

96914

F-06649/2014

File 2/14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 234932

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₹ 13576/14

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

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 District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 28 AUG 2014

Anjana Pal @ Paul nee Ghosh

THIS INSTRUMENT OF CONVEYANCE is made this the 28th day of August

2014 (Two Thousand and Fourteen) BETWEEN SMT. ANJANA PAL @ PAUL nee

GHOSH wife of Rajib Pal and daughter of Rabindra Nath Ghosh, Holding Permanent Account No. BGEPG9194G, by faith Hindu, by Nationality Indian, by occupation housewife, residing at M-245, Baishnabghata, Patuli Towns ^{previously} Block "U", M. I.

Anjana Pal
 to
 Anjanibibi Suddesh Paul
 13576/14
 M.S. 16.1 F.92
 MOVA - Goswagacha

30 JUL 2014

34204

5000/-

No. Rs. Date

Name: *Ali* Advocate

Address: **HIGH COURT**

Vendor: *Subhankar Das* Calcutta - 700 001

Alipur Collectorate, 24 Pgs (14)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court Rd - 27

34204 = 5000 x 1 = 5000/-



Ali

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Subhankar Das

Koushik Das
 Advocate
 Judge's Court Alipur
 Kolkata - 700027

Certificate of Registration under section 60 and Rule 69.



Registered in Book - I
CD Volume number 38
Page from 981 to 996
being No 06649 for the year 2014.






(Tridip Misra) 29 August-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 06912 / 2014, Deed No. (Book - I , 06649/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Anjana Pal M 245 Baishnabghata Patuli Township, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094	 28/08/2014	 LTI 28/08/2014	Anjana Pal @ Paul nec Ghosh 28/8/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anjana Pal Address -M 245 Baishnabghata Patuli Township, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094	Self	 28/08/2014	 LTI 28/08/2014	Anjana Pal @ Paul nec Ghosh

Name of Identifier of above Person(s)
 Kaushik Panja
 Alipore Judges Court, District:-South 24-Parganas,
 WEST BENGAL, India, Pin :-700027

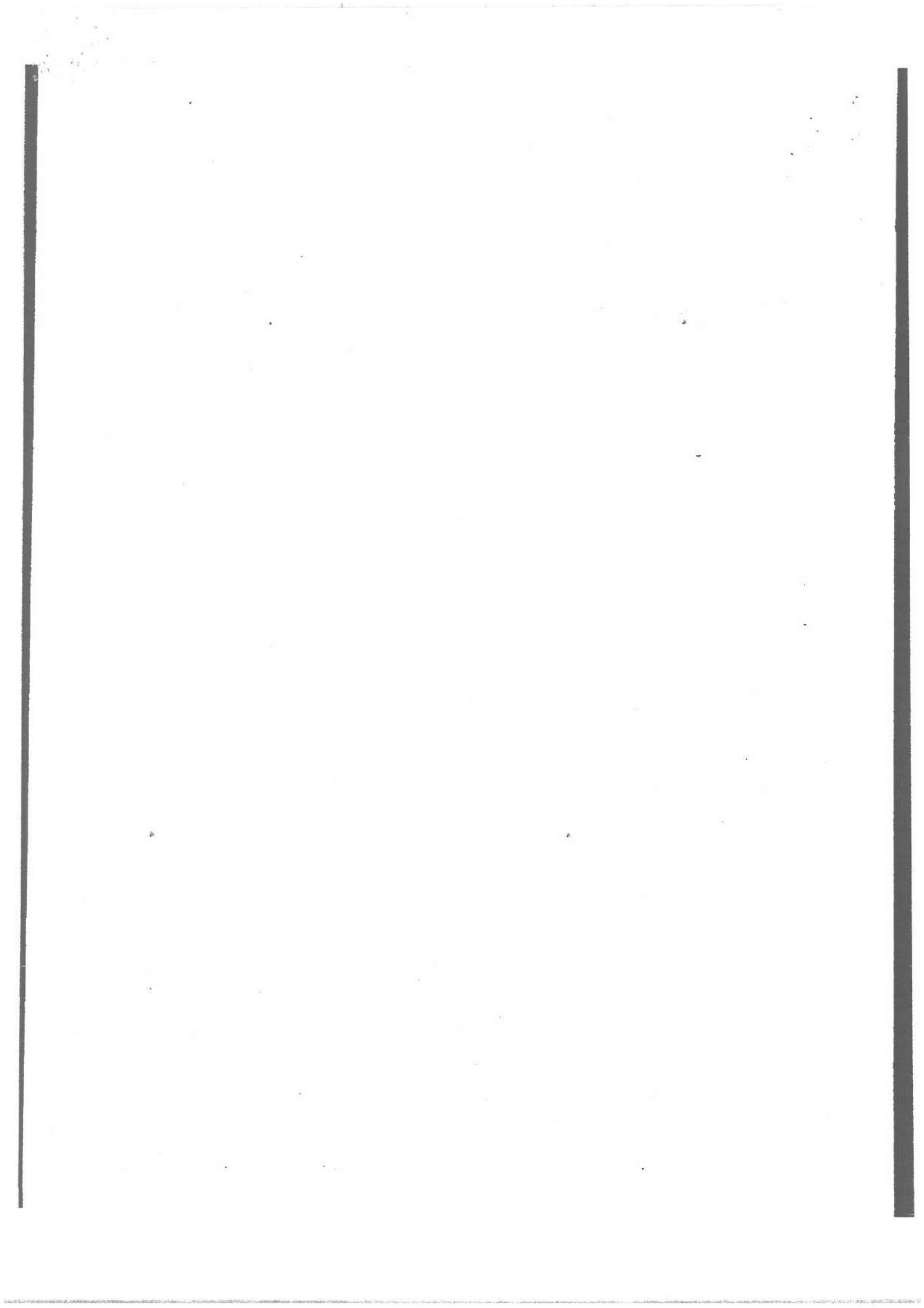
Signature of Identifier with Date

Kaushik Panja
 28/08/14



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 - 06649 of 2014
(Serial No. 06912 of 2014 and Query No. 1604L000013576 of 2014)

On:28/08/2014

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:

Amount by Draft

Rs. 66028/- is paid , by the draft number 868842, Draft Date 08/08/2014, Bank Name State Bank of India, CHOWRINGHEE, received on 28/08/2014

(Under Article : A(1) = 65989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 28/08/2014)

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.-60,00,000/-

Certified that the required stamp duty of this document is Rs.- 420010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 415030/- is paid , by the draft number 868841, Draft Date 08/08/2014, Bank : State Bank of India, CHOWRINGHEE, received on 28/08/2014

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

Presented for registration at 13.22 hrs on :28/08/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Anjana Pal Alias Anjana Paul @ Ghosh,Executant.

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

Execution is admitted on 28/08/2014 by

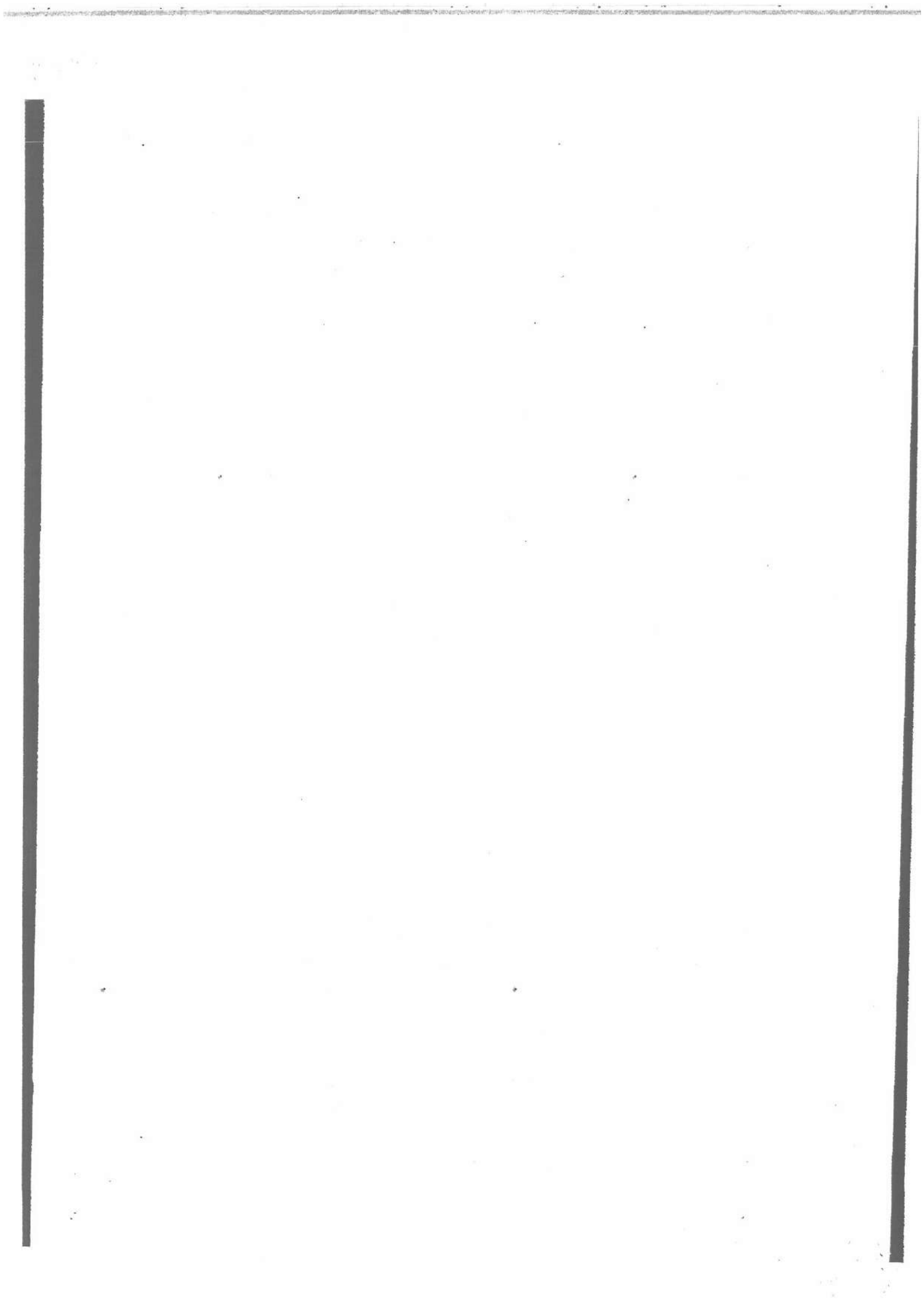
1. Anjana Pal Alias Anjana Paul @ Ghosh, wife of Rajib Pal , M 245 Baishnabghata Patuli Township, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094, By Caste Hindu, By Profession : House wife

Identified By Kaushik Panja, son of . . ., Aipore Judges Court, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



G.- H. P. No. 130, Police Station formerly Jadavpur now Patuli, Kolkata 700094, District: South 24- Parganas, West Bengal, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, administrators, legal representatives and assigns) of the ONE.

PART :-

AND

M/S. FRESHBYTE BUILDTECH PVT. LTD., a Company incorporated under the Companies Act, 1956, Holding pan No. AACCF0763E, having its registered Office at Marshall House, 33/1, N. S. Road, Suite No. 807, Police Station Hare Street, Kolkata 700001, represented by **MR. ASHIS TOSHNIWAL** son of Sri Nawal Kishor Toshniwal, by faith Hindu, by Nationality Indian, by occupation Business, residing at Ganges Garden, 106, Kiran Chandra Singha Road, Flat No. "H" Block C-1, 4th Floor, Police Station Shibpur, Howrah 711102, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' successors—in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART :-**

WHEREAS one Khagendra Nath Dey Sarkar, Narendra Nath Dey Sarkar, Lila Bati Dey Sarkar, Birendra Nath Dey Sarkar, Amarendra Nath Dey Sarkar, Samarendra Nath Dey Sarkar, Ganendra Nath Dey Sarkar, Dhirendra Nath Dey Sarkar, Sachindra Nath Dey Sarkar, Mrinalini Dey Sarkar, Hirendra Nath Dey Sarkar were the joint owners in respect of land measuring an area 51 Decimals more or less comprised in C. S. Dag No.84 under C. S. Khatian No.86 of Mouza Garagachha, J.L. No.45, Touzi No.56, P. S. Sonarpur, Parganas Khaspur, District formerly 24-Parganas now South 24 —Parganas and while being seized and possessed of the same said Khagendra Nath Dey Sarkar and others,



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named above, they settled the aforesaid property along with other properties in the name of a trust namely Ramanath Dey Sarkar Religious Charitable Trust, having its office at 393/3, Netaji Subhas Chandra Bose Road, P. S. Jadavpur, Kolkata 700047 and they had jointly executed and registered one trust deed dated the 19th. December, 1953, which had been duly registered at the office of the Joint Sub- Registrar, Alipore Sadar and noted in its'book No. I, Volume No. 131, Pages from 168 to 190, Being No.8018 for the 1953 and the said owners became the trustees of the aforesaid Trust and in the said trust it was recorded that the aforesaid property can be transferred and/or alienated to any person or persons for benefit of the aforesaid trust and the said property was recorded in the name of the said Trust in the R. S. and L. R. records vide R.S. Khatian No.118, R.S. Dag No.86 and L.R.(Kri) Khatian No.166, L. R. Dag No.93 at Mouza Garagachha, J, L. No.45 and one Sudhir Naskar, Bablu Naskar, Jiban Naskar and Pawan Naskar had been recorded as barga dhakhalders in respect of the aforesaid property and they had been cultivating the said property jointly.

AND WHEREAS The Trustees of the aforesaid Trust also authorized and empowered one Haren Dey and Biren Halder to look after, survey and earth filling of the said property and thereafter the Trustees of the aforesaid Trust, by and under a deed of conveyance dated the 14th.day of January, 2000, which had been duly registered at the office of the A.D.S.R. Sonarpur and noted in its' book No. I, Volume No. 6, Pages from 380 to 395, Being No.342 for the 2000, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring an area 02 Katha more or less out of the aforesaid property, being scheme plot No. 5, comprised in C.S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 Corresponding to L. R. Dag No.93 under L.R. (Kri) Khatian No.166 at Mouza Garagachha, J.L. No.45, Pargana Khaspur, Touzi No.56, P.S. Sonarpur, District South 24- Parganas, unto and in favour of Smt. Anjana Pal @ Paul nee Anjana Ghosh, the vendor herein, and said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Pawan Naskar joined in the said deed as the first Confirming



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Party and one Haren Dey and Biren Halder joined as the Second Confirming Party to confirm the said deal.

AND WHEREAS by virtue of the aforesaid purchase said Smt. Anjana Pal @ Paul nee Anjana Ghosh became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring an area 02 Katha more or less, being scheme plot No. 5, comprised in C.S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 and L. R. Dag No.93 under L.R. (Kri) Khatian No.166 at Mouza Garagachha, J.L. No.45, Pargana Khaspur, Touzi No.56, P.S. Sonarpur, District South 24- Parganas and constructed structure thereon out of her own cost and has been possessing and enjoying the said property without any interruption free from all encumbrances and attachment whatsoever, on paying the rates and taxes to the authority concern.

AND WHEREAS the vendor hereto in urgent need of money and for other lawful reason offered to sell transfer and convey **ALL THAT** piece and parcel of bastu land measuring an area 02 Katha more or less together with RTS., being scheme plot No. 5 comprised in C.S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 Corresponding to L. R. Dag No. 93 under L.R. (Kri) Khatian No.166 at Mouza Garagachha, J.L. No.45, Pargana Khaspur, Touzi No.56, P.S. Sonarpur, District South 24- Parganas, more fully mentioned and described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total fix price and/or consideration of Rs.60,00,000.00 (Rupees sixty lacs) only and the Purchaser being satisfied with the marketable title of the Vendor herein, the Purchaser has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

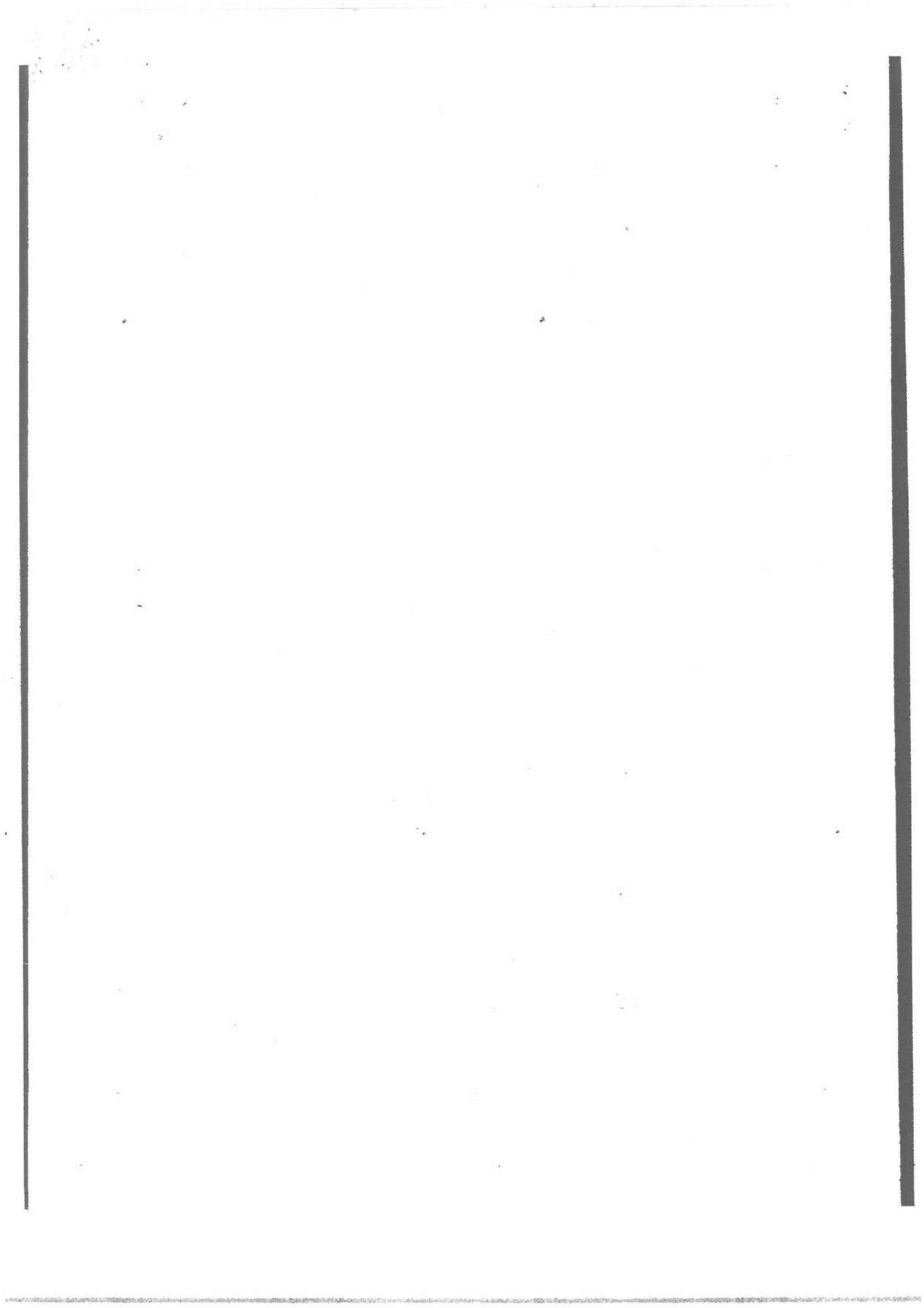
NOW THIS INDENTURE WITNESSES as follows ;

In pursuance of the said agreement and in consideration of the said sum of Rs. 60,00,000.00 (Rupees sixty lacs) only fully paid to the Vendor by the Purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and



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every part thereof acquit and release the purchaser and the said property) the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of bastu land measuring an area 02 Katha more or less together with RTS, being scheme plot No. 5, comprised in C.S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 Corresponding to L. R. Dag No.93 under L.R. (Kri) Khatian No.166 at Mouza Garagachha, J.L. No.45, Pargana Khaspur, Touzi No.56, P.S. Sonarpur, District South 24- Parganas, more fully mentioned and described in the schedule hereunder written and more particularly shown and delineated in the site map or plan annexed hereto OR HOWSOEVER OTHER WISE the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds patahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property TO HAVE AND TO HOLD the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispensens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.



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THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as

follows:-

- a) Notwithstanding any act deed matter or thing whatsoever by the vendor or her predecessor- in -title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.
- b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.
- c) The aforesaid original title deed dated 14-01-2000 being No. 342 for the year 2000 have been lost and/or misplaced from the custody of the Vendor, herein, and the same has not been used, utilized, seized, confiscated and/or not involved in any manner which may create any kind of encumbrance, alienation and/or nuisance to the Said Property and that nobody has any claim in that respect of the Said Property aforesaid and the Vendor have already lodged police complaint with P.S.-Patuli vide letter dated 24th July, 2014, in respect of the aforesaid loss of the said title Deed which was duly entered as G.D. Entry No. 2026 dated 24-07-2014 and further the vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor as aforesaid.
- d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted 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 cost of the purchaser do and execute or cause to be done and executed all such acts deeds



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matters and things whatsoever for further better and more the true intent and meaning of these present shall or may be reasonably required.

e) That the vendor on this day with the execution of this Deed handover and deliver the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and the Vendor also delivers the photo copy of the title Deed only as in respect of the said property to the Purchaser herein as she has lost her original title deed in respect of scheduled property.

f) That the vendor doth hereby accorded her consent to the purchaser for mutation of the said property in the office of the B.L. & L.R.O., Municipal office and all Other Government and/or Semi Government Office and/or other statutory body and/or authority concern.

THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows :-

1. That the Vendor further declare that the said schedule below property or any portion thereof is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demands Recovery Act or any other Acts or otherwise and there is no certificate case or proceeding pending against the Vendor for realization of the arrears of Income Tax or other taxes or dues or lawn or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.
2. And that the Vendor declare that the premises and the appurtenance thereof or any portion thereof is not affected by any notice or scheme of alignment of the




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Municipal Authority or the Kolkata Metropolitan Development Authority or the Government or any other public body or authority.

3. And also that the Vendor declare that the no declaration is made or published for acquisition or requisition of the premises and the appurtenances thereof or any portion thereof under any Act for the time being in force and that the premises and the appurtenance thereof or any portion thereof is not affected by any notice of acquisition or requisition under any Act or case whatsoever.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of bastu land measuring an area 02 (Two) Katha more or less together with RTS. covering 100 sq. ft., being scheme plot No. 5. comprised in C.S. Dag No. 84 under C.S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 corresponding to L. R. Dag No.93 under L.R. (Kri) Khatian No.166 at Mouza Garagachha, J.L. No.45, Pargana Khaspur, Touzi No.56, P. S. and Sub- Registry Office at Sonarpur, District: South 24-Parganas, at present within the local limits of Ward No.1 of the Rajpur Sonarpur Municipality **TOGETHER WITH** all benefits, facilities and advantages attached therein or thereto and all sorts of easement rights over the common passage / road and the said property more particularly shown and delineated in the site Map or Plan annexed hereto with RED border lines thereon as a part and parcel of this indenture and the same is butted and bounded in the manner as follows :-


ON THE NORTH :- By Scheme Plot No.6.

ON THE SOUTH:- By Scheme Plot No.4.

ON THE EAST :- By 10'0" wide Common Passage.

ON THE WEST:- By part of R.S. Dag No. 86.




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IN WITNESS WHEREOF the vendor hereunto have set and subscribed her hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED
IN THE PRESENCE OF
WITNESSES:-

1. Robin dr a nath Ghosh -
B. D. J. Ghosh -
D. toek. E, 340
2. Anirudh Kumar Mondal
Red Writy. Kipone Kol. 27

Anjan Pal @ Paul nee Ghosh
SIGNATURE OF THE VENDOR




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RECEIVED from the within named purchaser the within mentioned sum of Rs. 60,00,000.00 (Rupees sixty lacs) only being the full and final consideration amount as per Memo below :-

M E M O

1.	Paid by demand draft, being Nos.146162, 146163, 146164, 146165, 146166,146167 and 146168 all dated 12/08/2014, issued by Kotak Mahindra Bank, Kolkata for Rs.8,00,000.00 each.....	Rs.56,00,000.00
2.	Paid by demand draft, being Nos146169 dated 12/08/2014, issued by Kota' Mahindra Bank, Kolkata for Rs.3,40,000.00.....	Rs.3,40,000.00
3.	Paid by TDS	Rs.60,000.00
Total.....		<u>Rs.60,00,000.00</u>

(Rupees sixty lacs) only

WITNESSES:-

1. *Rohindranath Ghosh*
2. *Hirad Baran Mandal*

Arjuna Pal @ Paul nee Ghosh

SIGNATURE OF THE VENDOR

Drafted, prepared, read over &
Explained by me, at my office:

Jali

(JIARAT ALI)

Advocate,

HIGH COURT, CALCUTTA

Office :-

Olisa House, 1st floor,

4, Govt. Place North,

Kolkata-700001.



A handwritten signature in black ink, consisting of a stylized, cursive 'D' followed by a horizontal line and a vertical stroke.

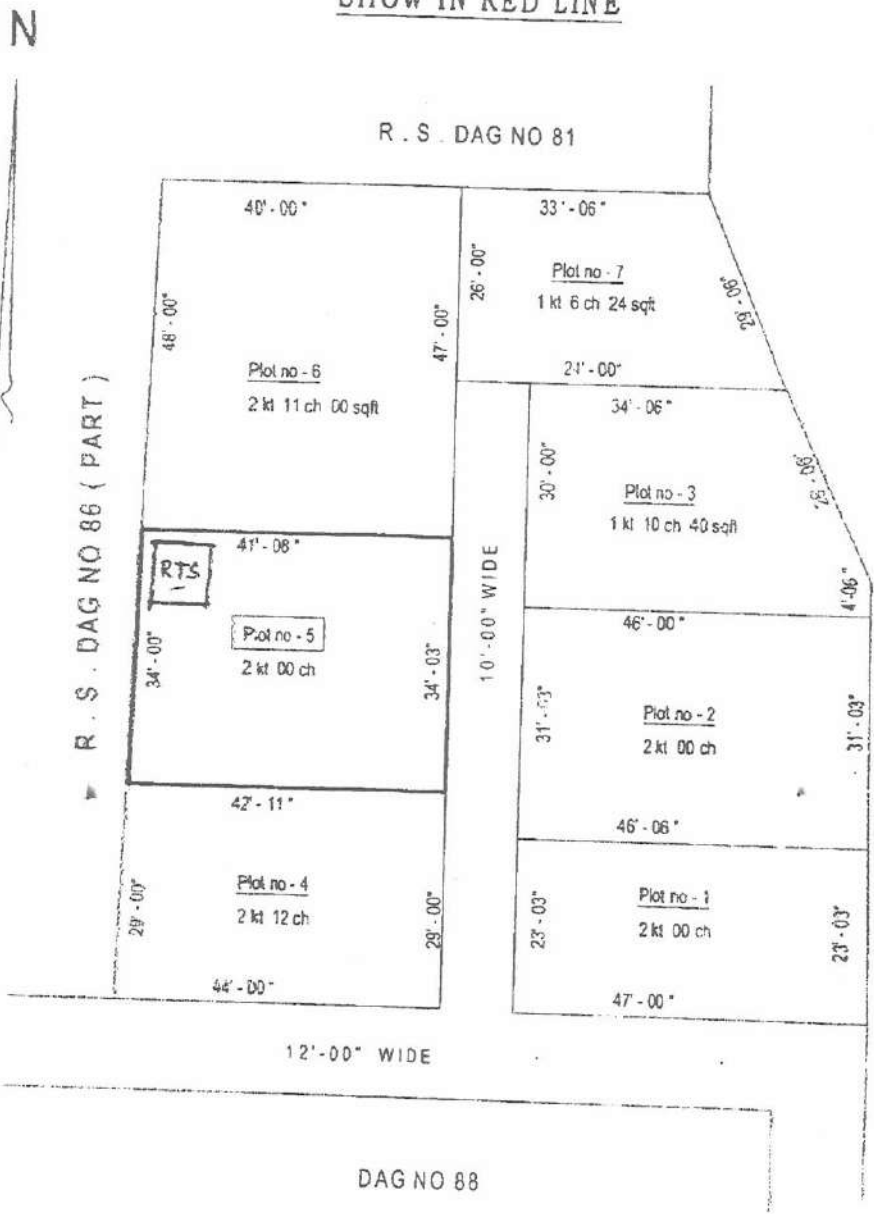
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WITH RTS.
SITE PLAN OF LAND OF MOUZA GARAGACHHA .
J.L.NO . 45 , PART OF R.S.DAG NO , 86.Under
R.S. KHATIAN NO 118 . P,S- SONARPUR , DISTRICT - 24 PGS (S)
UNDER RAJPUR - SONARPUR , MUNICIPALITY , WARD NO - 1

SCALE ; 20' FT = 1" INCH





AREA OF LAND ; - 2 KT 00 CH
SHOW IN RED LINE



Anjana Pal @ Paul mee Ghosh















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	Fingers	Thumb	1 st finger	Middle finger	Ring finger	Small finger
 Arjuna Pal @ Paul One Ghosh	LEFT HAND					
	Paul one RIGHT HAND					

Name _____

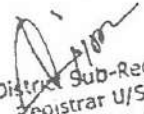
Signature Arjuna Pal @ Paul One Ghosh

	Fingers	Thumb	1 st finger	Middle finger	Ring finger	Small finger
 Ashis Toshniwal	LEFT HAND					
	RIGHT HAND					

Name ASHIS TOSHWAL

Signature Ashis Toshniwal




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