

05966

05/20/2014

53



पश्चिम बंगाल WEST BENGAL

B 233942

30/7/14
13/5/14

Certified that the document is admitted to registration, the signature is correct and the endorsement is correct attached with this document as part of this document.

Deputy Registrar-IV
Revenue Dept. of
Ranchi District Act 1908
Alipora, Surali 24 Parganas

30 JUL 2014

Alpana

Dolly Dey
-to
Sudhan Building
Area - IV - 10th - 40 sq
Mouza - Garagachha
P.O. - 24 Parganas - 743

THIS INDENTURE OF CONVEYANCE is made this the 30th day of JULY, 2014 (Two Thousand and Fourteen) BETWEEN SMT. DOLLY DEY alias ALPANA DEY wife of Tarapada Dey, by faith Hindu, by Nationality Indian, by occupation housewife, residing at Garagachha East, Ward No.22, Police Station Sonarpur, District:

25 JUL 2014

5000/-

29363

No.
 Name: J. Ali Advocate
 Address: HIGH COURT
Calcutta - 700 001
 Vendor: Subhankar Das
 Alipur Collectorate, 24 Pgs (19)
SUBHANKAR DAS
STAMP VENDOR
 Alipur Police Court Kol - 27

29363 = 5000 x 1 = 5000/-



(Handwritten signature)

District Sub-Registrar - IV
 Regulation No. 123 of
 Alipore, West Bengal 24 Parganas
 30 JUL 2014

Ganesh Dey
 S/o Late Taragade Dey
 1st Graragaeha
 Graria
 24 Pgs (19)
 Service

Certificate of Registration under section 60 and Rule 69



Registered in Book - I
CD Volume number 33
Page from 137 to 155
being No 05723 for the year 2014






(Tridip Misra) 04-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. 05966 / 2014, Deed No. (Book - I , 05723/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Dolly Dey Garagachha East, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India,	 30/07/2014	 LTI 30/07/2014	<i>Dolly Dey</i> <i>Alise Alpana Dey</i> <i>by the consent of Ganesh Dey</i> 30/7/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dolly Dey - Address -Garagachha East, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India,	Self	 30/07/2014	 LTI 30/07/2014	<i>Dolly Dey</i> <i>Alise Alpana Dey</i> <i>by the consent of Ganesh Dey</i>

Name of Identifier of above Person(s)
 Ganesh Dey
 1 Garagacha Garia, District:-South 24-Parganas, WEST
 BENGAL, India, Pin :-700084

Signature of Identifier with Date

Ganesh Dey
30/07/2014



(Tridip Misra)

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 - 05723 of 2014
(Serial No. 05966 of 2014 and Query No. 1604L000013057 of 2014)

On 30/07/2014

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 Cash

Rs. 4980.00/-, on 30/07/2014

Amount by Draft

Rs. 28048/- is paid , by the Bankers cheque number 868368. Bankers Cheque Date 26/07/2014, Bank Name State Bank of India, CHOWRINGHEE, received on 30/07/2014

(Under Article : A(1) = 32989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 30/07/2014)

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.-30,00,000/-

Certified that the required stamp duty of this document is Rs.- 180010 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 180010/- is paid , by the Bankers cheque number 868367, Bankers Cheque Date 26/07/2014, Bank : State Bank of India, CHOWRINGHEE, received on 30/07/2014

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

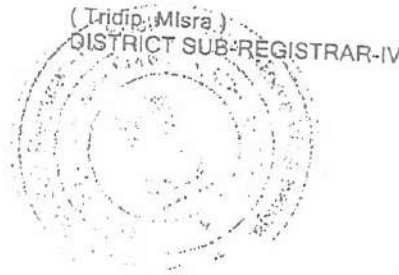
Presented for registration at 13.23 hrs on :30/07/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Dolly Dey Alias Alpana Dey, Executant.

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

Execution is admitted on 30/07/2014 by

1. Dolly Dey Alias Alpana Dey, wife of Tarapada Dey , Garagachha East, Thanat-Sonarapur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

Identified By Ganesh Dey, son of Late Tarapada Dey, 1 Garagacha Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Service.



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 1 of 1

30/07/2014 14:23:00

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 :-

A N D

SUDSAR BUILDSPACE LLP., Holding Permanent Account No. ACGES3963, a limited liability partnership firm, having its registered office at 11A/1C, East Topasia Road, Police Station Tiljala, Kolkata 700046, represented by one of its Partners MIR. KISHAN MIRANIA AGWARWAL, son of Mr. Rambilas Agarwal, by faith Hindu, by occupation business, by Nationality Indian, residing at 36/1B, Lala Lajpat Rai Sarani, Police Station Bhabanipore, Kolkata-700020, 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, Elibati Dey Sarkar, Birendra Nath Dey Sarkar, Amarendra Nath Dey Sarkar, Samarendra Nath Dey Sarkar, Ganendra Nath Dey Sarkar, Dhirendra Nath Day Sarkar, Sachindri 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.81 under C. S. Khatian No.86 of Mouza Garagachha, J.L. No.45, Touzi No.56, P. No. 5, village, 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 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



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District Surveyor - IV
South 24 P.S. ANANDAPURAM
TAMIL NADU
30 JUL 2014

393/3, Netaji Subhas Chandra Bose Road, P. S. Jadavpur, Kolkata 700047 and they had jointly executed and registered one trust deed dated 19th, December, 1953, which had been duly registered at the office of the Joint Sub- Registrar, Alipore Sadar and noted in its' book No. 1, 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. 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 Sale Bikray Kabala in Bengali, dated 05th day of October, 1999, which had been duly registered on 11th, Day of June, 2002 in the office of the Additional District Sub Registrar Sonarpur, South 24-Parganas and noted in its' book No. 1, Volume No. 74, Pages from 316 to 334, Being No. 4553 for the year 2002, sold, transferred and conveyed **ALL THAT** piece and parcel of shali land measuring an area 01 Katta 10 Chatak 40 Square feet more or less out of the aforesaid property, being scheme plot No. 3 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. 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 Sri Sanat Kumar Karmakar son of late Balai Chandra Karmakar and said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Pawan Naskar joined



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Subordinate Engineer - IV
No. 1234 of
SOS
Mysore

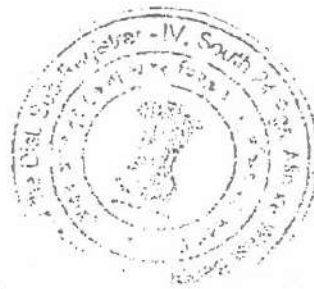
30 JUL 2014


in the said deed as the first Confirming Party and one Haren Dey and Binu Halden joined as the Second Confirming Party to confirm the said deal.

AND WHEREAS by virtue of the aforesaid purchase said Sanat Kumar Karmakar became the sole and absolute owner of ALL THAT piece and parcel of shali land measuring an area 01 Katha 10 Chatak 40 Square feet more or less, being scheme plot No. 3 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. Khatian No.166 at Mouza Garagachha, J. L. No.45, Pargana Khaspur, Touzi No.56, P.S. Sonarpur, District South 24- Parganas and while had been possessing and enjoying the said property without any interruption free from all encumbrances and attachment whatsoever, by paying the rates and taxes to the authority concern, by and under a deed of Saf Bikray Kabala in Bengali, dated 09th day of October, 2002, which had been duly registered at the office of the District Sub- Registrar- IV of South 24-Parganas at Alipore and noted in its book No. I, Volume No. 3, Pages from ~~14~~ to 15, Being No.00206 for the year 2003, said Sanat Kumar Karmakar for ever sold, transferred and conveyed ALL THAT piece and parcel of shali land measuring an area 01 Katha 10 Chatak 40 Square feet more or less, being scheme plot No. 3 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. 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. Dolly Devi alias Alpana Devi, the vendor herein, for valuable consideration mentioned therein.

Dolly Devi
alias Alpana Devi
by the son of Geokanta Devi

AND WHEREAS by virtue of the aforesaid purchase said Smt. Dolly Devi alias Alpana Devi, the vendor herein, became the sole and absolute owner of ALL THAT piece and parcel of shali land measuring an area 01 Katha 10 Chatak 40 Square feet more or less,




District Court of the District of Columbia
South Division
30 JUL 2014

30 JUL 2014

being scheme plot No. 3 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. Khatian No.166 at Mouza Garagachha, J. L. No.45, Pargana Khaspur, Touzi No.56, P.S. Sonarpur, District South 24- Parganas and while 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 shali land measuring an area 01 Katha 10 Chatak 40 Square feet more or less, being scheme plot No.3, 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. 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.30,00,000.00 (Rupees thirty lacs) only and the Purchaser herein 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. 30,00,000.00 (Rupees thirty lacs) only in full paid to the Vendor by the Purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendor doth hereby absolutely and indefensibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of shali land measuring an area 01 Katha 10 Chatak 40 Square feet more or less, being scheme plot No. 3 comprised in C.S. Dag




Registrar - IV
South
Bangalore
30 JUL 2014

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. Khatian No.166 at Mouza Giragachha, 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 pattahs 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 as 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, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

a) Notwithstanding any act deed matter or thing whatsoever by the vendor or his predecessor- in -title or interest done or executed or knowingly suffered to be done



[Handwritten signature]

District Sub-Registrar-IV
Registrar IVS of
Registration of
Allotment of Bangalore

30 JUL 2014

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



[Handwritten signature]

District Sub-Committee-IV
Registered Office of
All India Students Federation
30 JUL 2014

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 title Deed, link deeds and other documents and writings in respect of the said property in favour of the Purchaser herein.

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.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Shali land (being used for agriculture purposes) measuring an area 01 Katha 10 Chatak 40 Square feet more or less, being scheme plot No. 3, 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. 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 butted and bounded the same in the manner following:

ON THE NORTH :- By Scheme Plot No.7.

ON THE SOUTH:- By Scheme Plot No.2.

ON THE EAST :- By part of R.S. Dag Nos. 79 and 80.

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




Direktur Sub-Registrar-IV
Registrar Umum
Revisi dan Pendaftaran
Alasan Kesehatan
30 JUL 2014

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

SIGNED SEALED & DELIVERED
IN THE PRESENCE OF
WITNESSES:-

1. Dixad Boman Madar
of Aizpore Police Court No-27
- 2) Ganesha Dey
1 No. Garagaekha
Garia
24 Pgs (S)
- 3) Joseph Dey
1 No. Garagaekha
Garia
24 Pgs (S)

Dolly Dey
adec adpna dey
by the son of Ganesha Dey

SIGNATURE OF THE VENDOR



[Handwritten signature]
Subdirector IV
Calle LVS 1111 of
Módulo 241 5018
Calle LVS 1111 24 Pírganas
30 JUL 2014

RECEIVED from the within named purchaser the within mentioned sum of Rs. 30,00,000.00 (Rupees thirty lacs) only being full and final consideration amount as per Memo below :-

M E M O

Paid by pay demand draft, being Nos 145956, 145957 & 7 145958 all dated 26/07/2014, issued by Kotak Mahindra Bank, 0322- Kolkata, Park Street for Rs. 10,00,000.00 each..... Rs. 30,00,000.00

TotalRs. 30,00,000.00

(Rupees thirty lacs) only

WITNESSES :

1. Nitend Baran Mukherjee
2. Ganesha Day
3. Sonopriya Das

Dolly Day
alisc adgana Day
by the pen of Ganesha Day

SIGNATURE OF THE VENDOR

Read over, explained,
Drafted & prepared

by me, at my office:



(JIARAT ALI)

Advocate.

HIGH COURT, CALCUTTA

Office :-

Olisa House, 1st. floor,

4, Govt. Place North,

Kolkata-700001.



4
APR 11-IV
3 L JUL 1944

Dolly Day
 also
 by the name of Ganesh Day



	Fingers	Thumb	1 st finger	Middle finger	Ring finger	Small finger
<u>LEFT HAND</u>						
<u>RIGHT HAND</u>						


Dolly Day
 also
 by the name of Ganesh Day



(KISHAN MIRANIA AGARWAL)

Kishan Mirania Agarwal

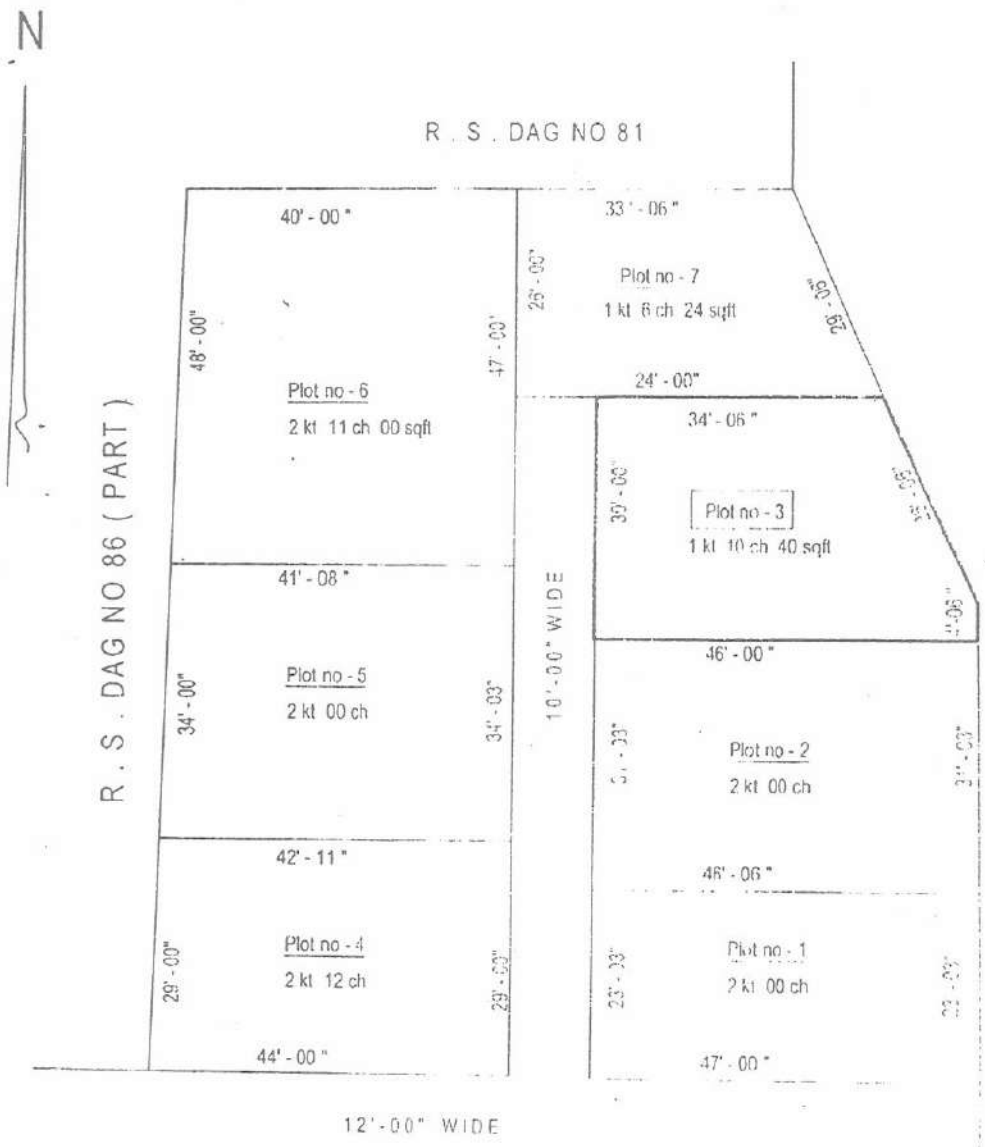



District Sub-Registrar-14
Revenue Department
Allipore
30 JUL 2014

SITE PLAN OF LAND OF MOUZA GARAGACHHIA
 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 ; - 1 KT 10 CH 40 SQFT
 SHOW IN RED LINE



Dolly Day
alide afganawiy DAG NO 88
by the pen of
Ganesh Day



A handwritten signature in black ink, appearing to be "A. M.", written over a horizontal line.

District Sub-Registrar-IV
Registration Act 1908
Alipov, Gulnara Ferganas

30 JUL 2014