

00362

I-434/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930339

A. 20009/10  
12-25

... and that the contents of this Deed  
... The signature sheets and  
... sheets attached to  
... of this Deed.

*[Handwritten Signature]*

Notary Public Registrar  
of the Registrar, G/S 1 (2)  
Registration-1000  
Sector 10, Faridkot  
27 JAN 2011

**DEED OF CONVEYANCE**

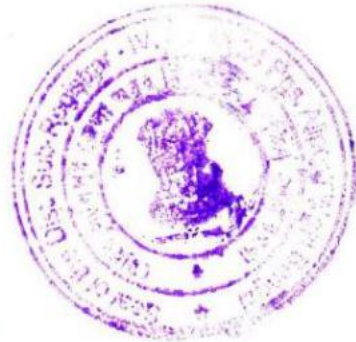
**THIS DEED OF CONVEYANCE** is made this 21<sup>st</sup> day  
of *January* 2011 (Two thousand and Eleven)

**BETWEEN**

2269 14-12-2010 5000  
Sl. No. Di. Rupees  
M/s. Sri/Smt. Sandip Kalra  
Address. 15 Ballygunge Park Rd  
P. S. Karaga Kot-19  
Vendor. [Signature]

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 27

5000



[Signature]

21 JAN 2011

Identified by me  
Rajat Chandra  
Advocate  
Alipore Judges Court, Kolkata 700027



**SRI SUJAY RANJAN CHAUDHURI**, son of late Ishan Chandra Chaudhuri, aged about 75 years, Hindu, Retired Person, residing at Flat No. 1, 36, Deodar Street, Police Station – Ballygunge, Kolkata-700019, hereinafter referred to and called as the “**VENDOR**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, and assigns) on the **ONE PART**

**AND**

**SRI SANDEEP KABRA**, son of Late Shrikishan Kabra, aged about 45 years, Hindu, Businessman, residing at 15, Ballygunge Park Road, Police Station - Karaya Kolkata-700019, hereinafter referred to and called as the “**PURCHASER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **OTHER PART**.

**WHEREAS** originally one Bibhuti Prasanna Roy Chowdhury, son of Late Kali Mohan Roy Chowdhury has been seized and possessed of all that the piece and parcel of Sali land, being plot no. 1, ad measuring more or les 3.89 Satak lying situate at and comprised in Dag No. 1, Khatian No. 28, Re Sa No. 41, under Mouza – Goragacha Gram, Police Station – Sonarpur, under Rajpur – Sonarpur municipality in the District of the then 24 Parganas acquired by him by way of purchase from his erstwhile owner vide a registered Bengali Kobala being recorded in Book No. 1, Volume No. 56, Being Deed No. 3718 for the year 1962.



*[Handwritten signature]*

SEAL OF THE REGISTRAR  
OF COMPANIES (2) OF  
SOUTH 24 PARGANAS  
21 JAN 2011

**AND WHEREAS** while seized and possessed of the aforesaid property, said Bibhuti Prasanna Roy Chowdhury sold transferred and conveyed a portion of his land, measuring about 0.08 satak equivalent to 5 Cottahs of land under District- South 24 Parganas, P. S. Sonarpur, Mouza- Garagacha, under Rajpur – Sonarpur municipality, J.L No. 45, R. S. Dag No. 1, Khaitan No. 200/1, Ward No. 1, holding no. 218 for valuable consideration unto and in favour of the Vendor herein as and by way of Bengali Kobala executed on 27.4.1963 and registered before the Sub Registry Office at Baruipur, 24 Parganas, and recorded therein in Book No. 1, Volume No. 56, Pages 256 to 258 Being No. 4160 for the year 1963 which was demarcated, alienated in a sketch map annexed in the said deed.

**AND WHEREAS** the Vendor herein thus became the sole and absolute owner of all that the piece and parcel of Sali land ad measuring more or les 0.08 Satak equivalent to 5 Cottahs of land lying situate at and comprised in Dag No. 1 (P), Khatian No. 28, Re Sa No. 41, J.L.No. 45, under Mouza – Goragacha Gram, Police Station – Sonarpur, in the District of the then 24 Parganas, Sub Registry at Baruipur as more fully and particularly described in the Schedule A hereinafter written and hereinafter referred to as the said Mother Property.

**AND WHEREAS** the Union of India for the purpose of construction, alignment, addition and expansion of Metro Railway from Tollygunge to Garia issued a notification to declare its intention and ultimately, acquired the major portion of the said land along with vast areas of the land of different mozas near about the land of the vendor above named.



Registrar - IV, South 24 Parganas  
By Registrar W/S T (2) C.  
REGISTRATION ACT 1908  
South 24 Parganas  
31 JAN 2011



**AND WHEREAS** Pursuant to the said notification, the vendor being recorded owner of the said land, measuring about 0.08 satak equivalent to 5 Cottahs of land, being plot no.1, under RS Khaitan no. 28, L R Khaitan no. 200/1 of Mouza- Garagacha, J. L. No. 45, Police Station- Sonarpur, under District- 24 Parganas (South), under Rajpur- Sonarpur Municipality submitted the statement of his claim of compensation of the said plot of land to be acquired by the Govt. Of India, (Metro Railway Authority) for the purpose of construction of Metro Railway vide claim acquisition case no. 46 of 2003 and claim appeal no. 24 of 2006.

**AND WHEREAS** with reference to the application made by the said vendor, the Govt. of India allowed compensation in respect of the major portion of the said land, measuring about 2245 square feet, and demarcated by green border leaving the balance portion, measuring about 1028 square feet of land, marked in red border, mentioned in schedule "B" herein after, which is the subject matter of the present deed of conveyance.

**AND WHEREAS** due to non acquired by the Metro Railway Authority as per joint inspection report given by them, the Vendor herein is now the sole and absolute owner of all that the balance piece and parcel of Said land ad measuring more or less 1028 square feet lying situate at and comprised in Dag No. 1(P), Khatian No. 28 (55/42), Re Sa No. 41, J.L. No. 45, under Mouza - Goragacha Gram, Police Station - Sonarpur, in the District of the then 24 Parganas, Sub Registry at Baruipur, Ward No. 1, Rajpur Sonarpur Municipality as more fully and particularly described in the Schedule B hereinafter written and hereinafter referred to as the said land property.



Registrar of Companies  
Registrar U/S 7 (B)  
Registration ACT 1956  
South 24 Parganas  
27 JAN 2011



**AND WHEREAS** the Vendor herein for exigent reason of being not able to cause any construction upon his said land property at this point as he has no any separate entrance from his said balance land and as such, the vendor has given out his intention to dispose of the same on AS IS WHERE IS BASIS for valuable consideration by sale and transfer of all his rights title and interest therein to intending buyers.

**AND WHEREAS** the Party of the Other Part being the adjacent land owner having on coming to know of the intention of the Vendor herein and after having full satisfaction of the ownership of the latter so far as the said balance land as aforesaid, has offered to purchase the same having found the title of ownership and possession of the Vendor herein to be satisfactory for valuable consideration as is where is basis.

**AND WHEREAS** subsequent to the mutual discussions and negotiations by and between the parties hereto it has been agreed by and between them that the Vendor herein shall sell and the Party of the Other Part as the Purchaser shall purchase all that the said Land property as an absolute indefeasible estate in fee simple or an estate equivalent thereto, at and for a total consideration price of Rs.4,00,000/- (Rupees Four lacs) only, and the Vendor herein taking the price offered to be reasonable value at the existing market situation.

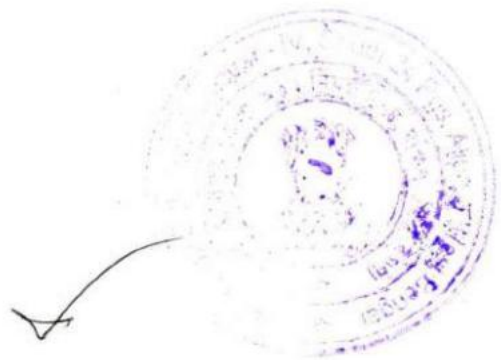
**NOW THIS INDENTURE WITNESSETH** that pursuant to the terms agreed by and between the parties hereto and in consideration of said sum of Rs.4,00,000/- (Rupees Four lacs) only being the true and lawful money of the Union of India towards the full amount of agreed consideration money paid by the Purchaser herein to the Vendor herein on or before execution of these presents, (the receipt whereof the Vendor



Registrar of Companies - I  
Registrar U/S 7 (2) O.  
Registration Act 1956  
South 24 Parganas  
21 JAN 2011

herein doth hereby admits and acknowledges by these presents as well as the Memo hereinafter contained, and acquits, releases and discharges forever the Purchaser herein as well as the said Land property), the Vendor herein doth hereby sells, conveys, transfers, and assures all and whatsoever and concludes, releases, discharges and assigns unto and in favour of the Purchaser, his heirs/successors, administrators, executors, administrators, legal representatives, and/or assigns **ALL THAT** the piece and parcel of Sali Land ad measuring more or less 1028 square feet lying situate at and comprised in Dag No. 1(P), Khatian No. 28 (55/42), Re Sa No. 41, J.L. No. 45, under Mouza – Goragacha Gram, Police Station – Sonarpur, in the District of the then 24 Parganas, Sub Registry at Baruipur, Ward No. 1, Rajpur Sonarpur Municipality on **AS IS WHERE IS BASIS**, more fully described in the Schedule B hereinafter written and herein referred to as the said Land property, and shown in the Plan/Map annexed herewith and delineated in Red Border, for the beneficial use and enjoyment of the same and **TOGETHER WITH** the easement, quasi easement, rights, interests, privileges, **AND WITH** the perpetual and irrevocable rights to use the common paths and passages, installations, contained therein or **HOWSOEVER OTHERWISE** the said Land property or any part thereof now are or is or at any point of time hereto before whenever was situated butted and bounded, reputed called known numbered described or distinguished together with all and singular walls, yards, trees, bushes, soil, plants, plantations, ways, paths, passages, water, water courses, sewerage, drain, irrigations, advantages and ancient and other rights, lights, liberties, easements, profits, privileges, advantages, appendages and appurtenances whatsoever to the said Land property belonging to or any way appertaining thereto or with the same or any part thereof now or at any time thereto usually hold, used, occupied or enjoyed or reputed





महोदय सब-रजिस्ट्रार  
सब-रजिस्ट्रार U/S 1  
Registration ACT 1908  
South of Patna  
21 JAN 2011

therewith or known as part and parcel member thereof or be appertaining thereto **AND ALSO** the reversion or reversions, remainder or remainders and the rents, issues and profits thereto and every part thereof **TOGETHER WITH ALL** deeds pattas muniments documents writings papers receipts vouchers or other evidence title relating to the said Land property or any or every part thereof **AND** all estate right, title and interest use, inheritance property, possession benefit, claims and demand whatsoever both at law and in equity of the Vendor unto or upon or out of the said Land property or any part thereof **TO HAVE AND TO HOLD** the said Land property and all that the said Land property hereby sold, conveyed, transferred, assigned, assured, expressed or intended so to be **TOGETHER WITH** the appurtenance and rights as aforesaid unto the Purchaser his other rights member and appurtenance unto and to the use and benefit of the Purchaser absolutely and for ever subject to the obligation and stipulation **AND** subject nevertheless to the payment by the Purchaser all khaznas, rates, taxes, or rents or impositions as per statutory rules and norms from time to time and/or as per provisions of the law for the time being in force on account of the said Land property which may hereafter become payable in respect thereof **AND**

**THAT NOTWITHSTANDING** any act deed, matter or thing done whatsoever by the Vendor herein or any person lawfully or equitably claiming for from or through under or in trust for the act made done commit or committed or intentionally suffered to the contrary the Vendor now as lawfully and as absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land property hereby sold, conveyed, assigned assured and expressed so to be and every part thereof being perfect or inheritance thereof without any



Sub Registrar,  
Registrar U/S 7 (2),  
Registration Act 1908  
South of Fardes  
21 JAN 2011



manner or condition use trust or other thing whatsoever to alter, defect, encumber or make void the same **AND**

**THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever as aforesaid the Vendor now herein himself has full right and authority to sell, convey, transfer, assign and assure the said Land property hereby sold, conveyed, transferred, assigned, and assured and expressed or to be unto and unto the use of the Purchaser absolutely and forever in the manner as aforesaid **AND** it shall be lawful for the Purchaser from time to time and at all times hereinafter peaceably and quietly possess, to enter upon and enjoy the said Land property for lawful use utilization and enjoyment of the same and to get the benefit and receive rents issues yields and profit thereof without any suit lawful eviction interruption claim and demand whatsoever for or by the Vendor herein or by any person or persons lawfully or equitably claiming through for under or in trust for him **AND** the Vendor shall from time to time and at all times hereafter indemnify and keep duly indemnified the Purchaser herein, and/or his successors against all or any losses, damages, costs, charges and expenses, if any, suffered by reason of anybody or breach of the covenants herein contained or for payment of any taxes, if any, impositions, levies and liabilities of whatsoever nature, relating to and/or arising out of the said Land or any part thereof, as on the date of execution of these presents;

**AND THAT** the Vendor has not been party save and except as stated above and privy to any acts, things and matters whereby the Vendor is prevented from conveying and/or transferring the said Land Property **AND** the Vendor do hereby covenant with the Purchaser that he shall and will from time to time and at all times hereafter upon every reasonable request and costs of the



Registrar of Companies  
Registrar U/S 7 (2)  
Registration ACT 1956  
Bangalore, South Zone Bangalore  
24 JAN 2011

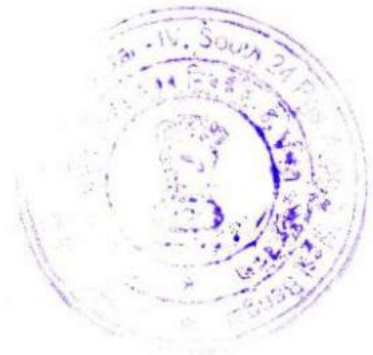


Purchaser produce and cause to be produced unto the Purchaser, his legal heirs and/or successors or any person or persons lawfully or equitably claiming at any trial, hearing, commission, examination or otherwise as occasions shall arise all or any of the deeds and writings deliver to the Purchaser or produce in all Courts for manifesting defending and proving the previous title of the Vendor in respect of the said Land Property and also at like request and costs of the Purchaser deliver or cause to be delivered such attested or other copies of the said deeds and writings as may be required.

**ALL THAT** and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or his predecessors in title and well and sufficiently saved defended and kept harmless and indemnified of, from and against all and all manners or forms and other estates, right, title, interest, lien, charges and encumbrances whatsoever created made excluded occasioned or suffered by him or any of his predecessor in title or any person or persons lawfully or equitably or rightfully claiming for through under or in trust for him,

**AND** further that the Vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever from, under or in trust for either or both shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make, do, acknowledge, procure and execute and cause to be made, done, procured and executed all such further and other lawful and reasonable acts, deeds, things and assurances for further assuring the said Land to the Purchaser as may be reasonably required for better and perfectly assuring the said Land Property and every part thereof unto and to the Purchaser in the manner aforesaid.





Regional Sub Registrar  
of the Registrar U/S 7 (2) of  
Registration ACT 1956  
Sector, South 24 Parganas  
27 JAN 2011

**SCHEDULE - A BEING MOTHER PROPERTY AS REFERRED  
ABOVE**

**ALL THAT** the piece and parcel of Sali Land ad measuring more or less 0.08 Sataks equivalent to 5 Cottahs of land, lying situate at and comprised in Dag No. 1(P), Khatian No. 28(55/42), Re Sa No. 41, J.L. No 45, under Mouza - Goragacha Gram, Police Station - Sonarpur, in the District of the South- 24 Parganas, Sub Registry at Baruipur, Rajpur Sonarpur Municipality butted and bounded as under:-

**ON THE NORTH** \_\_\_\_\_ Plot of Sri Panchu Sarder,

**ON THE SOUTH** \_\_\_\_\_ Plot of Smt. Bakulrani Chowdhury,

**ON THE EAST** \_\_\_\_\_ Plot of Smt. Adhikari and

**ON THE WEST** \_\_\_\_\_ Plot of Smt. Mukul Roy.

**SCHEDULE - B BEING LAND PROPERTY AS REFERRED  
ABOVE**

**ALL THAT** the piece and parcel of Sali Land, as is where is basis, ad measuring more or less 1028 square feet, lying situate at and comprised in Dag No. 1 (P), Khatian No. 28(55/42), Re Sa No. 41, J.L.No. 45, under Mouza - Goragacha Gram, Police Station - Sonarpur, under Ward No. 1, Rajpur - Sonarpur municipality, Sub Registry at Baruipur in the District of the South- 24 Parganas.

The Site Plan of the said Land property is annexed hereto and is treated as a part of this Deed of Conveyance.

*[Handwritten signature]*



Sub Registrar-1  
The Registrar W/S7 (2)  
Registration ACT 1908  
South 24 Parganas  
27 JAN 2011



**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED EXECUTED SEALED  
DELIVERED BY THE WITHIN  
NAMED PARTIES**

In the presence of:

**WITNESSES:-**

1. RAJAT CHAUDHURI  
Rajat Chaudhuri Advocate,  
Alipore Judges Court,

2. E. Mouliky  
Alipore Police Court  
Cat-27

Sujay Ranjan Chaudhuri  
**SIGNATURE OF THE VENDOR**

DRAFTED BY

Surajit Nandan  
SURAJIT NANDAN

**ADVOCATE**

ALIPORE CRIMINAL COURT  
KOLKATA - 700 0 27.

Sandip Khatun  
**SIGNATURE OF THE PURCHASER**



Registrar Sub Registrar  
of the Registrar U/S 7 (2)  
Registration ACT 1956  
South 24 Parganas  
21 JAN 2011

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named PURCHASER the within mentioned sum of Rs.4, 00,000/- (Rupees four lacs) only as per memo below as the full agreed consideration money in full and final settlement as agreed and expressed in terms hereof and under these presents:

BY BANKER'S CHEQUES NO. 078502,

DATED 03/09/2010.

ALLAHABAD BANK, B. K. PAL AVENUE,

BRANCH, KOLKATA.....Rs. 4,00,000/-

TOTAL- Rs. 4,00,000/-

=====

(Rupees Four Lakhs only)

SIGNED EXECUTED SEALED

DELIVERED BY THE WITHIN

NAMED VENDOR

In the presence of:

**WITNESSES:-**

1. *Rajad Chandram Advocate*

*Sujay Ranjan Chaudhary*

**SIGNATURE OF THE VENDOR**

2. *E. Mooling*





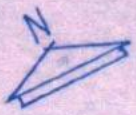
Registrar of Companies  
Registrar U/S 7 (2) of  
Registration ACT 1956  
South 24 Parganas  
27 JAN 2011

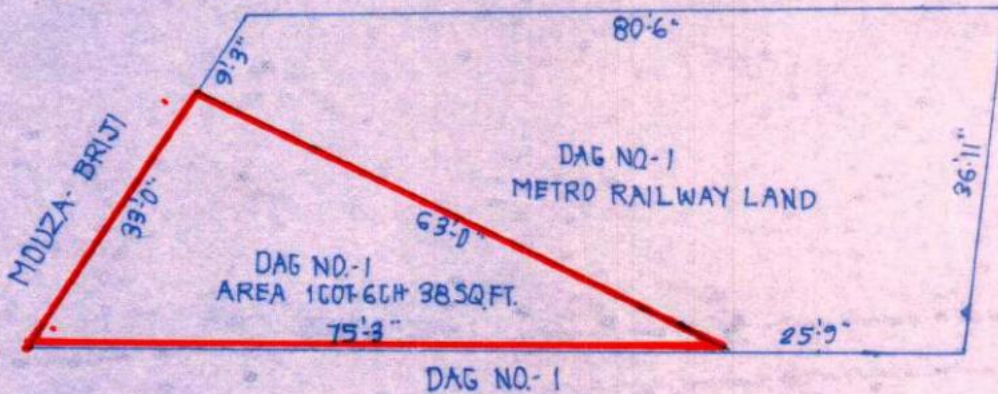
SITE PLAN OF DAG NO.-1, KHATIAN NO.-28, MOUZA-GARAGACHA, R.S.NO.-41,  
P.S. SONARPUR, DIST.-24 PGS(S)-RAJPUR SONARPUR MUNICIPALITY WARD NO-

SCALE : 1" = 20'-0"

AREA OF LAND:- 1COT-6CH-38SQFT. SHOWN IN RED VERGE.

PURCHASER:- SANDEEP KABRA.

 Sandeep kabra



Sujay Ranjan Chawla  
SIG-OF VENDOR

TRALED BY

0  
14.1.11

JEBASHIS MONDA  
L.B.S. No.-18 (R.J.P)  
Rajpur-Sonarpur Mun





REGISTRAR OF COMPANIES  
By Registrar (2) of  
Companies Act 1956  
South 24 P.S. Area  
21 JAN 2011





Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name SUJAY RANJAN CHAUDHURI

Signature Sujay Ranjan Chaudhuri



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name SANDEEP KABRA

Signature Sandeep Kabra

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

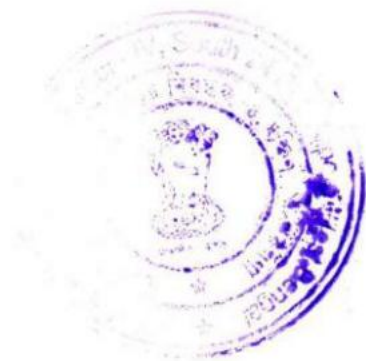
Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



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REGISTRAR AND REGISTRAR  
The Registrar M/S T (2)  
Registration No. 1888  
South India Registrar  
23 JAN 2011

**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. 00362 / 2011, Deed No. (Book - I , 00434/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sujay Ranjan Chaudhuri	<i>Sujay Ranjan Chaudhuri</i> 21-01-2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sujay Ranjan Chaudhuri Address -36 Deodar St, Flat No:1, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019	Self		 LTI	<i>Sujay Ranjan Chaudhuri</i>
			21/01/2011	21/01/2011	
2	Sandeep Kabra Address -15 Ballygunge Park Rd, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019	Self		 LTI	<i>Sandeep Kabra</i>
			21/01/2011	21/01/2011	

**Name of Identifier of above Person(s)**  
 Rajat Chaudhuri  
 Alipore Judges Court, District:-South 24-Parganas,  
 WEST BENGAL, India, P.O. :- Pin :-700027

**Signature of Identifier with Date**  
*Rajat Chaudhuri*  
 Advocate  
 21/01/2011









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

**Endorsement For Deed Number : I - 00434 of 2011**  
**(Serial No. 00362 of 2011)**

**On**

**Payment of Fees:**

**On 21/01/2011**

**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. 4703/-, on 21/01/2011

( Under Article : A(1) = 4664/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/01/2011 )

**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.-424665/-

Certified that the required stamp duty of this document is Rs.- 25490 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 20500/- is paid, by the draft number 573169, Draft Date 14/12/2010, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 21/01/2011

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

Presented for registration at 12.25 hrs on :21/01/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Sujay Ranjan Chaudhuri ,Executant.

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

Execution is admitted on 21/01/2011 by

1. Sujay Ranjan Chaudhuri, son of Lt. Ishan Ch Chaudhuri , 36 Deodar St, Flat No:1, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Retired Person
2. Sandeep Kabra, son of Lt. Shrikishan Kabra , 15 Ballygunge Park Rd, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Business  
Identified By Rajat Chaudhuri, son of ., Alipore Judges Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 1







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 2312 to 2329  
being No 00434 for the year 2011.



  
(Dulal Chandra Saha) 21-January-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal