

Aditya Todi (HUF) & Others 49/51, Prince Gulam Hd. Shah Road KOL- 33

gadarpur,

Januar Kr. Dey ALIPUR POLICE COURT Kolkata - 27

Adulatos



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Aditya Todi (HUF)

Aditionos

Karta



RAJENDRA PRAJAD MASKARA (AUP)



NCTI- 2518

Poiti Bajoria.



Bishnu Kumar Bajoria



Allpur, South 24 Parganet 2 6 JUL 2010

at Nayabad (Daspara) P.S Purba Jadavpur Dist. 24 Pgs (S), Kolkata- 99, hereinafter jointly called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs executors, administrators, representatives and assigns) of the **ONE PART**.

#### AND

1) ADITYA TODI (HUF) represented by its Karta Aditya Todi S/o Late Satyapal Todi by faith Hindu, by Occupation- Business, residing at 49/51 Prince Gulam Md. Shah Road Kolkata-33, 2) PRITI BAJORIA W/o Bishnu Bajoria , by faith Hindu, by Occupation- House wife, residing at 49/50 Prince Gulam Md Shah Road Kolkata-33 3) BISHNU BAJORIA S/o Hari Kishan Bajoria, by faith Hindu, by Occupation-Business, residing at 49/50 Prince Gulam Md Shaha Road Kolkata-33, 4) RAJENDRA PRASAD MASKARA (HUF) represented by its Karta Rajendra Prasad Biswanath Maskara, by faith Hindu, by Maskara S/o Occupation- Business, residing at 19/A Mandeville Gardens Kolkata- 19 5) INDU MASKARA W/o Rajendra Prasad Maskara, by faith Hindu, by Occupation- House wife, residing at 19/A Mandeville Gardens, Kolkata- 19, 6) TODI INFRASTRUCTURE PVT LTD,. a Private Limited Company, incorporated under the Companies Act, of 1956, having its Registered office at 78, Bentick Street, P.S Hare Street, Kolkata- 700001, represented by its Director Mridula Todi W/o Aditya Todi hereinafter called the PURCHASERS ( which expression shall unless excluded by or repugnant to the context be deemed to include its, respective representatives, legal administrators, executors, heirs. Successors-in-interest and assigns ) of the OTHER PART.

WHEREAS One Rabiram Bagh was the recorded Owner of some landed property in Mouza Nayabad, R.S No. 3, J.L No. 25, Touzi No. 56, Khatian No. 83, Dag No. 179, P.S Purba Jadavpur, S.R.O Alipore then Sibadaha Dist. 24 Pgs within the jurisdiction of the Calcutta Municipal Corporation.

AND WHEREAS Said Rabiram Bagh died intestate leaving behind his wife Smt. Alomoni Bagh as his only heir and legal representatives and the property left by the deceased devolved upon her solely and absolutely according to Hindu succession Law.



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VCT1 2521

Todi Infrastructure Pvt. Ltd.

Midule Johi

Director



NCT1-2522

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Lt. T. I. of GOSTHA DHARA by thepen of Asit Shara)



VCT1-2524

by the pen of Asit Dhara



Alpur South 24 Parganas

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Azit Ahara 8/0 Nivmal Chandra Ahara Nayabad, Kal-99 Business **AND WHEREAS** Said Alomoni Bagh sold her said property measuring about 70 decimal in Mouza Nayabad, Khatian No. 83, Dag No. 179, Touzi No. 56, J.L No. 25, R.S No. 3 to one Sri Swapan Kumar Bagh by way of Sale deed dated 15.3.85 regd. in the office of Sub Registrar at Alipore and recorded in Book No. I, Vol No. 35, Pages 270 to 275, Being No.2087 for the year 1985.

AND WHEREAS the Said Swapan Kumar Bagh sold his 1 Cottah 8 Chittak 20 Sq.ft Doba land in Mouza Nayabad, J.L No. 25 Khatian No. 83, Dag No. 179, Touzi No. 56, R.S No. 3, P.S Purba JadavpurDist. 24 Pgs (S) out of his total landed property to Smt Sukhi Porel by way of Sale deed dated 22.11.1993 regd. in the office of Dist. Sub Registrar at Alipore and recorded in Book No. 1, Vol No. 288, Pages 369 to 376, Being No.15383 for the year 1993.

**AND WHEREAS** after Purchasing the same said Smt Sukhi Porel, the Vendor herein, is absolutely seized and possessed of the said Land by mutating her name in the record of the BL & L.R.O vide Memo No. 18/85/BL & L.R.O/Mut/A.T.14/Kasba dated 13.01.2006 under ref. no. 1406/05 by paying rents thereto.

AND WHEREAS the Vendor herein has announced to sell her said 1 Cottah 8 Chittaks 20 Sq.ft land in Mouza Nayabad, J.L No. 25 Khatian No. 83, Dag No. 179, Touzi No. 56, R.S No. 3, P.S purba Jadavpur, Dist. 24 Pgs (S), morefully described in the Schedule hereunder written, and the Purchasers have offered the Vendor to purchase the said property at and for the total consideration Of Rs. 2,00,000/- and the Vendor has agreed to sell the same to the Purchaser at the said consideration.

### NOW THIS DEED OF CONVEYANCE WITNESSETH THAT

1. In pursuance of the said Agreement and in consideration of the said sum of Rs. 2,00,000/- (Rupees Two Lakh) only paid by the Purchasers to the Vendor on or before the execution of these presents (receipt whereof all the vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever released, discharge and acquit the Purchasers and the said land) the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto the Purchasers there said respective land i.e. ALL THAT the piece and parcel of land, measuring 1 cottah 8 chittak 20 sq. ft., more or less, lying and situated, in Mouza-



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Nayabad, R.S No. 3, J.L No. 25, Touzi No. 56, R.S Dag No. 179. R.S Khatian No. 83, P.S Purba Jadavpur, Dist. 24 Pgs (S) more fully described in the SCHEDULE hereto and delineated on the Map or Plan annexed hereto and bordered 'RED' thereon presently used as Bastu with structures and hereinbefore as well as hereafter called the 'Said Land' or Howsoever other wise the said land now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETGHER WITH all areas, benefit advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said land or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel of member thereof or appurtenant thereto AND the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be AND all the estate, right, title, interest, inheritance, use trust, property, claim and demand whatsoever both at law and in equity of the vendor into, upon or in respect of the said land or any part thereof AND all deeds, pattas, muniments, writings and evidences of title relating to the said land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said land thereon and all and singular, the lands, hereditaments, misuages, benefits, rights and properties hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever, free from all encumbrances, trusts, liens, lispendens, attachments, claims, Bargadars (share-croppers) requisitions, acquisitions, vesting and alignments whatsoever.

# II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS



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- i) That notwithstanding any act, deed, matter or things whatsoever by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land with kancha structure and all together properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- done as aforesaid, the Vendor who has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the aid land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents.
- benefits hereby granted, sold conveyed, transferred, assigned and assured or intended so to be and each of them are now free from all encumbrances, demands, claims, barges, charges, liens, attachments, vesting, leases, lispendens, uses, debutters or trust made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said land with kancha structure thereon from under or in trust for the Vendor.
- iv) And That the vendor has at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said land to the Purchasers along with all standing crops thereon and the Vendor has no claim of any nature whatsoever against the Purchasers.
- And that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said land and every part thereof and receive the rents, issues and profits thereof and all other benefit rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchasers without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by



Allour South 24 Pargana, 2 6 JUL 2010

the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.

- vi) And That free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the cost sand expenses of the vendors well and sufficiently entitled saved and indemnified of from and against all charges, liens, debts, attachments and encumbrances whatsoever suffer ed or created by the vendor or any of their predecessors in title or any person lawfully or equitably claiming as aforesaid.
- Purchasers absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, barges, vesting, attachments, lispendens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the Vendor or any person lawfully of equitably or rightfully claiming as aforesaid in respect of the said land or any part thereof.
- lawfully, rightfully or equitably claiming any estate or interest in the said land 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 costs of the Purchaser, at the request and costs of the Purchasers, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said sali land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required.
- done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said land and other benefic and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.



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2 6 JUL 2010

#### THE SCHEDULE ABOVE REFERRED

ALL THAT the piece and parcel of land measuring about 1 Cottahs 8 Chittaks 20 Sq.ft ,lying and situated in Mouza Nayabad, R.S Dag No. 179, R.S Khatian No. 83, J.L No. 25, R.S No. 3, Touzi No. 56, P.S Purba Jadavpur, within the jurisdiction of the K.M.C, Ward No. 109. Dist. 24 Pgs (S), alongwith all easement rights clearly demarcated by Red Border in the Plan annexed hereto and butted and bounded as follows:

ON THE NORTH: R.S Dag No. 179

ON THE SOUTH: R.S Dag No. 179

ON THE EAST: Dag No. 179

ON THE WEST: Dag No. 180

IN WITNESSES WHEREOF the parties hereto have subscribed their respective hands and on the day, month and year first above

written.

Signed, Sealed and Delivered in the

presence of:

1 Asit Shara Nayabad, Kolkata-99

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Drafted by and Readoward explandby .

P. K. Chally

Advocate

Alipore Court,

Kol-27.

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Signature of the Vendor

Aditya Todi (HUF)

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L.T.I. of SUKHI POREL by The pen of Asit Dhara

Todi Infrastructure Pvt. Ltd.

Orridule drohi

Director

Priti Bajoria

Blunny Kumar Bajoria.

BAJENDRA PRASAD MASKARA (HUF) Reijady Prasad Maskara

Signature of the Purchasers



Allour South 24 Parganas

° 6 JUL 2010

RECEIVED from the within named

Purchaser within mentioned a sum of

Rs. 2,00,000/- (Rupees Two Lakh) only

as full and final consideration as per Memo below:

### MEMO OF CONSIDERATION

Cheque No/Cash.

Date

Amount

By Cash

Rs.2,00,000/-

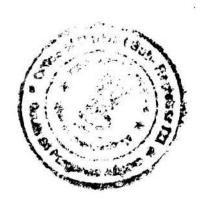
Witnesses:

L.T. I. Of SUKHI-POREL by the pen of Asit Shara

1. Asit Dhara
2. SamzibHalter

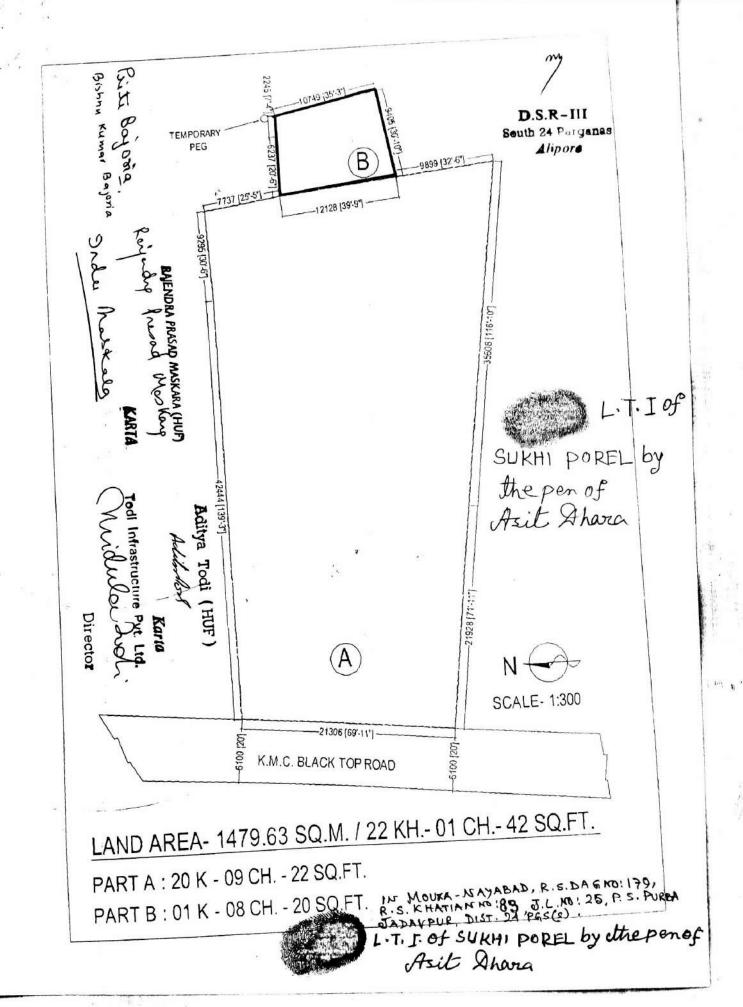
Signature of the Vendor

Alipore Court, Kol-27.



Sub Pregister - ID allour South 24 Parganas

2 6 JUL 2010





Allour, South 24 Parganas

2 6 JUL 2010

### Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 11 Page from 3347 to 3362 being No 05726 for the year 2010.



(Anil Kumar Ghoshal) 30-July-2010 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS Office of the D.S.R.-III SOUTH 24-PARGANAS West Bengal



### Government Of West Bengal Office Of the D.S.R.-III SOUTH 24-PARGANAS

District:-South 24-Parganas

# Endorsement For Deed Number : I - 05726 of 2010

(Serial No. 05439 of 2010)

### On 26/07/2010

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

Presented for registration at 18.25 hrs on :26/07/2010, at the Private residence by Aditya Todi, one of the Claimants.

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

Execution is admitted on 26/07/2010 by

- 1. Smt. Sukhi Porel ( Dhara ), wife of Late Gour Porel , Das Para, Nayabad, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700099, By Caste Hindu, By Profession: Others
- Aditya Todi Aditya Todi ( H U F ), Karta, 49/51, Prience Golam Mahamad Shah Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O.: Pin:-700033. . By Profession : Business
- 3. Priti Bajoria, wife of Bishnu Bajoria , 49/50, Prience Golam Mahamad Shah Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession: House wife
- 4. Bishnu Bajoria, son of Hari Kishan Bajoria, 49/50, Prience Golam Mahamad Shah Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession: Business
- Rajendra Prasad Maskara Karta, Rajendra Prasad Maskara ( H U F ), 19 / A, Mandeville gardens, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019. , By Profession : Business
- 6. Indu Maskara, wife of Rajendra Prasad Maskara, 19 / A, Mandeville gardens, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : House wife
- 7. Mridula Todi Director, Todi Infrastructure Pvt. Ltd., 78, Bentink Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O.: - Pin:-700001. , By Profession : Business

Identified By Asit Dhara, son of Nirmal Chandra Dhara, Nayabad, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700099, By Caste, Hindu, By Profession: Business.

> 100 Supplement - III Allpur, South 24 Pargana

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( Anil Kumar Ghoshal ) DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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127 JUL 2010



### Government Of West Bengal

### Office Of the D.S.R.-III SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number: I - 05726 of 2010

(Serial No. 05439 of 2010)

(Anil Kumar Ghoshal) DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

### On 27/07/2010

### 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: 23,4 of Indian Stamp Act 1899.

### Payment of Fees:

Fee Paid in rupees under article: A(1) = 10076/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 27/07/2010

### 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.-916667/-

Certified that the required stamp duty of this document is Rs.- 55020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

### Deficit stamp duty

Deficit stamp duty

- 1. Rs. 5840/- is paid, by the Bankers cheque number 943815, Bankers Cheque Date 20/07/2010, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 27/07/2010
- 2. Rs. 10850/- is paid, by the Bankers cheque number 943800, Bankers Cheque Date 20/07/2010, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 27/07/2010
- 3. Rs. 16690/- is paid, by the Bankers cheque number 943816, Bankers Cheque Date 20/07/2010, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 27/07/2010
- 4. Rs. 16690/- is paid, by the Bankers cheque number 328492, Bankers Cheque Date 21/07/2010. Bank Name State Bank of India, BALLYGUNGE RAILWAY STN, received on 27/07/2010

( Anil Kumar Ghoshal ) DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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27 JUL 2010

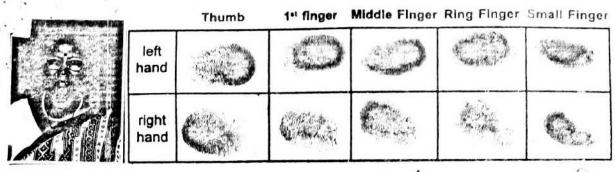
( Anil Kumar Ghoshal ) DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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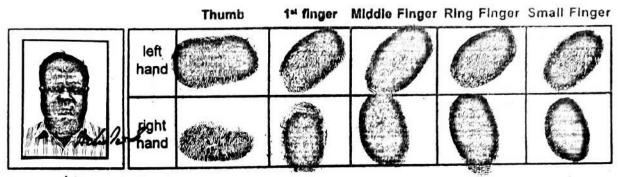


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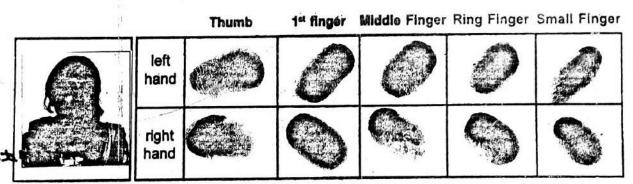
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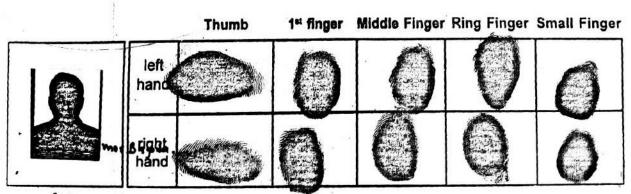
Signature LT.I. of SUKHI POREL by the pen of Asit Mare



Name ADITYA TONI
Signature Adulations



Name PRITI BAZURIA....

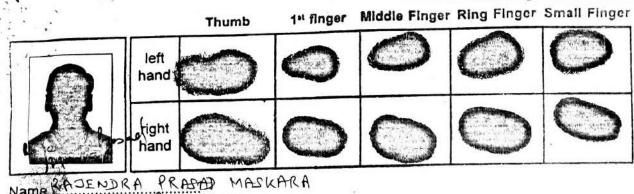


Name BIJHNU KUMAR BAJORIA Signature Bijhau Kumar Bajoria.



Allour South 24 Parganas

6 JUL 2010



Name RAJENDRA PRADAD MASKARA Signature Pajady Pracad Maskap

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	left hand			0		Grand
	right hand					0

Name INDU MASKARA.
Signature . Sky ... Maskas

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Name MRIDULA TODI Signature Midule Jud.

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PHOTO	left hand	,	,25,	<i>3</i> -4-	34 g	N.
	right hand				72	

Name .....

Signature .....



Allour South 24 Parganas

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