  
MOUZA -SERAMPUR, J.L.NO.-34, P. S.-DADPUR, DIST.-HOOGHLY.

SCALE - 1" = 50'-0"

N

DEED AREA SHOWN BY RED MARK ●

DEED AREA=20 DEC.(APPROX)



SIGN. OF OWNER

*Prisho Saha*

DRAWN  
(AS DIRECTOR)

MODERN DRAWING  
ENGINEERING  
SIR. H. MEN

# SPECIMEN FORM FOR TEN FINGERPRINTS



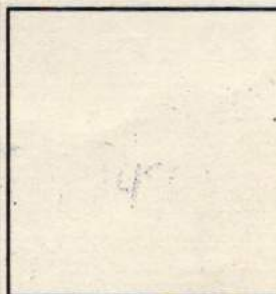
Sanyal

| LEFT HAND FINGER PRINT  |      |        |      |        |
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|                         |      |        |      |        |
| RIGHT HAND FINGER PRINT |      |        |      |        |
| Thumb                   | Fore | Middle | Ring | Little |
|                         |      |        |      |        |

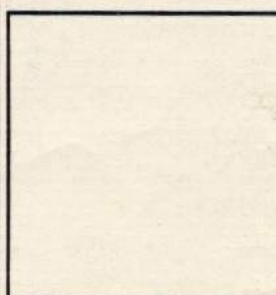


Sanyal

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|                         |      |        |      |        |



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|                         |      |        |      |        |



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Registrar, Hooghly.  
to T (R) of the L. R. Act.

18 APR 2007

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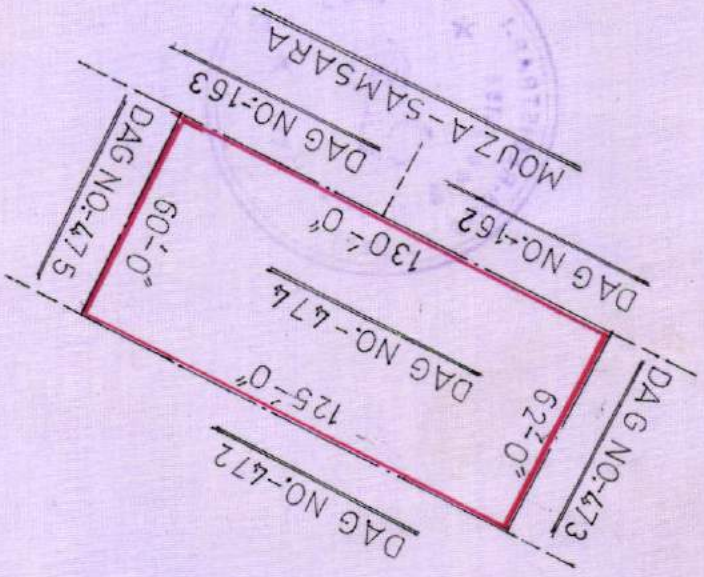


SALE DEED PLAN ON R.S. DAG NO-474, L.R. DAG NO-455, K.H. NO-50/2,  
MOUZA-SERAMPUR, J.L. NO-34, P.S.-DADPUR, DIST.-HOOGHLY.

SCALE - 1/2" = 50'-0"

DEED AREA SHOWN BY RED MARK ●

DEED AREA=20 DEC.(APPROX)



SIGN. OF OWNER  
*(Signature)*

DRAWN BY  
*(Signature)*  
(AS DIRECTED)

Soumen D.C.E.  
18/04/07 No-81/02

MODERN PLANNING CENTRE  
BUILDING PLANNER  
SINGUR, HOOGHLY.  
SOUMEN NAGA.D.C.E.

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ГОДЫ ИЛИ ЧИСЛА  
ПРОШЛОГО ГОДА  
ВНЕШНИЕ БУКВЫ  
НОМЕРА ДОКУМЕНТА СЕРИИ

(AS DIRECTED)  
BY



*Handwritten signature*

3-1-2008

REGISTRATION OF OWNER

Book No  
Volume No

*Handwritten:* I to 72  
I to 72  
800

18 APR 2007  
Registrar, Copyrights



DEED VBEV-30 DEC (VBBKX)  
DEED VBEV-20MI BY BED MARK

SCALE 1:20-0

ГОДЫ ИЛИ ЧИСЛА  
ПРОШЛОГО ГОДА  
ВНЕШНИЕ БУКВЫ  
НОМЕРА ДОКУМЕНТА СЕРИИ