

9785/12-1-2



N-114 बकिौलका पश्चिम बंगाल WEST BENGAL

65AA 712393

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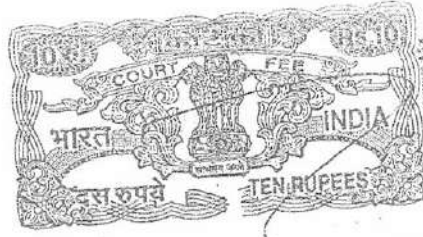
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SUDSAR BUILDSPACE LLP

Sudhar Maskekar
 Sudhar Buildspace LLP
 Area - 212-3ch - 23

Amr
 District Sub-Registrar-IV
 Alipore, South 24 Pgs.
 21, 5, 12

Bargaland



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|------------------------------|---|----------------|
| R.O. | : | DSR-IV, ALIPUR |
| TYPE OF DOCUMENT | : | SALE |
| BOOK NO. | : | I |
| VOLUME NO. | : | CD VOL - 36 |
| PAGES | : | 130 to 144 |
| BEING NO. | : | 09985 |
| YEAR | : | 2012 |
| NAME OF VENDOR/ EXECUTANT | : | |

Rs. 10/- court fee is annexed herewith

Filed By:

Date:

Conveyance

095/81131

200

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिम बंगाल WEST BENGAL

C.W
15000/-
21/04/12
21/04/12
9.5
21/6/13

It is stated that the document is a genuine document and the registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

Anand 1136
21 DEC 2012

2
Date of execution 21/04/12
14/12/12

THIS INDENTURE IS MADE this the *21* day of *April* 2012
(Two Thousand and ~~Three~~) BETWEEN SUDHIR NASKAR son of late Panchu Naskar, by faith Hindu, by Nationality Indian, by occupation cultivation, residing at Garagacha, Police Station Sonarpur, District 24- Parganas (South), West Bengal.

17159

J Ali Adv

High Court Calcutta

1000 (one thousand only)

শ্রী অক্ষয়



5391
A/1/1/1/1/1

শ্রী অক্ষয়

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE




~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
14 DEC 2012

ফায়ান্স কর-মার্শাল
সেবিস

স/স সুধীশ নারায়ণ

গঙ্গোপাধ্যায়, গাউস, কল-৪৫


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

Endorsement For Deed Number : I - 09985 of 2012
(Serial No. 09753 of 2012)

On

Payment of Fees:

On 14/12/2012

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

Presented for registration at 22.00 hrs on :14/12/2012, at the Private residence by Sudhir Naskar
Executant

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

Execution admitted on 14/12/2012 by

Sudhir Naskar son of LL Panchu Naskar , Garagacha, Thana:-Sonarpur, P.O. :- ,District -South
24 Parganas WEST BENGAL, India. . By Caste Hindu, By Profession : Cultivation

Identified By Jayanta Kr Naskar, son of Sudhir Naskar, Garagacha Garia, P O :- ,District:-South
24 Parganas WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession : Service

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 17/12/2012

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 -21,00,000/-

Certified that the required stamp duty of this document is Rs - 126010 /- and the Stamp duty paid as
a proportion Rs - 1000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/12/2012

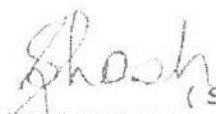
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IA
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:

Rs 1000/-

Rs 1000/- on 21-12-2012


(Srijani Ghosh)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

71/12/2012 17:50:00

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

Endorsement For Deed Number : I - 09985 of 2012
(Serial No. 09753 of 2012)


Stamp duty Rs. 125060/- is paid by the draft number 726584, Draft Date 13/12/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 21/12/2012

Stamp duty Rs. 23089/-, E = 7/-, H = 28/-, M(b) = 4/- on 21/12/2012

Deficit stamp duty

Deficit stamp duty Rs. 125060/- is paid, by the draft number 726657, Draft Date 12/12/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 21/12/2012

(Srijani Ghosh)
DISTRICT SUB-REGISTRAR-IV


(Srijani Ghosh)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the ONE PART :-

A N D

SUDSAR BUILDSPACE LLP , having its registered Office at Marshall House, 33/1, N. S. Road, Suite No. 807, Police Station Hare Street, Kolkata 700001; represented by its' authorise signatory 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. "IT" Block C-1, 4th Floor, Police Station Shibpur, Howrah 711102, ^{RE-REGISTERED IN THE NAME OF SUDSAR BUILDSPACE LLP} 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 Bai 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, Mitalini Dey Sarkar, Hirendra Nath Dey Sarkar were the joint owners in respect of Shali land measuring an area 51 Decimals more or less comprised in C. S. Dag No. 84 under C.S. Khajin No. 80 of Moiza Garagachha, J.L. No. 45, Touzi No. 36, Police Station Sonarpur, Parganas Khaspur, District 24-Parganas and while being seized and possessed of the same the 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 393/3, Netaji Subhas Chandra Bose Road, P. S. Jadavpur, Kolkata 700047, which was registered at the office of the Sub-Registrar at Alipore, being Deed No. 8018 for the 1950 and the

the 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. record, vide L.S. Dag No.86 under R.S. Khatian No.118 and L.R. Khatian No.166, L.R. Dag No.93 at Mouza Garagacha, J.L. No.45 and one Sudhir Naskar, Bablu Naskar, Jeeban Naskar and Paben Naskar were the recorded bargadars in respect of the aforesaid property and they were cultivating the said property jointly and to release 50% area of the aforesaid property from the said Bargadars, the Trustees of the aforesaid trust by and under a deed of gift dated the 5th October 1999, registered at the office of the A.D.S.R. Sonarpur and recorded in Book No.1, Volume No.4, Pages 95 to 107, being No.194 for the year 2000, for ever gifted and transferred ALL THAT piece and parcel of land measuring an area 14 Cottahs 03 Chittaks 09 Square feet more or less out of the aforesaid property unto and in favour of Sudhir Naskar, Bablu Naskar, Jeeban Naskar and Paben Naskar, the Donees therein and one Haren Dey and Biren Halder, the conferring party therein, jointly confirmed the said deed as confirming Party, as they were authorized to look after the property in question.

AND WHEREAS by virtue of the aforesaid deed of gift said Sudhir Naskar became the owner of 50% share and Bablu Naskar, Jeeban Naskar and Paben Naskar jointly became the joint owners of the remaining 50% share of the aforesaid property measuring an area 14 Cottahs 03 Chittaks 09 Square feet more or less 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, L.R. Khatian No.166 at Mouza Garagacha, J.L. No.45, P.S. Sonarpur and as such lawful owner said Bablu Naskar, Jeeban Naskar and Paben Naskar got mutated their names in the L.R. record, vide L.R. Khatian Nos. 452, 457 & 456 respectively in respect of their respective share thereon and said Sudhir Naskar got mutated his name in the L.R. record, vide L.R. Khatian No. 451, in respect of his share in the said property at Mouza Garagacha, J.L. No. 45, P.S. Sonarpur.

AND WHEREAS for better use and occupation of the aforesaid property said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Pawan Naskar, amicably partitioned the aforesaid property by metes and bound and in terms of the said partition, said Sudhir Naskar got his demarcated partition of land measuring an area 07 Cottahs 01 Chittaks 27 Square feet more or less and the said Bablu Naskar, Jeehan Naskar and Paben Naskar jointly got the remaining portion of the aforesaid property measuring an area 07 Cottahs 01 Chittaks 27 Square feet more or less, each having undivided 1/3 share or interest therein.

? which is
1/3rd?

AND WHEREAS the premises said Sudhir Naskar became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area 07 Cottahs 01 Chittaks 27 Square feet more or less, Comprised in C.S. Dag No.34 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. 451 at Mouza Garigacha, J.I. No.45, Pargana Khaspur, Touzi No.56, P.S. Sonarpur, District South 24-Parganas and he constructed Tiles shed structure thereon and has been possessing and enjoying the same, on paying the rates and taxes to the authority concern.

How

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 undivided basta land measuring an area 02 Cottahs 09 Chittaks 27 Square feet more or less together with structure standing thereon out of the aforesaid property, Comprised in part of 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. 451 at Mouza Garigacha, J.I. 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 price and/or consideration

Rs. 10,00,000.00 (Rupees ten 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. 10,00,000.00 (Rupees ten 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 do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of undivided bastu land measuring an area 02 Cottahs 09 Chittaks 27 Square feet more or less together with structure standing thereon out of the aforesaid property, Comprised in part of 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.95 under L.R. Khatian No. 451 at Mouza Garagacha, J.I. No.45, Pargana Khaspur, Fouzi 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 vendor 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 of 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 so to be unto and to the use of 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 DOETH 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 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 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 lispendens

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 vendors 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.

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 Vendors 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 do hereby accorded his 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 and also the vendor authorized and empowered the purchaser to connect the drainage and sewerage connection to the main drain.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided bastu land measuring an area 02 Cottahs 09 Chittaks 27 Square feet more or less together with Tiles, covering 100 sqft., Comprised in part of 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. 451 at Mozza Garagcha, J.L. No.45, Pargana Khaspur, Touzi No.86, P.S. 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 thereto or thereto and all sorts of easement rights over the Road/common passage and the entire property is more particularly shown and delineated in the site map or Plan annexed hereto in RED border line thereon, as part and parcel of this Indenture and the same property butted and bounded in the manner following:-

ON THE NORTH :- By R.S. Dag No 81.

ON THE SOUTH:- By 20'-00" wide Road/ common passage/ Dag No. 87.

ON THE EAST :- By Part of R.S. Dag No. 86.

ON THE WEST:- By Part of R.S. Dag Nos. 84 & 85.

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

SIGNED SEALED & DELIVERED
IN THE PRESENCE OF
WITNESSES:-

Abdul Amir Sarkar
Advocate
Alipore Police Court
Kolkata-27.

Shri.
...

Jayanta Kr. Mondal
Gangachha, Garia, Kolkata-89

[Handwritten signature]

SIGNATURE OF THE VENDOR

RECEIVED from the within named purchaser the within mentioned sum of Rs.10,00,000.00 (Rupees ten lacs) only being the full and final consideration amount as per Memo below :

M E M O

Paid by pay order, bearing No.195500
dt.12/12/2012, issued by DCB BANK, Kolkata Rs.10,00,000.00

Total..... Rs.10,00,000.00

(Rupees ten lac(s) only)

WITNESSES :

1. *Abdul Akid Loukan*
2. *[Signature]*
3. *Jayanta Kr. Nayak*

[Signature]

SIGNATURE OF THE VENDOR

[Signature]
Drafted & prepared
by me, at my office:

(JERAT ALI)

Advocate,

HIGH COURT, CALCUTTA












Office

Olisa (Delta) House,

Ch. No. 1-0, 1st floor,












1 Govt. Place North,

Kolkata-700001.

| | | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|--|------------|---|---|---|--|---|
|  Subhir Naskar | LEFT HAND |  |  |  |  |  |
| | RIGHT HAND |  |  |  |  |  |

Name SUBHIR NASKAR

Signature Subhir Naskar

| | | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|--|------------|---|---|---|--|---|
|  Ashik Toshniwal | LEFT HAND |  |  |  |  |  |
| | RIGHT HAND |  |  |  |  |  |

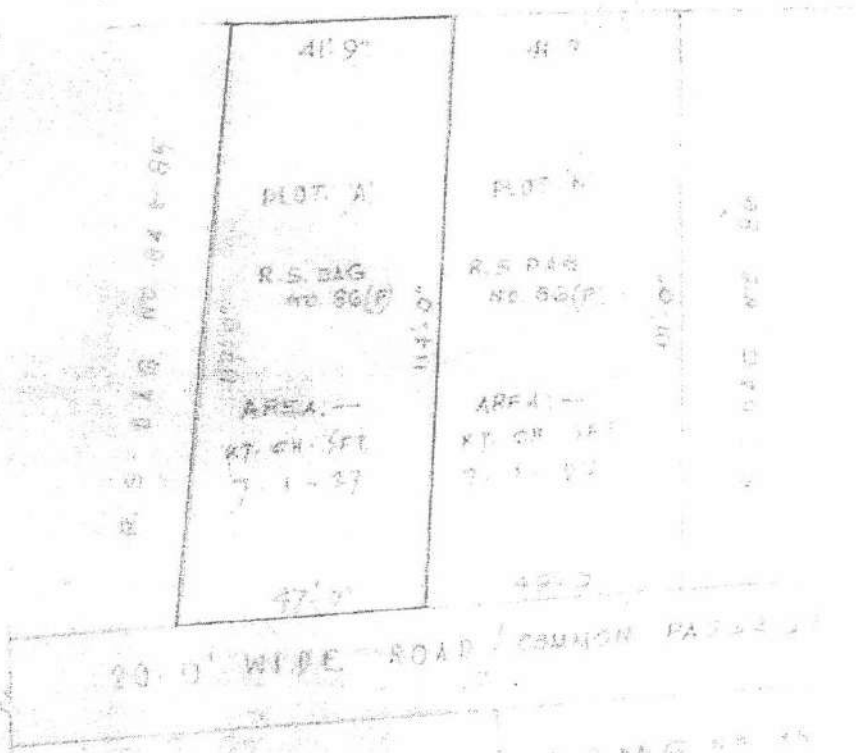
Name ASHIK TOSHWAL

Signature Ashik Toshniwal



DISTRICT 24 PARAGANAS
 TOTAL AREA OF LAND
 SHOWN IN E.P.P. FORM
 SOLD AREA - LINE NO. 5 - EXT. 3000 1/2

F S B A G NO 81



R.S. DAG NO. 87

R.S. DAG NO. 85

Handwritten signature or initials

TRACED BY
 8/11
 20/11/11

