

1905

721/4

6393

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860/17
13/8/06

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

001092



मरुत
29/8/06

Admissible under rule 21.
duly stamped (or exempt
from or does not require
stamp duty) under the Stamp
Act 1899 as amended in 1930.
Schedule 1A No. 23 & 4.
Fees paid: Indian stamp Rs.
C. I. T. Stamp Rs.
Total Rs.

A 12089
E 7-
12096



Deeip Kumar Vame

Mineralogy
MRD.
11,00,000/-

DEED OF CONVEYANCE

Sale
11000000/-
A12089
E
12096

THIS DEED OF CONVEYANCE made on this the 13th day of
March, 2006 BETWEEN SRI MRINAL KANTI ROY, son of Late Gobinda
Chandra Roy, by faith - Hindu, by Nationality - Indian, by occupation -
Retired Service Holder, residing at 3/1, Kali Bari Road, Police Station -
Dum Dum, Kolkata - 700030, hereinafter called and referred to as the

Handwritten signature or scribble at the bottom of the page.

27992
 Sri Dilip Kumar Verma
 129, Brahmapur Road,
 P. S. Regent Park
 Kot-96

Behala Collectorate,
 Treasury

7, 3, 06

Treasurer

Presented for Registration at
 day of Aug 29th 2000 of
 Add. District Sub-Registry
 office at Behala by
 execution of claimant

2L	50,000/-
1C	15,000/-
2C	1,000/-
1C	10/-

Moinal Kanti Das
 Lt. Gaudachak Das
 of 3/1 Kalibani Rd.
 Tah. Dam Dun
 Dist. Parganas,
 by caste H. by Profession. Adv.

29.8.06 66010/-

Muhammad Ali

9/27

Muhammad Ali



Uttam Kumar Saha
 DR UTTAM KUMAR SAHA)
 S/o - Sri Lakshmi Narayan Saha
 32/16 Chandi Ghosh Road
 Kolkata - 700040

By Uttam Kumar Saha
 Son of Lakshmi Narayan Saha
 of 32/16 Chandi Ghosh Rd.
 Tah. ...
 Di. Parganas
 By ... by Profession.

Sub-Registry
 Behala

29.8.06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

001093

2

VENDOR (which expression shall unless excluded by or repugnant to the context or the subject, always be deemed to mean and include his heirs, executors, receivers, administrators, representatives, nominees and assigns) of the **FIRST PART**.

27992
Sri Dilip Kumar Verma
123, Brahmachari Road.
P.S. - Regent Park.
Del-96

Delimita Collectorate,
Treasury

Treasury

7,3,000

20	50,000	/
10	15,000	/
20	1,000	/
10	100	/
<hr/>		
66,000		/

Sub-Collector
Delimita

10-8-96



02BB 750950

3

AND

SRI DILIP KUMAR VERMA, son of Sri Redhe Verma, by faith - Hindu,
by occupation - Business, residing at 123, Brahmapur Road, P.S. - Regent
Park, Kolkata - 700096, hereinafter to be referred to as the **PURCHASER**
(which expression shall unless excluded by or repugnant to the context or

27992

Sri Dilip Kumar Verma

133, Brahmapur Road.

P. S, Regent Park.

KOL - 96

Collector's

Treasury

Treasury

7, 9, 106

05020 8050

20	50,000/-
10	15,000/-
20	1,000/-
10	10/-
<hr/>	
	66,010/-

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13 8 06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

832186

4

the subject, always be deemed to mean and include his heirs, executors, receivers, administrators, representatives, nominees and assigns) of the
SECOND PART.

WHEREAS Sri Harish Chandra Sardar and other were the absolute owners seized and possessed of or otherwise well and sufficiently

27992
Sri Dilip Kumar Verma
123, Brahmapur Road.
P. S, Regent Park
Kol - 96.

Kolkata Collectorate,
Treasury

8

7, 3, 2006

2c	50,000/-
1c	15,000/-
2c	1,000/-
1c	10/-
<hr/>	
	66,010/-

[Signature]

Sub-Collector
Kolkata

[Signature]



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

832187

5

entitled as of an estate of inheritance in free simple in possession free from all encumbrances ALL THAT pieces or parcel of Korfa bastu land measuring about .06 decimals be the same a little more or less appertaining to R.S. No.334, Dag No. 47, Khatian No. 134, J.L. No. 31, Mouza - Ramchandrapur, Police Station - Behala now Thakurpukur, and

27992

Sri Dilip Kumar Verma
123, Brahmapur Road.
P.S. - Regent Park.
KOL - 96

Calcutta Collectorate,
Treasury

Treasurer

dated 7.3.2006

2L	50,000/-
1L	15,000/-
2L	1,000/-
1L	10/-
<hr/>	
	66,010/-

Joint, District Sub-Registry
Kolkata South 54 Fardangan

13-3-06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

07AA 460460

6

occupancy Raiyati danga land measuring .16½ decimals be the same a little more or less appertaining to R.S. No.334, Dag No. 48, Khatian No. 397, J.L. No. 31, Mouza - Ramchandrapur, Police Station - Behala now Thakurpukur, fully described in the Schedule hereto;

27992

Sri Dilip Kumar Verma
129, Brahmapur Road.
P. S, Regent Park.
Kol - 96.

Sahita Collectorate,
Treasury

7, 3, 2006

2
Vishwas

20	50,000/-
10	15,000/-
20	1,000/-
10	10/-
<hr/>	
	66,010/-

✓

Dist. Sub-Registrar,
South 14 Patna.

13-3-06

AND WHEREAS by an Indenture of Sale dated 18th May, 1965 registered with the Sub-Registrar at Alipore, District : South 24 Parganas in Book No. I, Volume No. 81, Pages 225 to 230, Being Deed No. 4129, for the year 1965 Sri Mrinal Kanti Roy, Vendor herein became the absolute owner of ALL THAT piece and parcel of Korfa bastu land measuring about .06 decimals be the same a little more or less appertaining to R.S. No.334, Dag No. 47, Khatian No. 134, J.L. No. 31, Mouza - Ramchandrapur, Police Station - Behala now Thakurpukur, and occupancy Rayati danga land measuring .16½ decimals be the same a little more or less appertaining to R.S. No.334, Dag No. 48, Khatian No. 397, J.L. No. 31, Mouza - Ramchandrapur, Police Station - Behala now Thakurpukur.

AND WHEREAS by a Deed of Conveyance dated 29th February, 2000 aforesaid present Vendor herein Mrinal Kanti Roy executed a Deed of Conveyance in favour of Dr. Uttam Kumar Saha and Dr. Smt. Parul Tudu, which has been registered with the District Sub-Registrar II at Alipore, District : 24-Parganas (South) and entered in Book No. I, Volume No. 70, Pages 183 to 193, Being Deed No. 2920, for the year 2001 sold a plot of land measuring about 3 Cottahs 3 Chittacks 4 Square Feet more or less appertaining to R.S. No. 334, Touzi No. 18, J.L. No. 31, Mouza - Ramchandrapur, Khatian No. 397 and R.S. Dag No. 48, L.R. Khatian No. 1519, Pargana - Magura, Police Station - Thakurpukur, Sub-Registration Office Alipore, District 24 Parganas (South) together with easement rights,

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~~CONFIDENTIAL~~
~~CONFIDENTIAL~~

13-3-06

annual rent payable to the Collector of South 24 Parganas and at present within the Joka - I Gram Panchayet.

AND WHEREAS thereafter by an another Deed of Conveyance dated 11th October, 2002 aforesaid Mrinal Kanti Roy, the present Vendor herein this Deed executed a another Deed of Conveyance in favour of aforesaid Dr. Smt. Parul Tudu and Dr. Uttam Kumar Saha, which has been registered with the District Sub-Registrar - II, Alipore, District : 24 Parganas (South) and entered in Book No. I, Volume No. 19, Pages 43 to 55, being Deed No. 4735, for the year 2002 sold a plot of land measuring about 4 Cottahs 9 Chittacks 0 Square Feet more or less and also 38 Square feet total measuring about 4 Cottahs 9 Chittacks 38 square feet land appertaining to R.S. No.334, Touzi No. 18, J.L. No. 31, Mouza - Ramchandrapur, Khatian No. 397 and R.S. Dag No. 48, presently Hal Dag No. 61 L.R. Khatian No.1519 Pargana Magura and also appertaining to Khatian No. 134, J.L. No.31, R.S. Dag No. 47, presently Hal Dag No. 60, L.R. Khatian No. 1519 respectively, Pargana - Magura, Police Station - Thakurpukur, Sub-Registration Office Alipore, together with easement rights, annual rent payable to the Collector of South 24 Parganas and at present within the Joka - I Gram Panchayet.

AND WHEREAS the present Vendor is absolutely seized and possessed of or otherwise well sufficiently entitled to as of an estate by



1000, Street Sub-Station
1000, Street Sub-Station

10-3-06

way of purchase in free simple in possession free from all encumbrances after selling out 7 Cottahs 12 Chittacks 42 Sq.ft. the balance entire land measuring about 5 Cottahs 12 Chittacks 30 Sq.ft. out of the aforesaid 22 ½ decimal landed property of Danga and Bastu land, which is more fully and particularly described in the Schedule below;

AND WHEREAS the Vendor hereto owing to his need of cash money for different lawful valid reasons have decided / agreed to sell his balance property measuring about 5 Cottahs 12 Chittacks 30 square feet out of the aforesaid total landed property of .22 ½ decimal described in the Schedule written hereunder and the Purchaser hereto has offered to purchase the same at and for a consideration of Rs.11,00,000/- (Rupees Eleven lakhs) only and the Vendor hereto accepted the said offer considering the above price as the highest marketable price and decided to sell his balance aforesaid property to the Purchaser hereto and the said land is free from all encumbrances.

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows :-

That in pursuance of the said agreement and consideration of the sum of Rs.11,00,000/- (Rupees Eleven lakhs) only to the Vendor paid by the Purchaser at or immediately before the execution of these present the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the

13-8-06

13-8-06

Purchaser or his successors and administrators, receivers, representatives and assigns and everyone of them and also the said land property more particularly described in the Schedule written hereunder the Vendor as owner do by these presents indefeasibly grant, sell, convey and transfer assign and assure unto the Purchaser free from encumbrances attachment and other defects in title ALL THAT he said land property more particularly described in the Schedule written OR HOWSOEVER otherwise the said landed property now or heretofore were or was situate, built, bounded, described and distinguished TOGETHER WITH the common passage and easement rights and benefits and advantages and usufructs of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the aforesaid landed property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereof AND the reversion or reversions, remainder and remainders rents, issues and profits thereof and of every part thereof together furthermore all the estate, rights, title, inheritances, use, trust, property, claim and demand whatsoever both at law and on equity of the Vendor into and upon the aforesaid landed property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the aforesaid property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, possession or power of the Vendor, his respective heirs,



2021, District Sub-Registrar
Jhansi South U.P. Farman

2021

executors, administrators or representatives or any persons from whom he can or may procure the same without action or suit at law in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the aforesaid property and ever part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights members and appurtenances unto and to the use of the Purchaser and his successors, administrators and assigns THAT NOTWITHSTANDING; any act, deed or things whatsoever by the Vendor or by his any predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times, heretofore now have good, right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer and assign and assure the aforesaid property hereby granted sold, conveyed or transferred or expressed or intended so to be unto and to the use of the Purchaser, his successors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser his successors, administrators, representatives and assigns shall and may all times hereinafter peaceably and quietly enter into hold, possess and enjoy the said landed property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or by the Vendor or any person or persons lawfully or equitably claiming

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UNIT, DISTRICT OFF-ROUNDER
UNIT, SOUTH OF PARSONS

13 - 206

any right or estate thereof from under or in trust for him or from or under any of them ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the cost of expenses of the Vendor well and sufficiently save indemnified of from and against all and all manners of claims, charges, liens, debts and attachments and encumbrances whatsoever made or suffered by the Vendor and his any ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or interest for him the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, his successors in interest, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, successors, successors-in-office administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor and all other heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser and its successors against loss, damages, costs, charges and expenses if any

suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein under contained and the Confirming Party do hereby confirm the sale and covenants with the Purchaser THAT the Confirming Party shall not obstruct, hinder, claim and demand any benefit, right, title and interest of the aforesaid property sold unto and in favour of the Purchaser.

THE SCHEDULE REFERRED TO AS ABOVE :

ALL THAT piece or parcel of Danga and Bastu balance land measuring about 5 Cottahs 12 Chittacks 30 Sq.ft. more or less out of which 2 Cottahs 3 Chittacks 41 square feet appertaining to R.S. No. 334, Touzi No. 18, J.L. NO. 31, Mouza - Ramchandrapur, Pargana - Magura, under Joka - I Gram Panchayet, R.S. Khatian No. 397, L.R. Khatian No. 1519, R.S. Dag No. 48, Hal Dag No. 61 and 3 Cottahs 8 Chittacks 34 square feet appertaining to Khatian No.134, L.R. Khatian No.1519 and J.L. No.31, within Mouza - Ramchandrapur, R.S. Dag No. 47, Hal Dag No. 60, under Police Station - Thakurpukur, A.D.S.R. Office Behala, District : 24 Parganas (South), together with all right of easement attached thereto and with the right of common passages situated on the said land for egress and ingress and with the right of taking electric, water, gas and telephone line etc. through the said passage which is morefully and more particularly shown and delineated in the map or plan annexed herewith bordered 'RED' and proportionate Annual Revenue Rent is Rs.1.00 only payable to the

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133, Street Sub-Registre
Cidade de São Paulo

13-3-06

Collector of South 24 Parganas, representing the State of West Bengal. The said land is butted and bounded as follows :-

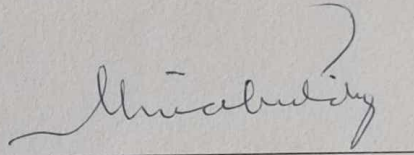
- ON THE NORTH** : Dr. Uttam Kumar Saha & Dr. Parul Tudu;
- ON THE SOUTH** : Divine Fellowship ;
- ON THE EAST** : Dr. Uttam Kumar Saha & Dr. Parul Tudu;
- ON THE WEST** : M.G. Road;

IN WITNESSES WHEREOF the party hereto set and subscribed his hands and on this deed on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

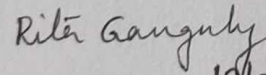
by me in presence of :-

1. Parul Tudu.
32/16 Chandi Ghosh Road.
P.S. Regent Park.
Kolkata - 700040

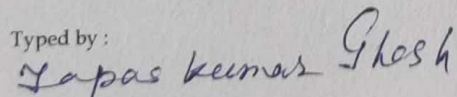

[SIGNATURE OF THE VENDOR]

2. Uttam Kumar Saha
32/16 Chandi Ghosh Road.
P.S. Regent Park.
Kolkata - 700040

Drafted by :


Rita Ganguly,
Advocate
High Court, Calcutta. 13/3/06

Typed by :


Tapas Kumar Ghosh,
10, Old Post Office Street,
Kolkata - 700001.

g

... Bureau sub-Region
South 54 Parganas

13-3-06

MEMO OF CONSIDERATION

RECEIVED from within-named Purchaser within-mentioned sum of Rs.11,00,000/- (Rupees Eleven lakhs) only as total consideration money as per memo below :

MEMO

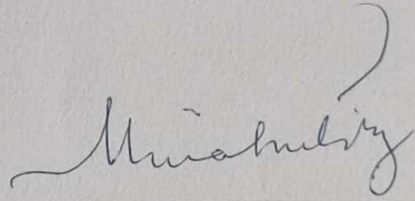
Date	Cheque No.	Drawn on Bank	Amount (Rs.)
10.03.06	014827	Syndicate Bank, Prince Anwar Shah Road, Lake Gardens, Kolkata - 700045	11,00,000.00
		Rs.	11,00,000.00

(Rupees Eleven lakhs) only

WITNESSES:

1. Parul Tudu
32/16 Chandi Ghosh Road
P.S. Regent Park
Kolkata - 700040

2. Ujjan Kumar Saha
32/16 Chandi Ghosh Road
P.S. Regent Park
Kolkata - 700040



[SIGNATURE OF THE VENDOR]

✓
















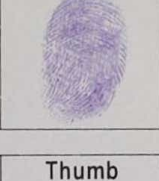
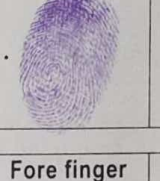
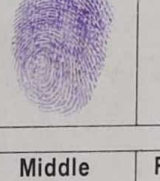




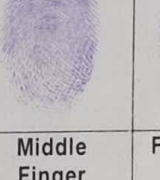

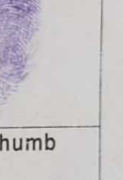
THE UNITED STATES OF AMERICA
Internal Revenue Service

90801

SECTION 101
FORM 1041
377
6393
06

23.4.07

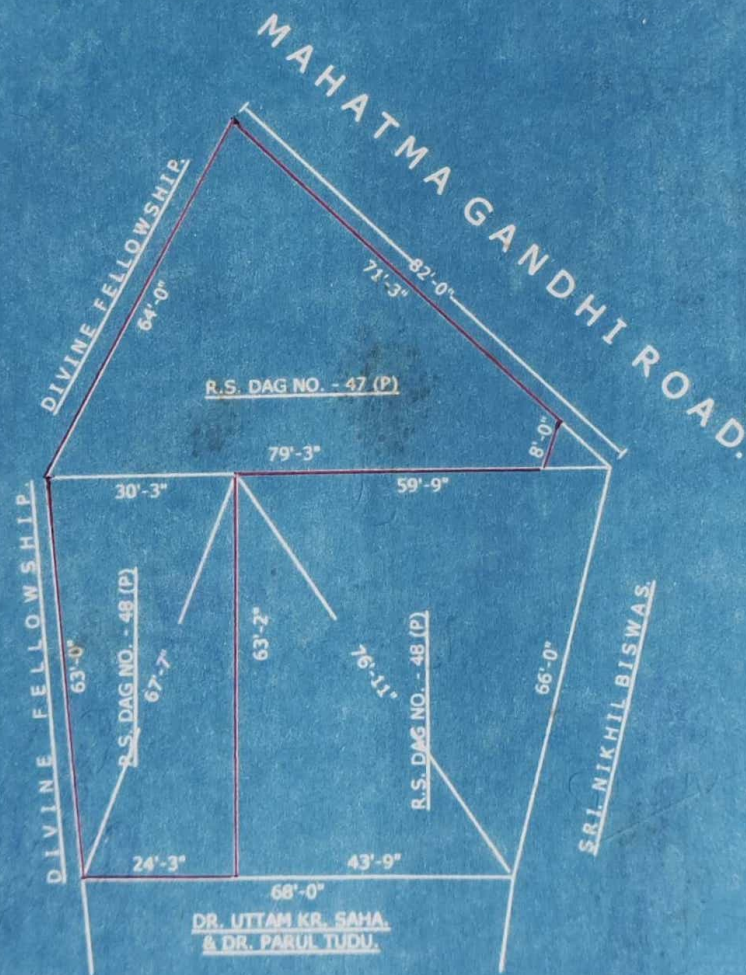
SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	<i>Murthy</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
			Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		RIGHT HAND					
			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
PHOTO	<i>Dilip Kumar Venug</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
			Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		RIGHT HAND					
			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
PHOTO			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
			Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		RIGHT HAND					
			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
PHOTO			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
			Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		RIGHT HAND					
			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger		
RIGHT HAND							

13-3-06

SITE PLAN OF R.S. DAG NO-47 & 48 (p). R.S. KHATIAN NO - 397. L.R. DAG- 60 & 61. L.R. KHATIAN NO- 1519. J.L. NO-31. TOUZI NO- 18. R.S. NO- 334. MOUZA- RAMCHANDRAPUR. P.S. THAKURPUKUR. DIST. SOUTH 24-PARGANAS. UNDER THE GRAM PANCHAYET JOKA - I.
SCALE -1"=30'.

IN R.S. DAG NO-47. AREA = ± 3 K. 08 CH. 34 SFT.
IN R.S. DAG NO-48. AREA = ± 2 K. 03 CH. 41 SFT.
TOTAL AREA = ± 5 K. 12 CH. 30 SFT.



DR. UTTAM KR. SAHA
& DR. PARUL TUDU.

DRAWN BY-

Progeria
 12/13/06

SIGNATURE OF THE VENDOR.

Dilip Kr Verma 9593.721.44

Handwritten signature in blue ink.

13-2-06

TO
1400
390
6303
6E

23.4.07

Dated this the *13th* day of March, 2006

BETWEEN

SRI MRINAL KANTI ROY

VENDOR

AND

SRI DILIP KUMAR VERMA

PURCHASER

DEED OF CONVEYANCE

Rita Ganguly

Advocate

6, Old Post Office Street,
Room No.66, Ground Floor,
Kolkata - 700001.