05217 (2) P-04908/2015

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL M 468927

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

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
25 JUN 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 25th day of June, Two Thousand and Fifteen (2015);

Remark to D.M. Delara Area-IV-Teh U.S. LR 92 Govt. Khas

No. 12097 Date 25/6/15

Sold to DEBABRATA CHANDRA

of Advocate

Rupees 100 High Court, Calcutta

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

(Seal) Office of the Dist Sub-Registrar IV South 24-Parganas, Alipur, Kol-27

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

25 JUN 2015

Identified by me
Debabrata Chandra
Advocate
High Court, Calcutta
F/413/238/2002

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16040000361159/2015	Query Date	22/06/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Debabrata Chandra		
Address	163 Baitakkhana Road,Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009		
Applicant Status	Advocate		
Other Details	Mobile No. : 9230841673, e-Mail ID : debabrata163@gmail.com		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 24,00,000/-	Total Market Value:	Rs. 30,71,249/-
Stampduty Payable	Rs. 1,84,275/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 33,813/-	Registration Fee Article:-	A(1), M(b), H
Expected date of the Presentation of Deed	25/06/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 1,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

BM DEALERS PVT. LTD

Director

LTI of Shyamal Pramanik
by the hand of D. Chandra

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 23 / 109 / 450070

IDENTITY CARD

পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Pramanick Palan প্রামানিক পালান
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Kalicharan কলিচরন
Sex লিঙ্গ	M পুঃ
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	55 ৫৫

প্রামানিক পালান

Address

Garagachha West,Ward-22,Sonarpur,
S.24Pgs

ঠিকানা

গড়াগাছা পশ্চিম,ওয়ার্ড-২২,সোনারপুর,
দঃ ২৪ পঃ

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For 109 -SONARPUR(S.C.)
Assembly Constituency
১০৯ -সোনারপুর (তপঃ)
বিধানসভা নির্বাচন ক্ষেত্র

Place Alipore
স্থান আলিপুর

Date 17.08.95
তারিখ ১৭.০৮.৯৫

FORM NO. 60

[*See* second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Palan Pramanick, Gomagacha West, 24PGS(S)
2. Particulars of transaction Sale
3. Amount of the transaction 8,00,000/-
4. Are you assessed to tax ? ~~Yes~~ /No
5. If yes,
   (i) Details of Ward/ Circle/ Range where the last return of income was filed?
   (ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

Verification

I, Palan Paramanick do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 25th day of June, 2015

Date : 25-06-2015

Place : Alipore

Signature of the declarant

Instructions : Documents which can be produced in support of the address are :-

(a) Ration Card
(b) Passport
(c) Driving licence
(d) Identity Card issued by any institution
(e) Copy of the electricity bill or telephone bill showing residential address
(f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
(g) Any other documentary evidence in support of his address given in the declaration

FORM NO. 60

[*See* second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Amanda Pramanick, Konagachi West, 24Pgs(S)
2. Particulars of transaction Sale
3. Amount of the transaction 2,000,000/-
4. Are you assessed to tax ? ~~Yes~~ /No
5. If yes,
   (i) Details of Ward/ Circle/ Range where the last return of income was filed?
   (ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

Verification

I, Amanda Pramanick do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 25th day of June, 2015

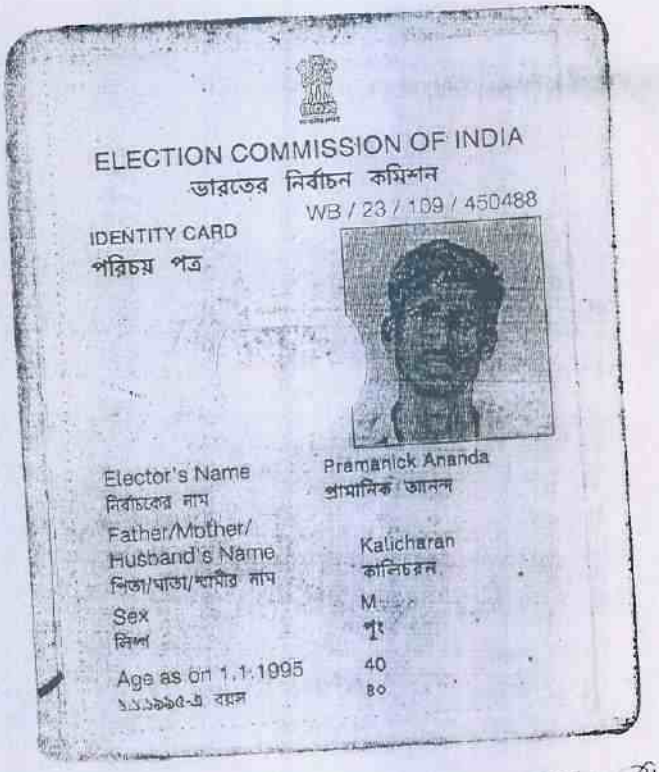
Date : 25-06-2015

Place : Dhaka

Signature of the declarant

Instructions : Documents which can be produced in support of the address are :-

(a) Ration Card
(b) Passport
(c) Driving licence
(d) Identity Card issued by any institution
(e) Copy of the electricity bill or telephone bill showing residential address
(f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
(g) Any other documentary evidence in support of his address given in the declaration.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 23 / 109 / 450488

IDENTITY CARD

পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Pramanick Ananda প্রামানিক আনন্দ
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Kalicharan কালিচরন
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	40 ৪০

অনন্দ, প্রামানিক

Address

Garagachha West,Ward-22,Sonarpur
S.24Pgs.

ঠিকানা

গড়াগাছা পশ্চিম,ওয়ার্ড-২২,সোনারপুর,
দঃ ২৪ পঃ

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For 109 -SONARPUR(S.C.)
Assembly Constituency

১০৯ -সোনারপুর(তপঃ)
বিধানসভা নির্বাচন ক্ষেত্র

Place Alipore

স্থান আলিপুর

Date 17.08.95

তারিখ ১৭.০৮.৯৫

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 112	13 Chatak	8,00,000/-	10,23,750/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,
L2	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 179	13 Chatak	8,00,000/-	10,23,750/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,
L3	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 30	13 Chatak	8,00,000/-	10,23,750/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mr PALAN PRAMANICK Son of Late KALICHARAN PRAMANICK Garagachha West, Post Office: Garia, Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700084	Individual	Executed by: Self, To be Admitted by: Self.	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
Mr SHYAMAL PRAMANICK Son of Late KALICHARAN PRAMANICK Goragachha West, Post Office: Garia, Sonarpur, RAJPUR-SONARPUR, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700084	Individual	Executed by: Self, To be Admitted by: Self.	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
Mr ANANDA PRAMANICK Son of Late KALICHARAN PRAMANICK Goragachha West, Post Office: Garia, Sonarpur, RAJPUR-SONARPUR, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700084	Individual	Executed by: Self, To be Admitted by: Self	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,

BM DEALERS PVT. LTD.

Director

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
B M DEALERS PRIVATE LIMITED 20/1M, East Topsia Road, Post Office: Tangra, Tangra, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700046	Organization	Not Executed	PAN No. AACB2624A,

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Debabrata Chandra Son of Late Abani Nath Chandra 163 Baitakkhana Road, Post Office: Raja Ram Mohan Roy Sarani, Muchipara, KOLKATA, District:-Kolkata, WEST BENGAL, India, PIN - 700009	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr PALAN PRAMANICK, Mr SHYAMAL PRAMANICK, Mr ANANDA PRAMANICK

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 112	Communication Failur
L2	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 179	Communication Failur
L3	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 30	Communication Failur

BM DEALERS PVT. LTD

Director

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. e-Assessment report is valid for one month only.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

BM DEALERS PVT. LTD.

Director

FORM NO. 60

[*See* second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Shymal Paramanick, Garagachha West, 24 Pgs(S)
2. Particulars of transaction Sale
3. Amount of the transaction 8,00,000/-
4. Are you assessed to tax ? ~~Yes~~ /No
5. If yes,
   (i) Details of Ward/ Circle/ Range where the last return of income was filed?
   (ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

Verification

I, Shymal Paramanick do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 28th day of June, 2015

Date : 25-06-2015

Place : Alipore

L.T.I of Shymal Paramanick by the pen of A Chandra

Signature of the declarant

Instructions : Documents which can be produced in support of the address are :-

(a) Ration Card
(b) Passport
(c) Driving licence
(d) Identity Card issued by any institution
(e) Copy of the electricity bill or telephone bill showing residential address
(f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
(g) Any other documentary evidence in support of his address given in the declaration.

BETWEEN

1. PALAN PRAMANICK, 2. SHYAMAL PRAMANICK, 3. ANANDA PRAMANICK, ALL are son of late Kalicharan Pramanick and by occupation Cultivation by faith Hindu, by Nationality Indian and residing at Gioragachha West, Post office Garia, Police Station Sonarpur, Kolkata 700 084, District 24 Parganas (South); hereinafter jointly called and referred to as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the context mean and include their heirs legal hiers successors executors administrators and assigns) of the **ONE PART;**

AND

B M DEALERS PRIVATE LIMITED (Having PAN No AACCB2624A) a Company duly incorporated under the provision of the Companies Act, 1956, having its registered office at 20/1M, East Topsia Road, Post Office Tangra, Police Station Pragati Maidan, Kolkata- 700 046 and represented by one of its Director, BISHAN M. AGARWAL (Having Pan No AFJPA 6544H) son of Rambilas Agarwala, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020, hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and administrators, legal representatives) of the **OTHER PART**:

WHEREAS one Jatindra Nath Pramanick and Kalicharan Paramanik, since deceased, were the joint and absolute owners and lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of sail land measuring about 27 Decimals more or less comprising in R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas and name of Jatindra Nath Pramanick and Kalicharan Pramanick were recorded in the Revisional

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Settlement of the Block and Land Revenue Department.

AND WHEREAS the said Jatindra Nath Pramanick died intestate leaving behind his wife, Sumati Pramanick and his surviving sons and daughters, namely, Jugal Das (Pramanick), Debu Das (Pramanick), Haran Das (Pramanick), Indubala Pramanick, Renuka Pramanick AND wife and two sons of his predeceased son, Niranjan Das (Pramanick), who are namely, Parul Das (Pramanick), Pravash Das (Pramanick) and Prasanta Das (Pramanick) (herein after referred to as the ***'LEGAL HEIRS OF JATINDRA NATH PRAMANICK'***). Sumati Pramanick, wife of Jatindra Nath Pramanick, died intestate subsequently and as such her share was devolved upon the said legal heirs of Jatindra Nath Pramanick.

AND WHEREAS the said legal heirs of Jatindra Nath Pramanick jointly inherited undivided half share equivalent to land measuring about 08 Cottah 02 Chittaks 20 Sq. ft equivalent to 13 Decimals more or less of R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza-Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas.

AND WHEREAS said Kalicharan Pramanick died intestate leaving behind his six sons, namely Palan Pramanick, Prafulla Pramanick, Bacharam Pramanick, Shyamal Pramanick, Sailen Pramanick and Ananda Pramanick and four daughters, namely, Kajol Pramanick, Kalyani Pramanick,Togarbala Pramanick and Durga Pramanick (herein after referred to as the ***'LEGAL HEIRS OF KALICHARAN PRAMANICK'***) as his legal heirs and heiresses and successors who jointly inherited the other undivided half share equivalent to land measuring about 08 Cottah 02 Chittaks equivalent to 14 Decimals more or less of R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas.

AND WHEREAS the said legal heirs of Jatindra Nath Pramanick and the said legal

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heirs of Kalicharan Pramanick amicably separated divided and demarcated their respective share for their better and peaceful enjoyment and management of their respective inherited share and accordingly legal heirs of Jatindra Nath Pramanick were allotted with the Northern half, contiguous with R.S. Dag No. 81 and legal heirs of Kalicharan Pramanick were allotted with the Southern half, of the said Dag No. R.S. 85.

AND WHEREAS the said legal heirs of Jatindra Nath Pramanick while seized possessed and sufficiently entitle thereof of ALL THAT piece and parcel of land measuring about 13 Decimals equivalent to 08 Kottah 02 Chittak 20 Square feet more or less comprised at R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L. No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas; duly recorded their name in the records of the B.L. & L.R.O. and thereafter sold, conveyed and transferred the said land to SRI KISHAN MIRANIA AGARWAL (HUF) represented by its Karta, Kishan Mirania Agawal, son of Ram Bilash Agarwal of 36/1B, Lala Lajpath Rai Sarani, Police Station Bhowanipur, Kolkata 700 020, by and under a Deed of Conveyance dated 10-04-2008 duly registered in the Office of A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book I, C.D. Volume No. 7, Pages 2851 to 2871, being No. 03103 for the year 2008; for the consideration mentioned therein.

AND WHEREAS the said, Palan Pramanick, Prafulla Pramanick, Bacharam Pramanick, Shyamal Pramanick, Sailen Pramanick, Ananda Pramanick, Kajol Pramanick, Kalyani Pramanick,Togarbala Pramanick and Durga Pramanick, being the legal heirs and heiresses of Kalicharan Pramanick while seized possessed and sufficiently entitle thereof of ALL THAT piece and parcel of land measuring about 14 Decimals equivalent to 08 Kottah 02 Chittak 00 Square feet more or less being the demarcated half share of R.S. Dag No. 85 corresponding to L.R. Dag No. 92 appertaining to R.S. Khatian No. 22, situated and lying at Mouza- Garagachha, J.L.

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No. 45, Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District South 24-Parganas (herein after referred to as '**SAID LAND**'), duly their name in the records of the B.L. & L.R.O. and paid Khazna thereon, accordingly Palan Pramanick was allotted L.R. Khatian No. 112, Prafulla Pramanick was allotted L.R. Khatian No. 117, Bacharam Pramanick was allotted L.R. Khatian No. 140, Shyamal Pramanick was allotted L.R. Khatian No. 179, Sailen Pramanick was allotted L.R. Khatian No. 186, Ananda Pramanick was allotted L.R. Khatian No. 30, Kajol Pramanick was allotted L.R. Khatian No. 49, Kalyani Pramanick was allotted L.R. Khatian No. 44, Togarbala Pramanick was allotted L.R. Khatian No. 75 and Durga Pramanick was allotted L.R. Khatian No. 82.

AND WHEREAS each of the said legal heirs and heiresses of Kalicharan Pramanick had inherited 585 sq. ft. more or less in the said land by way of inheritance and have 0.0500 % of share in the said R.S. Dag No. 85 Corresponding to L.R. Dag No. 92, Mouza Goragachha, J.L. NO. 45, District 24 Parganas (South).

AND WHEREAS by and under an oral partition between the said legal heirs of Kalicharan Pramanick, said Palan Pramanick, Shyamal Pramanick, Ananda Pramanick, the Vendors herein, each have undivided 13 Chittak of land upon the said land, demarcated, partitioned and/or separated for better and peaceful enjoyment their respective share of land and whereby jointly allotted with ALL THAT Land measuring about 02 (Two) Cottah 07 (Seven) Chittaks equivalent to 04 (Four) Decimals more or less out of the Said Land and thereafter seized possessed the said demarcate portion jointly and absolute owners without any encumbrances from any corner what-so-ever.

AND WHEREAS said Palan Pramanick, Shyamal Pramanick, Ananda Pramanick, the Vendors herein, while seized and possessed of or otherwise well and sufficiently entitled of **ALL THAT** piece and parcel of LAND measuring about **02 (Two) Cottah 07 (Seven) Chittaks equivalent to 04 (Four) Decimals** be the same or little more or less comprising in R.S. Dag No. 85 corresponding to L.R. Dag 92,

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appertaining to L.R. Khatian Nos. 112, 179 and 30, situated and lying at Mouza-Garagachha, J.L. No. 45, within limit of Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District South 24-Parganas (herein after referred to as the **'Said Property'**) more fully and particularly described in the Schedule mentioned hereunder and for their own reasons and requirements decided to sell and transfer the said property and the Purchaser herein offered the Vendors to purchase the said property and the Vendors have agreed the proposal of the Purchaser for sell and transfer the said property for a total consideration of Rs. 24,00,000/- (Rupees twenty four lacs only) on the following terms and conditions:

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said agreement and in consideration of the said sum of Rs. 24,00,000/- (Rupees twenty four lacs only) fully paid by the purchaser to the Vendors (the receipt whereof the Vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the purchaser and the said plot of land hereby conveyed) the said Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchaser **ALL THAT** piece and parcel of LAND measuring about **02 (Two) Cottah 07 (Seven) Chittaks equivalent to 04 (Four) Decimals** be the same or little more or less comprising in **R.S. Dag No. 85** corresponding to **L.R. Dag 92**, appertaining to **L.R. Khatian Nos. 112, 179 and 30,** situated and lying at Mouza- Garagachha, J.L. No. 45, within limit of Ward No. 1 of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District South 24-Parganas, more fully described in the Schedule hereunder written and also shown in the Map or Plan annexed hereto by **RED** border **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually hold or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate, right, title, interest, claim and demand whatsoever of the Vendors in or to the property hereby conveyed and every part thereof **TO HAVE**

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AND TO HOLD the same to the Purchaser absolutely and forever **AND** the Purchaser may hereafter peaceable and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from Vendor or any person claiming through or under them.

AND the Vendors covenant to save harmless and keep indemnified the purchaser free from all sorts of encumbrances, charges and equities whatsoever.

The Vendors do hereby covenant with the Purchaser as follows:

a) That notwithstanding any acts, deeds or things herein before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or any defects in title whatsoever;

b) That the interest, the Vendors do hereby profess to transfer, subsists and he has good right, full power and absolute authority to sell, transfer, grant, convey, assign and assure the said property hereby sold by these presents;

c) That the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property and the said property without any claim or demand whatsoever from the Vendors or any person claiming through or under them;

d) That the Vendors on this day with the execution of this Deed handovers and delivers the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.

e) That the Vendors covenant with the Purchaser that they have a clear and marketable title in the said property being sold by these presents without any charges, encumbrances, litigation and defects in title. If any encumbrances, charges or defects in title are found or observed subsequently, the Vendors shall be responsible for all consequences thereof apart from indemnifying the Purchaser fully.

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25 JUN 2015

f) That the Vendors covenant with the Purchaser, his/its heirs, successors/ successor-in-office, executors, administrators and assigns that they shall at the request and cost of the Purchaser do or execute or cause or caused to be done or executed all lawful acts, deed or things whatsoever for further and more perfecting the title of the said property or any part thereof sold by these presents;

g) That the Purchaser shall be entitled to mutate his name in the records of the local Municipality, Land and Land Reforms authority and also with the other authority with respect to the said property;

h) That the Vendors shall be liable to pay all rates, taxes and other dues/arrears of any government dues or any other statutory authority with respect to the said property till the date of execution of this deed;

i) That the Vendors covenant with the Purchasers that the said property is not affected/encumbered by any Government Notification, Urban Land (Ceiling and Regulation) Act, 1976 or any acquisition scheme under the West Bengal Estate Acquisition Act, 1955 or any other Act.

j) The Vendors hereby agree that they will co-operate with the purchaser regarding installation/transfer/changer of electric meter in favour of the purchaser from the West Bengal State Electricity Distribution Company Limited.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of LAND measuring about **02 (Two) Cottah 07 (Seven) Chittaks equivalent to 04 (Four) Decimals** be the same or little more or less comprising in **R.S. Dag No. 85** corresponding to **L.R. Dag No. 92**, appertaining to **L.R. Khatian Nos. 112, 179, & 30 (land measuring about 13 Chittaks more or less are sold under each L.R. Khatain number respectively)**, situated and lying at **Mouza- Garagachha**, J.L. No. 45, within limit of Ward No. 1

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of Rajpur-Sonarpur Municipality, **Police Station Sonarpur**, A.D.S.R./ Sub Registrar Office at Garia, **District South 24-Parganas**, **TOGETHER WITH** all easement rights of the said passage/road which is shown in the map or plan annexed hereto by RED border, the said Map or Plan is part and parcel of this document. The annual proportionate rent of the said property is Rs. 2/- which is payable to the Collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of Govt. of West Bengal.

Butted and bounded by :-

On the North :	Part of R.S. Dag No. 85, land owned by Kishan Mirania Agarwal HUF,
On the South :	R.S. Dag No. 84,
On the East :	Part of R.S. Dag 86,
On the West :	Part of R.S. Dag 82 / 10' feet wide village road.

IN WITNESS WHEREOF the Vendors hereto have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the Vendors at Kolkata
in the presence of:

L.T.I. of Shyamal Pramanick
by the pen of Alhanda

1. Ankit Musaddi
son of Mr. S. R. Musaddi
20/1H, East Topsia Road
Kolkata - 700046.

2. Sanwali Dan Gupta
D/o. Sujoy Dan Gupta
11A/1C, E.T. Road,
Kolkata - 700046.

VENDORS

District Sub-Registrar-IV
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RECEIVED of and from within the named purchaser within mentioned sum of Rs. 24,00,000/- (Rupees Twenty Four lacs only) as full and final consideration paid under these presents as per memo below:-

MEMO OF CONSIDERATION

Name of Vendor	CASH/ Draft No.	Date	Bank/Branch	Amount (in Rs.)
PALAN PRAMANICK	CASH	22-06-2015		50,000/-
PALAN PRAMANICK	204559	25-06-15	ICICI Bank	7,50,000/-
SHYAMAL PRAMANICK	CASH	22-06-2015		50,000/-
SHYAMAL PRAMANICK	204558	25-06-15	ICICI Bank	7,50,000/-
ANANDA PRAMANICK	CASH	22-06-2015		50,000/-
ANANDA PRAMANICK	204557	25-06-15	ICICI Bank	7,50,000/-
			TOTAL ==	**24,00,000/-**

WITNESSES :

1. Ankit Musaddi

2. Sourali Dan Gupta

LTI of Shyamal Pramanick by the pen of D. Chandra

VENDORS

Drafted and prepared at my office
AND read over in Bengali.

Debabrata Chandra

(DEBABRATA CHANDRA, Advocate)
HIGH COURT, CALCUTTA
F-413/238/2002

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South 24-Parganas, Alipur, Kol-27

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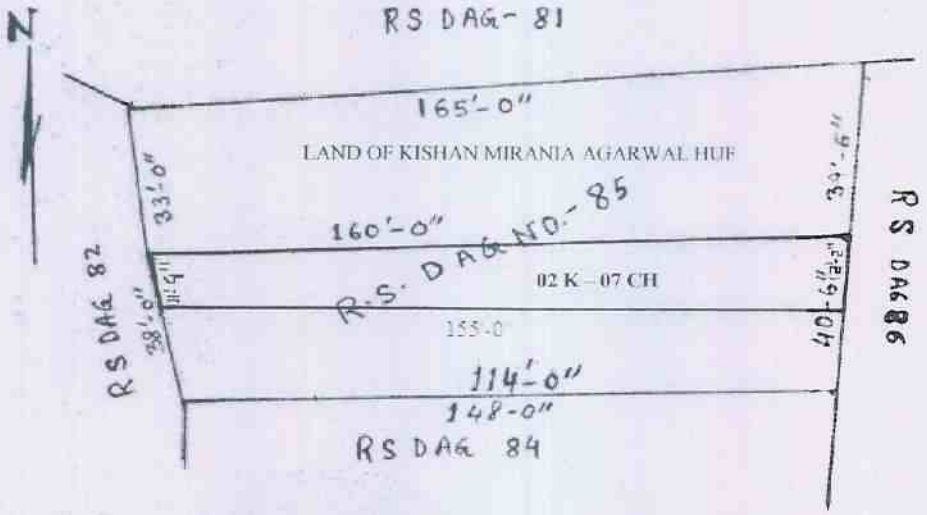
25 JUN 2015

SITE PLAN OF MOUZA GORAGACHHA, J.L. NO. 45, P.S. SONARPUR, R.S. DAG 85, L.R. DAG NO. 92 , L.R. KHATIAN NOS. 112, 179 and 30, WITHIN LOCAL LIMIT OF RAJPUR SONARPUR MUNICIPALITY.

LAND AREA SOLD (MARKED IN RED COLOR BORDER) = 02 (Two) Cottah 07 (Seven) Chittaks equivalent to 04 (Four) Decimals



LTI of Shyamal Pramanick
by the pen of D. Chandra

VENDORS

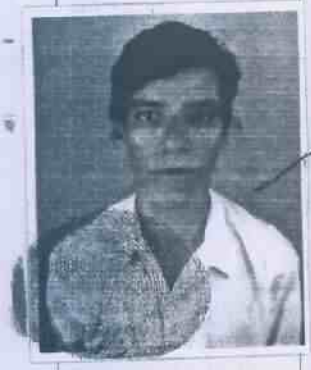
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

25 JUN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS

P-379

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

LTI of Shyphal Pramanick by the pen. of D. Chandra

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

BM DEA

Directo

(Seal) Office of the Dist Sub-Registrar IV South 24-Parganas, Alipur, Kol-27

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

25 JUN 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr PALAN PRAMANICK Son of Late KALICHARAN PRAMANICK Garagachha West, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 25/06/2015 Date of Admission : 25/06/2015 Place of Admission of Execution : Office	 6/25/2015 2:47:46 PM hrs	 LTI 6/25/2015 2:47:57 PM hrs
		Palan Pramanick 6/25/2015 2:48:24 PM hrs	
2	Mr SHYAMAL PRAMANICK Son of Late KALICHARAN PRAMANICK Goragachha West, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 25/06/2015 Date of Admission : 25/06/2015 Place of Admission of Execution : Office	 6/25/2015 2:48:42 PM hrs	 LTI 6/25/2015 2:48:53 PM hrs
		Debabrata Chatterjee By the Pen of 6/25/2015 2:49:21 PM hrs	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
3	Mr ANANDA PRAMANICK Son of Late KALICHARAN PRAMANICK Goragachha West, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 25/06/2015 Date of Admission : 25/06/2015 Place of Admission of Execution : Office	 6/25/2015 2:46:52 PM hrs	 LTI 6/25/2015 2:47:06 PM hrs
		6/25/2015 2:47:33 PM hrs	

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	B M DEALERS PRIVATE LIMITED 20/1M, East Topsia Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AACB2624A, Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Debabrata Chandra Son of Late Abani Nath Chandra 163 Baitakkhana Road, P.O:- Raja Ram Mohan Roy Sarani, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr PALAN PRAMANICK, Mr SHYAMAL PRAMANICK, Mr ANANDA PRAMANICK	6/25/2015 2:49:37 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 112	13 Chatak	8,00,000/-	10,23,750/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 179	13 Chatak	8,00,000/-	10,23,750/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 92 , LR Khatian No:- 30	13 Chatak	8,00,000/-	10,23,750/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr PALAN PRAMANICK	B M DEALERS PRIVATE LIMITED	1.34063	100
L2	Mr SHYAMAL PRAMANICK	B M DEALERS PRIVATE LIMITED	1.34063	100
L3	Mr ANANDA PRAMANICK	B M DEALERS PRIVATE LIMITED	1.34063	100

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Debabrata Chandra
Address	163 Baitakkhana Road,Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009
Applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160404908 / 2015

Query No/Year	16040000361159/2015	**Serial no/Year**	1604005217 / 2015
Deed No/Year	I - 160404908 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr PALAN PRAMANICK	**Presented At**	Office
Date of Execution	25-06-2015	**Date of Presentation**	25-06-2015
Remarks			

On 25/06/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:50 hrs on : 25/06/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr PALAN PRAMANICK , one of the Executants.

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 30,71,249/-

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

Execution is admitted on 25/06/2015 by

Mr PALAN PRAMANICK, Son of Late KALICHARAN PRAMANICK, Garagachha West, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Cultivation

Indetified by Mr Debabrata Chandra, Son of Late Abani Nath Chandra, 163 Baitakkhana Road, P.O: Raja Ram Mohan Roy Sarani, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 25/06/2015 by

Mr SHYAMAL PRAMANICK, Son of Late KALICHARAN PRAMANICK, Goragachha West, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Cultivation

Indetified by Mr Debabrata Chandra, Son of Late Abani Nath Chandra, 163 Baitakkhana Road, P.O: Raja Ram Mohan Roy Sarani, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

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

Execution is admitted on 25/06/2015 by

Mr ANANDA PRAMANICK, Son of Late KALICHARAN PRAMANICK, Goragachha West, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, By

caste Hindu, By Profession Cultivation

Indetified by Mr Debabrata Chandra, Son of Late Abani Nath Chandra, 163 Baitakkhana Road, P.O: Raja Ram Mohan Roy Sarani, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,813/- (A(1) = Rs 33,781/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 33,813/-

Description of Draft

1. Rs 33,813/- is paid, by the Draft(8554) No: 539623000405, Date: 25/06/2015, Bank: STATE BANK OF INDIA (SBI), CHOWRINGHEE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,84,275/- and Stamp Duty paid by Draft Rs 1,83,275/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 12097, Purchased on 25/06/2015,Vendor named Samiran Das.

Description of Draft

1. Rs 1,83,275/- is paid, by the Draft(other) No: 539622000405, Date: 25/06/2015, Bank: STATE BANK OF INDIA (SBI), CHOWRINGHEE.

(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 23224 to 23253

being No 160404908 for the year 2015.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Seal) Office of the Dist Sub-Registrar IV South 24-Parganas, Alipur, Kol-27

Digitally signed by TRIDIP MISRA
Date: 2015.07.03 18:12:33 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 03/07/2015 18:12:32

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)