

01564

2-1529/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 655033

1-55 5000  
 S. No. 3408/13  
 27/2/13

Noted that the document is a copy  
 of registration, the signature sheets and  
 the endorsement sheets attached with  
 the document are part of this document

*[Signature]*  
 Registrar, Alipore  
 Kolkata-700 014

27 FEB 2013

DEED OF CONVEYANCE.....

THIS DEED OF CONVEYANCE made this the 27<sup>th</sup> day of February, Two Thousand Thirteen BETWEEN JOUSMINA KHATOON, wife of Saidul Rahaman, by faith- Islam, by occupation- Housewife, of 43/7, Diamond Park, Police Station- Haridevpur, Kolkata-700 0104, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

Dag No. Jousmina khatoon  
 32

146608

Thyod Agri products  
 Rs. 119  
 21 FEB 2013  
 SUPANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kolt  
 Behala  
 No. 34

21 FEB 2013

21 FEB 2013





27 FEB 2013  
 District Registrar, Alipore  
 West Bengal

Deewan purkait.  
 S/O. Sri Parbhat Chandra purkait  
 Vill - Daulat pur  
 P.O - Pailan Hut  
 P.S - Bishnu pur  
 D.T - 24 paraganah (S)





7

**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. 01564 / 2013, Deed No. (Book - I , 01529/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashutosh Mukhopadhyay 119, Bhupen Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	 27/02/2013	 LTI 27/02/2013	<i>Ashutosh Mukhopadhyay</i> 27-2-2013

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gousmina Khatoon Address -A3/7 Diamond Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104	Self	 27/02/2013	 LTI 27/02/2013	<i>Gousmina Khatoon</i>
2	Ashutosh Mukhopadhyay Address -119, Bhupen Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 27/02/2013	 LTI 27/02/2013	<i>Ashutosh Mukhopadhyay</i>

Name of Identifier of above Person(s)

1. Name: Ashoke Kumar Biswas  
Address: Thana: Bishnupur, District: South  
24 Parganas, WEST BENGAL, India,

Signature of Identifier with Date

*Biswas Ashoke Kumar*  
27/02/2013



*(Signature)*

(Ashoke Kumar Biswas)  
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 - 01529 of 2013**  
**(Serial No. 01564 of 2013)**

**On 27/02/2013**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 10016.00/-, on 27/02/2013

( Under Article : A(1) = 9977/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 27/02/2013 )

**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.-9,07,500/-

Certified that the required stamp duty of this document is Rs.- 45385 /- and the Stamp duty paid as: impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 39020/- is paid , by the draft number 586524, Draft Date 26/02/2013, Bank : State Bank of India, BEHALA, received on 27/02/2013
2. Rs. 1400/- is paid , by the draft number 586532, Draft Date 27/02/2013, Bank : State Bank of India, BEHALA, received on 27/02/2013

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

Presented for registration at 11.55 hrs on :27/02/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sri Ashutosh Mukhopadhyay ,Claimant.

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

Execution is admitted on 27/02/2013 by

1. Jousmina Khatoon, wife of Saidul Rahaman , A3/7 Diamond Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Muslim, By Profession : House wife
2. Sri Ashutosh Mukhopadhyay, son of Late Prafulla Kr Mukherjee , 119, Bhupen Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Business



( Ashoke Kumar Biswas )  
**DISTRICT SUB-REGISTRAR-IV**  
EndorsementPage 1 of 2

27/02/2013 14:28:00





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

**Endorsement For Deed Number : I - 01529 of 2013**  
**(Serial No. 01564 of 2013)**

Identified By Barun Purkait, son of Parhlad Ch Purkait, Daulatpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: ----.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2





AND

**THYONE AGRI PRODUCTS PRIVATE LIMITED**, a company Limited under the companies Act, having its office at 119, Bhupen Roy Road, Police Station- Behala, Kolkata-700 034, being represented by one of its Directors **SRI ASHUTOSH MUKHOPADHYAY**, son of Late Prafulla Kumar Mukherjee, of 119, Bhupen Roy Road, Police Station- Behala, Kolkata-700 034, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Sri Dulal Kayal, son of Late Kirtibash Kayal, of Daulatpur, Police Station- Bishnupur, District South 24 Parganas, inherited all that Raiyat Dakhal Swattwa Bisistha Sali Land measuring 45 Decimals out of 60 Decimals Sali land in R.S. Dag No. 32, R.S. Khatian No. 425, J.L. No 79, Mouza- Daulatpur under Kulerdari Gram Panchayet, Additional District Sub-Registry office at Bishnupur, Police Station- Bishnupur, District South 24 Parganas.

**AND WHEREAS** after becoming the absolute owner of the aforesaid 45 Decimals Sali land while the said Sri Dulal Kayal had been in possession and enjoyment of the same the aforesaid land was recorded in L.R. Khatian No. 831, under L.R. Dag NO. 32 in the name of the said Sri Dulal Kayal.



AND WHEREAS the aforesaid Sri Dulal Kayal while in khas possession and enjoyment of his aforesaid Sali land in the aforesaid L.R. Dag and Khatian due to in need of money decided to sell a demarcated 5 Cottahs of Sali land out of his aforesaid land free from all encumbrances for valuable consideration.

AND WHEREAS the vendor herein after coming to know of such intension of the said Sri Dulal Kayal, approached him for purchasing his aforesaid plot of Sali land measuring 5 Cottahs more or less free from all encumbrances at or for the total consideration of Rs. 1,50,000/- (Rupees One lakh Fifty Thousand) only.

AND WHEREAS the said Sri Dulal Kayal after considering the proposal of the vendor herein and after considering the price offered by the Vendor herein for purchasing his said demarcated plot of land was just and proper, being agreed to sell the said demarcated plot of land to the vendor herein free from all encumbrances at or for the said consideration, executed a deed of conveyance on 09.12.2011 corresponding to 22<sup>nd</sup> day of Agrahayan 1418 B.S.in favour of the vendor herein in respect of the said demarcated plot of Sali land on receiving the entire consideration as per memo of consideration written in the said deed. The said deed was registered in the office of District Sub- Registrar-IV at Alipore, South 24 Parganas and has been recorded in Book No. 1, C.D.Volume No. 29, pages 3573 to 3585 being No. 08824 for the year 2011. The said demarcated plot of Sali land so



purchased by the vendor herein by virtue of the aforesaid deed has been morefully and particularly described in schedule of the said deed and has been depicted and delineated in 'RED' colour in the map or plan annexed with the said deed.

AND WHEREAS after becoming the absolute owner of the aforesaid plot of Sali land in the aforesaid manner the vendor herein while in khas possession and enjoyment of the same due to in need of money decided to sell her aforesaid plot of Sali land measuring 5 Cottahs more or less equivalent to 8.26 Decimals free from all encumbrances at or for a valuable consideration.

AND WHEREAS the purchaser herein after coming to know of such intention of the vendor herein in a meeting of its Board of Directors held on 16.02.2013 decided to purchase the aforesaid plot of Sali land free from all encumbrances and took a resolution to this effect in the said meeting.

AND WHEREAS in the said resolution dated 16.02.2013 the Board of Directors of the purchaser company have empowered Sri Ashutosh Mukhopadhyay, one of the Directors of the said purchaser Company to negotiate and settle terms for purchasing the said 5Cottahs Sali land equivalent to 8.26 Decimals Sali land of the vendor herein and to execute and sign the necessary papers and documents in connection with the purchase of the said land.



AND WHEREAS in pursuance of the said resolution of the purchaser Company herein the said Sri Ashutosh Mukhopadhyay one of the Directors of the said purchaser company, approached the vendor herein for purchasing the aforesaid 5 Cottahs Sali land equivalent to 8'26 Decimals Sali land with all easements attached thereto free from all encumbrances at or for the total consideration of Rs.5,00,000/- (Rupees Five Lakhs ) only .

AND WHEREAS the vendor herein after considering the proposal of the purchaser herein and after considering the price offered by the purchaser company for purchasing the said plot of Sali land is the highest price now available in market has agreed to sell her aforesaid Sali land to the purchaser herein at or for the said consideration of Rs.5,00,000/- (Rupees Five Lakhs) only .

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said total sum of Rs.5,00,000/- (Rupees Five Lakhs) only being the lawful money of the Union of India, well and truly paid by the said purchaser to the vendor herein as per Memo of Consideration hereunder written (the receipt of which the vendor herein doth hereby admit and acknowledge and the vendor herein doth hereby acquit, release and for ever discharge the said purchaser company from payment of the same and every part thereof as well as the said land hereby conveyed, transferred, expressed or intended so to be) the vendor herein doth hereby grant, convey, sell, transfer, assign and assure to and unto and in favour of the purchaser company herein ALL THAT the piece and parcel of





demarcated plot of Sali land measuring 5 Cottahs more or less equivalent to 8.26 Decimals Sali land out of 45 Decimals Sali land lying and situates at Mouza Daulatpur, J. L. No. 79, comprised in R.S. Khatian No. 425, L.R. Khatian No. 2712 appertaining to R.S. & L.R. Dag No. 32, within the jurisdiction of Kulerdari Gram Panchayet, Additional District Sub – Registry Office Bishnupur and District Sub Registrar Office – IV at Alipore, Police Station – Bishnupur, District – South 24 Parganas more fully and particularly described in the schedule hereunder written free from all encumbrances, charges, liens and lispensens whatsoever **OR HOWSOEVER OTHERWISE** the said land, hereditaments and premises now is or are or heretofore was or were situated butted, bounded, called, known, numbered, described or distinguished with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong be appurtenant thereto and the Reversion or Reversions, Remainder or Remainders and the Rents Issues and Profits thereof and all the Estate, Right, Title, Interest, Claim and Demand whatsoever both at law and in equity of the vendor into and upon the said land and every part thereof and all the Deeds, pattahs, muniments, writings and evidences of title relating to or concerning the said land, hereditaments and premises or every part thereof which now are or is or may hereafter in the custody, power, control or possession of the vendor or any person or persons from whom the vendor



may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the purchaser herein absolutely forever free from all encumbrances. The vendor hereby covenant with the purchaser herein that notwithstanding any act, deed, things and matters whatsoever made done or executed or knowingly suffered to the contrary the vendor now has good right, full power and absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the purchaser herein in the manner aforesaid and deliver vacant and peaceful possession thereof simultaneously with the execution of these presents and that the purchaser herein shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and every part thereof and to pay the rents to the Collector South 24-Parganas for the State of West Bengal upon getting its name duly mutated in the relevant records of the office of BLRO in place and stead of the vendor herein and to receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand whatsoever **FURTHER** that the vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the vendor herein shall and will from time to time and at all times hereafter at the costs and request of the purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the land to and unto and in favour of the purchaser herein as shall or may reasonably be required.



The said land so conveyed has not been acquired by the State Govt. of West Bengal, Acquisition and Requisition Department or any other authority concern nor the vendor herein received any notice for acquisition or requisition of the said land or any part thereof.

If any of the representations or covenants made hereinbefore by the vendor herein are subsequently, found to be false or any fraud is detected hereafter the vendor shall be liable to compensate the loss if sustained by the purchaser herein.

**SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the Rayati Swattwa Bisishtta demarcated Sali land measuring 5 Cottahs more or less equivalent to 8.26 Decimals more or less out of 45 Decimals Sali land in R.S. & L.R. Dag No. 32, comprised in R.S. Khatian No. 425, L.R. Khatian No. 2712, J. L. No. 79, Mouza Daulatpur under Kulerdari Gram Panchayet, Additional District Sub – Registry Office Bishnupur, Police Station – Bishnupur, District – South 24 Parganas together with all easement attached thereto. The Said plot of land is being butted and bounded as follows:

ON THE NORTH	: Portion of land in Dag No. 32
ON THE SOUTH	: Portion of land in Dag No. 32
ON THE EAST	: Land in Dag No. 45
ON THE WEST	: Land in Dag No. 31



IN WITNESS WHEREOF the parties hereto put their respective hands and seals on the day, month and year first above written.

**WITNESSES:**

1. Baoum purkait  
vill - Daulat pur  
P.O - paitan sul  
P.S - Bishnu pur  
D-7 - 24 parmanar

Jocemina Khatun

**SIGNATURE OF THE VENDOR**

2. SK Sate ulin  
69 Boho meli ghasal  
Lane kal - 34

THYONEZSD-24-07-2017

Ashutosh Mukhopadhyay

**SIGNATURE OF THE PURCHASER**

Drafted by me.

Lina Chakraborty Adv

**LINA CHAKRABORTY**

**Advocate**

Alipore Judges Court  
Kolkata-700 027.





## MEMO OF CONSIDERATION

RECEIVED a sum of Rs.5,00,00/- (Rupees Five Lakhs ) only towards the total consideration of the aforesaid plot of Sali land from the within named purchaser as follows :-

Sl. No.	Draft/ Cash.	Dated	Bank	Branch	Amount
1	che. 044945	27.2.13.	UBI	Behala.	Rs- 2,50,000/-
2	che. 044946	27.2.13.	UBI	Behala.	Rs- 2,50,000/-
					<u>Total/Rs-5,00,000/-</u>

Gousmira Khatun

Gousmira Khatun

## WITNESSES:

1. Basum Guobait.

## SIGNATURE OF THE VENDOR

2. Sk. Sakulika  
64 Panamati Ghosal  
Lane Kat-76



**PRESENTANT**



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME Gousmina Khater

SIGNATURE .....



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME Abhishikha Mukhopadhyay

SIGNATURE .....



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....

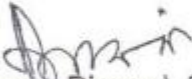




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 2653 to 2668  
being No 01529 for the year 2013.



  
(Ashoke Kumar Biswas) 28-February-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal