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Member - 6

00772



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 018294

Handwritten: 27.12.87/11
1.34

Small printed text: described in the instrument is situated in regular possession of the grantee and the grantee is not a minor and the grantee is not a person of unsound mind and the instrument is not void or voidable.

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Signature: [Handwritten Signature]
Sub Registrar
Sd/- Registrar, U/S (2) of
Registration Act 1908
South 24 Parganas
FEB 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 4th day of February, 2011 BETWEEN SRI UDAYAN CHOWDHURY, son of Late Rangan Chowdhury, by faith-Hindu, by occupation service, presently residing at Village Dakshin Kumrakhali, Dakshin Para, Kasturi Park, Kamalgazi, Post Office Narendrapur, Police Station-Sonarpur, Kolkata-700103, District-24 Parganas (South), permanent resident at 60-B, Syed

846

5/2/2011

5000

03-02-11

Gita Properties (P) Limited

37 Leela Sarani P.S. Taltala, Kolkata 700 011



Signature

846 = 5000







REGISTRAR OF COMPANIES
WEST BENGAL
KOLKATA
24 FEB 2011

Recd for Ashwaja
Sp. Sale, Sudhis Ashwaja
Alipora Police Court
Kolkata. 27
Business

Name of the Presentant	Photo	Finger Print	Signature with date
Agnidipto Tarafder	 04/02/2011	 LTI 04/02/2011	<i>Agnidipto Tarafder</i> 4/2/11

II Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Udayan Chowdhury Address -Dakshin Kumrakhal Dakshin Para Kasturi Park Kamaigazi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103	Self	 04/02/2011	 LTI 04/02/2011	<i>Udayan Chowdhury</i>
2	Agnidipto Tarafder Address -District:-South 24-Parganas, WEST BENGAL, India, P.O :-	Self	 04/02/2011	 LTI 04/02/2011	<i>Agnidipto Tarafder</i>

Name of Identifier of above Person(s)

Deb Kumar Acharya
Alipore Police Court, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700027


Signature of Identifier with Date

Deb Kumar Acharya
04-02-11



(Dulal Chandra Saha)

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS


Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00836 of 2011
(Serial No. 00772 of 2011)

On

Payment of Fees:

On 04/02/2011

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

Payment of Fees:

Amount By Cash

Rs 3654/-, on 04/02/2011

(Under Article : A(1) = 3608/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 04/02/2011)

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.-328302/-

Certified that the required stamp duty of this document is Rs.- 19718 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 14720/- is paid, by the draft number 072488, Draft Date 03/02/2011. Bank Name State Bank of India. M G ROAD DAPTARIPARA, received on 04/02/2011

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

Presented for registration at 13.34 hrs on :04/02/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Agnidipto Tarafder, Claimant.


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

Execution is admitted on 04/02/2011 by

1 Udayan Chowdhury, son of Lt. Ramen Chowdhury , Dakshin Kumrakhali Dakshin Para Kasturi Par Kamaigazi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103 . By Caste Hindu, By Profession : Service

2 Agnidipto Tarafder
Director, Bita Properties P Ltd, 37 Lenin Sarani, Thana:-Taltola, District:-Kolkata, WEST BENGAL India, P.O. :- Pin :-700013 .
By Profession : Business

Identified By Deb Kumar Acharya, son of Lt. Sudhir Acharya, Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Business


(Dulal Chandra Sah
DISTRICT SUB-REGISTRAR

04/02/2011 15:24:00

Endorsement Pages 1 of 2




Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00836 of 2011
(Serial No. 00772 of 2011)

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV




(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

04/02/2013 15:24:00

Endorsement Page 2 of 2

Amir Ali Avenue, Police Station-Karaya, Kolkata 700019, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, nominees, legal representatives and assigns) of the ONE PART.

AND

BITA PROPERTIES (P) LIMITED, formerly known as BITA OILS (P) LTD. having its registered office at 37 Lenin Sarani, Police Station Taltala, Post Office Mott Lane, Kolkata- 700013, represented by one of its Director Sri AGNIDIPTO T ARAFDER, son of Sri Arindam Tarafder, by faith Hindu, by occupation Business, residing at 17/2, Jhamapukur Lane, Police Station Amherst Street, Kolkata 700 009 hereinafter called and 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 successor-in-office, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

AND WHEREAS by a Deed of Partition dated 19.9.1946 Registered in the Office of Sub-Registrar at Baruipur and recorded in Book No. 1, Volume No.54, Pages 26 to 40, being No.4525 for the year 1946 one Belaet Ali Mondal, Mumtuz Ali Mondal, Abdul Sovan Laskar and Mohabbat Ali Molla mutually partitioned their joint properties in Khatian No.74, in Dag No.1519 and others measuring 30 decimals and in Khatian No.432 in Mouza – Kumrakhali, Police Station Sonarpur District South 24 Parganas.

AND WHEREAS in terms of the said Deed of Partition Belaet Ali Mondal was allotted exclusively land measuring 10 Decimals in Dag No.1519 under Khatian No.74, Mouza Kumrakhali.

AND WHEREAS while Belaet Ali Mondal was seized and possessed of and otherwise sufficiently entitled to the land measuring 10 Decimals in Dag No.1519, by a Deed of sale dated 23.10.1954 sold and conveyed his land unto Abdul Sovan Laskar and the said Deed was registered in the Office of the Sub-Registrar at Baruipur and recorded in Book No I, Volume No.61, Pages 138 to 141 being No.5346 for the year 1954.

AND WHEREAS in the Revisional Settlement the said land measuring 10 decimals was recorded in the name of Abdul Sovan Laskar.

AND WHEREAS the said Abdul Sovan Laskar by a Deed of Conveyance dated 8.5.1963 and registered in Book No.1, Volume No.74, Pages 51 to 54, being No.5323 for the year 1963 sold, conveyed and transferred the said land measuring 10 Decimals in Dag No.1519 under Khatian No.74, unto one Raj Kumar Chatterjee.

AND WHEREAS the said Raj Kumar Chatterjee by a Deed of Sale dated 26.04.1978 and registered in the Office of D.S.R. at Alipore, and recorded in Book No. I, Volume No.84, Pages 62 to 67, Being No.2172 for the year 1978 sold and conveyed the said land measuring 10 Decimals in Dag No.1519 to Dr Ajit Kumar Daityari. (Which was wrongly measured and found to be 4k 12ch.)

AND WHEREAS the said Dr Ajit Kumar Daityari by a Deed of Sale dated 20th day of March 1996 and registered in the office of DSR-IV at Alipore. and recorded in Book No I Volume No12 pages 271 to 280 being No434 for the year 1996, sold and conveyed the said land to Bitra Oils Private Limited. So, in the deed of Bitra Oils (P) Ltd, the measurement of the land has been wrongly entered as 4k12ch.

AND WHEREAS under the law of the land as Dr Ajit Kr Daityari had purchased only 4K12Ch from Raj Kumar Chatterjee by his own admission, he could not convey more than that.

AND WHEREAS Raj Kumar Chatterjee had purchased 10 Decimals and sold 4K 12 Ch, the balance approx 11 chittaks of land continued to remain in his name, although he had passed on physical possession of the entire 10 decimals of land to Dr A.K.Daityari, who in turn passed on the same to Bitra Oils (P) Ltd.

AND WHEREAS the Purchaser herein is in absolute possession of the SCHEDULE land hereby conveyed uninterruptedly, openly and adversely exercising all sorts of rights to the exclusion of all including the Vendor and it is to be stated that the Vendor never came into possession or able to possess since ever knowing fully well that the Purchaser is in exclusive possession thereof to the exclusion of all.

-5-

AND WHEREAS the property is contiguous to the Purchaser's property on the Northern side running through Northern to Eastern side and the Purchaser holding possession over 12 (twelve) years openly and adversely to the knowledge of the Vendor as well as other and has acquired uninterrupted possession with indefeasible right.

AND WHEREAS on demise said Raj Kumar Chatterjee and his wife, Bakul Devi Chattopadhyay, died childless the Vendor herein as his only living heir (being the only issue of Bakul Devi's sister Puspa Chowdhury) become sole and absolute Owner of the property hereby sold and there is no other legal heirs and successors of the said Raj Kumar Chatterjee save and except the present Vendor.

AND WHEREAS the Vendor herein knowing accrual rights of the Purchaser has proposed to sale and the Purchaser has accepted the proposal considering the dire necessity of Vendor and being an urgent need of cash money has expressed his desire to sale the 11 (eleven) Chittacks of land lying and situate under Mouza Kumrakhali, R.S. Dag No.1519 appertaining to Khatian No.74, L.R. Dag No.1598, L.R. Khatian No.902/1, J.L. No.48, which is now within Ward No.27 formerly 25 of the Rajpur Sonarpur Municipality being holding No.167, N.S.C. Bose Road, Police Station-Sonarpur, Kolkata- 700 103, District-South 24 Parganas, the property as purchased by Raj Kumar Chatterjee, (Meso) husband of his maternal aunt with the rights and liberties appurtenant

thereto in fee simple together with a right to easement, right of facilities, sewerage, water, electric, telephone and gas connection beneath the land.

AND WHEREAS the Vendor contracted with the Purchaser for the absolute sale to the above property to the Purchaser ALL THAT piece and parcel of below SCHEDULE land and hereditaments thereof in fee simple or an estate equivalent thereto free from all encumbrances at or for the price' of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of and in consideration of the said sum of Rs. 1,10,000/-(Rupees One Lac Ten Thousand) only to be paid to the Vendor by the Purchaser on or before the execution of these presents as full and final payment of the purchase price (the receipt whereof the said Vendor do hereby acknowledge, admit and from the same do hereby release the said Purchaser) the Vendor doth hereby grant, transfer, sell, convey his right, title, interests and possession with the right of easement to the use and assign as to and to use of the said Purchaser, its successors in office, executors, administrators and legal representatives in ALL THAT piece or parcel of 11 (eleven) Chit tacks of Bastu land only corresponding to Mouza Kumrakhali, R.S. Dag No.1519 appertaining to Khatian No.74, L.R. Dag No.1598, L.R. Khatian No.902/1, J.L. No.48, which is now within Ward No.27 formerly 25 of the Rajpur Sonarpur Municipality being holding No.167, N.S.C. Bose Road, Police Station-Sonarpur, Kolkata- 700 103, District-South 24 Parganas, of Rajpur Sonarpur Municipality or HOWSOEVER

OTHERWISE the said land with hereditaments, tenements and other passages, rights, liberties, privileges, easements and profits whatsoever to the said land and hereditaments belonging to or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the hereditaments and land hereby granted and conveyed unto to the use of the said Purchaser, its representatives, executors administrators and assigns, covenant with the said Purchaser and declare that the Purchaser is well seized and possessed of the land and the Vendor have not in any way encumbered the property hereby conveyed by this Deed of Sale and the said Purchaser its executors, administrators, representatives and assigns and shall and may at all times peacefully and quietly possess and enjoy the said land and hereditaments, claim or demand whatsoever from or by the said Vendor or any person whosoever.

AND WHEREAS the said Purchaser shall have the right to transfer, mortgage, and lease out the said property and induct tenants and enjoy the same in any manner its like.

AND WHEREAS that the said Vendor shall and will for all times to come at the request and cost of the said Purchaser its executors, administrators or assigns do or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the title of the Purchaser to the said land or any part thereof, the Vendor further

covenant that if it transpires that the property hereby conveyed by the Vendor is not free from all encumbrances as hereinbefore according to law and will be bound to make good any loss sustained by Purchaser .

AND WHEREAS if the property hereby sold is acquired by any authority or authorities the Purchaser shall be entitled to the compensation amount in full and the Vendor or his heirs, executors, representatives, administrators or assigns shall not be able to object in the same.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of 11 (eleven) Chit tacks homestead land in the District 24 Parganas (South) within Police Station-Sonarpur, being a portion of Municipal holding No.167 , N .S.C. Bose Road Kolkata- 700 103, Ward No.27 formerly 25 of Rajpur Sonarpur Municipality , District 24 Parganas (South) corresponding to, R.S. Dag No.1519 appertaining to Khatian No.74, L.R. Dag No.1598, L.R. Khatian No.902/1, J.L. No.48, ² which is now within Ward No.27 formerly 25 of the Rajpur Sonarpur Municipality being holding No.167, N.S.C. Bose Road, Police Station-Sonarpur, Kolkata- 700 103, District-South 24 Parganas, Pargane Medanmalla which is butted and bounded by situated on the Northern corner of Purchaser's land running through North-East contiguous specifically shown in annexed Plan depicted in "RED" border .

*Madan Prasad Das
Soniya Kumrakhatu*

ON THE NORTH :- RS Dag No 1523

ON THE SOUTH :- RS Dag No 1515

ON THE EAST :- RS Dag No.1520

ON THE WEST :- RS Dag No.1519.

IN WITNESSES WHEREOF the PARTIES hereto above have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED SEALED & DELIVERED

in the Presence of :-

WITNESSES:

1. Deb Sir. Ashanaya
Alipore Police Court
Kolkata 700027

2. Parimal Bhauja
Alipore Police Court
Kolkata 700027

Udayan Choudhury
SIGNATURE OF THE VENDOR:

For BITA PROPERTIES (P) LTD
Ajnidipto Saha
Director

SIGNATURE OF THE PURCHASER:

MEMO OF CONSIDERATION:

RECEIVED from the Purchaser the sum of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only being the full consideration money, by the withinnamed Vendor in the manner hereunder written.

MEMO

Paid by Cash

Rs.1,10,000/-

(RUPEES ONE LAC TEN THOUSAND) ONLY.

WITNESSES:

1. Deb. Sr. Acharya
2. Parimal Bhargava

Acharya, Choudhury

Drafted by me:

Ratan K. Datta

Advocate,
Alipore Judges' Court,
Kolkata - 700027.

Printed by me:

Ashis K. Mondal

(ASHIS KR. MONDAL)
Alipore Police Court,
Kolkata - 700027.

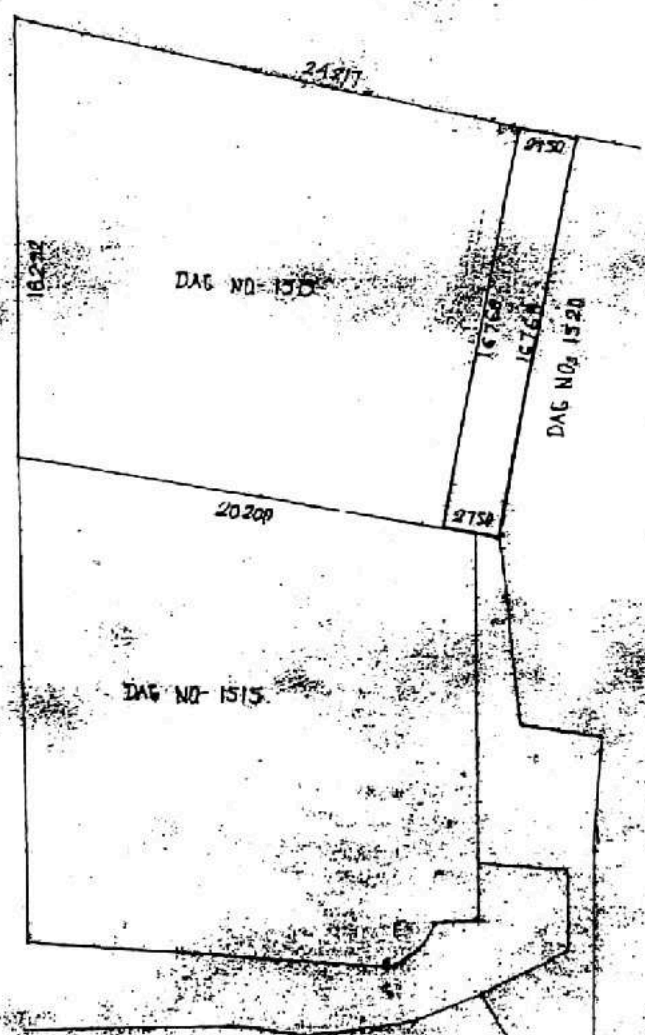
SITE PLAN OF PLOT NO. 18, KHATA NO. 19, MODER, RAYACHOTA

DAE NO-18, P.S. SONARPUR, DIST. 24/05/20

SCALE: 1:250

AREA OF LAND: 11 CH. 0 SQFT. SHOWN IN RED VERGE

PURCHASER: BETA PROPERTIES (P) LTD.



TRAFFIC SIGN

[Signature]
SITE VENDOR

[Signature]
SITE PURCHASER

DEPARTMENT OF
RURAL INFRASTRUCTURE

Name

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4172 to 4188
being No 00836 for the year 2011.



(Dulal Chandra Saha) 07-February-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name UDAYAN C HOWDHURY

Signature Udayan Chandhury



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AGNIDIPTO TARAFDER

Signature Agnidipto Tarafder

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

Registration under Section 60 and Rule 69.
in Book -1
number 1629-2015, Page from 41660 to 41710
No 162903822 for the year 2015.



Abhijit Bera

Digitally signed by ABHIJIT BERA
Date: 2015.11.27 13:08:09 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 11/27/2015 1:08:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)