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D-9879/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 S. No. 21004/12
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certified that the document is authentic
 as registration, the signature sheets and
 the endorsement sheets attached with
 this document are part of this document



Registrar of Assurances
 Alipore, West Bengal
 19 DEC 2012

THIS INDENTURE OF CONVEYANCE is made this the 14th day of
DECEMBER, 2012 (Two Thousand and Twelve) BETWEEN SRI RABIN DRA
NATH SARDAR son of Manoj Kumar Sardar, by fait Hindu, by Nationality Indian, by

52488

Sl. No. _____ DATE 30 NOV 2012

NAME _____

ADD. _____

AMT. _____

MR. JIARAT ALI
ADVOCATE
HIGH COURT, CALCUTTA

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



সদর বিচারালয়
কলকাতা
১৯ ডিসেম্বর ২০১২



Abdul Ahid Samad
Advocate
Alipore police court
Kol-27.
resi- 17. Bechbagan Row
Kol-17

occupation Business, residing at Garagachha, Police Station Sonarpur, Kolkata- 700094,
 District 24- Parganas (South), West Bengal, ^{pan no ECDPCC01A} hereinafter called and referred to as the
VENDOR (which expression shall unless excluded by or repugnant to the subject or
 context be deemed to mean and include his legal heirs, executors, administrators, legal
 representatives and assigns) of the ONE PART :-

A N D

LIMITED LIABILITY PARTNERSHIP FIRM, 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. "H" Block C-1,
 4th Floor, Police Station Shibpur, Howrah 711102, ^{R.B. JPT 96903} 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 by and under a registered deed of conveyance dated 10th. December, 1980,
 Sri Rabindra Nath Sardar and his brother, Sri Ranendra Nath Sardar jointly purchased
ALL THAT piece or parcel of land measuring an area and an area 68.5 Decimal more or
 less Comprised in C.S. Dag No. 3 under C.S. Khatian 17 Corresponding to R.S. Dag
 No.2 under R.S. Khatian No. 18 at Mouza- Gargachha, J.L. No.45, Touji No. 56, Police
 Station Sonarpur, District 24- Parganas now 24- Parganas south along with other property
 or properties from its' owners Smt. Kajal Bala Mondal, Smt. Renu Bala Biswas and
 Kumari Reba Rani Sardar and the said Deed was duly registered in the office of the
 District -Sub Registrar at Alipore and recorded in book No. 1, Volume No.207, Pages 72
 to 81, Being No. 9865 for the year 1980 for valuation consideration as mentioned therein,



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಪೂರ್ವ ಪರ್ಯಾಯ, ಅಲಿಪುರ
ಬೆಂಗಳೂರು ನಗರ
19 DEC 2012

AND WHEREAS by virtue of aforesaid purchase said Sri Rabindra Nath Sardar and his brother, Sri Ranendra Nath Sardar became the lawful joint owners of **ALL THAT** piece or parcel of land measuring an area 68.5 Decimal more or less Comprised in C.S. Dag No. 3 under C.S. Khatian 17 Corresponding to R.S. Dag No.2 under R.S. Khatian No. 18 at Mouza- Gargachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24- Parganas now 24- Parganas, south along with other property or properties.

AND WHEREAS while possessing and enjoying the same, they amicably partitioned the aforesaid property or properties by meats and bound and in terms of the said partition an area Comprised in C.S. Dag No. 3 under C.S. Khatian 17 Corresponding to R.S. Dag No.2 under R.S. Khatian No. 18 at Mouza- Gargachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24- Parganas now 24- Parganas, south along with other property or properties was exclusively allotted to Said Sri Rabindra Nath Sardar, the vendor herein, and as such lawful owner he got mutated his name in the Last Revisional Settlement Records (L.R.), vide L.R. Khatian No.165, L.R. Dag No. 2 and has been possessing and enjoying all the rights, title and interest thereof on payment of rates and taxes to the authorities concerned, free from all encumbrances whatsoever.

AND WHEREAS in the mean time some portion of the said property was encroached by the Government of West Bengal and remained in remaining portion of land Comprised in R.S. and L.R. Dag No. 2 under R.S. Khatian No.18 Corresponding to L.R. Khatian No. 165 of Mouza- Gargachha, J.L. No. 45, Touji No. 56, Police Station Sonarpur, District 24- Parganas (south) and has been possessing and enjoying the same free from all encumbrances whatsoever on payment of rates and taxes to the authorities concerned.

AND WHEREAS for urgent need of money and other lawful reasons the Vendor herein offered to sell, transfer and conveyed **ALL THAT** piece and parcel of demarcated plot of bastu land measuring an area 04 Cottahs 00 Chittaks more or less, Comprised in part of

R.S. and L.R. Dag No. 2 under R.S. Khatian No. 18 Corresponding to L.R. Khatian Nos. 165 of Mouza- Gargachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24 Parganas (south) 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 consideration of **Rs.13,00,000.00** (Rupees thirteen lacks) only the Purchaser herein has agreed with the Vendor for absolute purchase of the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs.13,00,000.00** (Rupees thirteen lacks) only lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and of and from the same and every part thereof and do hereby acquit, release and forever discharge the purchaser as well as the property hereby conveyed), the Vendor do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of demarcated plot of bastu land measuring an area 04 Cottahs 00 Chittaks more or less, Comprised in part of R.S. and L.R. Dag No. 2 under R.S. Khatian No. 18 Corresponding to L.R. Khatian Nos. 165 of Mouza- Gargachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24 Parganas (south) more fully and elaborately described in the Schedule hereunder together with all sorts of easement rights over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenances whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the vendor or

R.S. and L.R. Dag No. 2 under R.S. Khatian No. 18 Corresponding to L.R. Khatian Nos. 165 of Mouza- Gargachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24 Parganas (south) 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 consideration of **Rs.13,00,000.00** (Rupees thirteen lacks) only the Purchaser herein has agreed with the Vendor for absolute purchase of the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

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19 DEC 2012

which the vendor can procure without any suit or action AND all the estate right tile interest property claim and demand whatsoever of the said vendor into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rates taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the vendor AND the vendors do hereby further covenant herein that the said owner and all the persons claiming through under or in trust for the vendors shall and will from time to time and at all material times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:

I. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part or portion thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.



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19 DEC 2012

II. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the vendors have now full right power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and all other benefits and rights hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

III. AND THAT the Purchaser herein shall and may from time to time and at all material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted, sold, conveyed, transferred, assigned, and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the vendors.

IV. AND FURTHER THAT the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the vendors herein shall and will from time to time and at all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.



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Sub-Registrar
Alipore, Alipore
District of West Bengal
3 9 DEC 2012

V. That the vendor on this day with the execution of this Deed handover and deliver the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and the Vendor also deliver the copy of title Deed, link deeds and other documents and writings in respect of the said property in favour of the Purchaser herein.

VI. That the vendors do hereby accorded their consent to the purchaser for mutation of the said property in the office of the B.L.& L.R.O., Municipality Office and all Other Government and/or Semi Government Office and/or other statutory body and/or authority concern.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

Rajendra Prasad
ALL THAT piece and parcel of demarcated plot of bastu land measuring an area 04 Cottahs 00 Chittak more or less, ^{with 100 sq R.T.S.} Comprised in part of Comprised in R.S. and L.R. Dag No. 2 under R.S. Khatian No. 18 Corresponding to L.R. Khatian Nos. 165 of Mouza-Gargachha, J. L. No.45, Touji No. 56, Police Station and Sub- Registry Office Sonarpur, District 24 Parganas (south) within the local limits of ward No. 1 of The Rajpur-Sonarpur Municipality TOGETHER WITH all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto 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 is butted and bounded in the manner following:-

ON THE NORTH: Part of R.S. Dag No.2.

ON THE SOUTH: Partly of R.S. Dag No.11 and partly 12.

ON THE EAST : 20'-00" Wide Road/ passage.

ON THE WEST: Part of R.S. Dag No.10.



[Handwritten signature]

সি.সি.সি. অফ দি ডিস্ট্রিক্ট সাব-রেজিস্ট্রার
২৪ প.সি. অলিপুর, বেঙ্গাল
১৯ ডিসেম্বর ২০১২
১৯ DEC ২০১২

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 :-

1. Jivan at hi
Advocate
High Court, Calcutta -
2. Nihal Banerjee
Seed Writer - Nilpal

Rajinder Nath Sardar

SIGNATURE OF THE VENDOR



Handwritten signature

~~Registrar - IV, South 24 P.S., Alipore West, Berhampur~~
39 DEC 2012

RECEIVED from the within named Purchaser the within mentioned sum of
Rs.13,00,000.00 (Rupees thirteen lacs) only being the full and final consideration
amount as per memo below :-

MEMO OF CONSIDERATION

Paid by pay order, bearing No.195499
dt.12/12/2012, issued by DCB BANK, Kolkata.Rs.13,00,000.00

Total..... Rs.13,00,000.00
=====

(Rupees thirteen lacs) only

WITNESSES:-

1. *Jarat Ali*
2. *Shree Narayan Khatun*

SIGNATURE OF THE VENDOR

Drafted & prepared
by me, at my office:

Jarat Ali

(JARAT ALI)

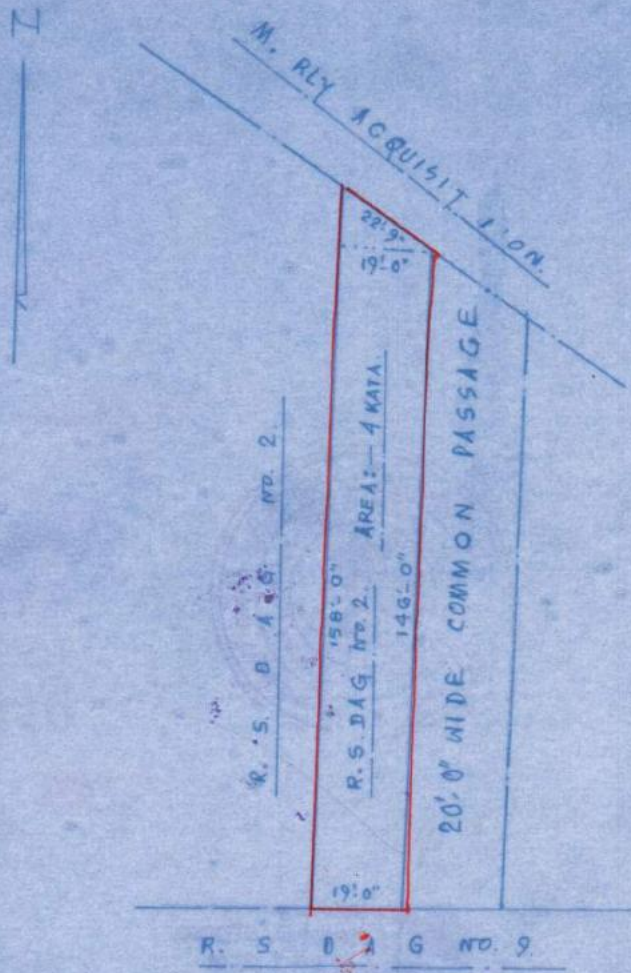
Advocate,
HIGH COURT, CALCUTTA
Office :-
Olisa (Delta) House,
Ch. No. 1-"O", 1st. floor,
4, Govt. Place North,
Kolkata-700001.



Sub-Inspector
District Office, Alipore,
Kolkata W.B. & C. of
India
19 DEC 2012

SITE PLAN OF LAND OF R.S. & L.R. DAG NO. 2 (PART) L.R.KH. NO.
OF MOUZA - GARAGACHA, J.L. NO. 45, P.S. SONARPUR, DIST- 24 PARGANAS (5) UNDER
KADPUR - SONARPUR MUNICIPALITY, WARD NO. 1. SCALE: - 93' FT = 1" INCH.

AREA OF LAND: - 4KT (MORE/LESS)
SHOWN IN RED LINE














Balendroth Sarda

Traced By:
S. Pat
2006-05-44














Registrar - IV, South 24 P.S. Alipore,
West Bengal
19 DEC 2012

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

Name RABINDRA NATH SARDAR

Signature Rabintra Nath Sardar

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

Ashis Toshniwal

Name ASHIS TOCHNIWAL

Signature Ashis Toshniwal



[Handwritten signature]

[Faded official text]

19 DEC 2012

D.S.R.

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. 09695 / 2012

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rabindra Nath Sardar Garagachha, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054	 14/12/2012	 LTI 14/12/2012	

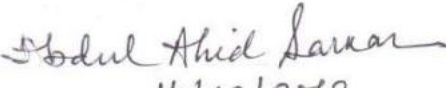
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rabindra Nath Sardar Address -Garagachha, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094	Self	 14/12/2012	 LTI 14/12/2012	

Name of Identifier of above Person(s)

Abdul Abid Sarkar
17 Beck Bagan Row, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India, Pin :-700017

Signature of Identifier with Date


14/12/2012



Ashoke Kumar Biswas

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

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

Endorsement For Deed Number : I - 09879 of 2012
(Serial No. 09695 of 2012)

On 14/12/2012

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 14/12/2012

Amount by Draft

Rs. 44358/- is paid , by the draft number 726586, Draft Date 13/12/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 14/12/2012

(Under Article : A(1) = 44319/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 14/12/2012)

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.-40,30,000/-

Certified that the required stamp duty of this document is Rs.- 282110 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 281160/- is paid, by the draft number 726658, Draft Date 12/12/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 14/12/2012

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

Presented for registration at 11.15 hrs on :14/12/2012, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Rabindra Nath Sardar ,Executant.

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

Execution is admitted on 14/12/2012 by

1. Rabindra Nath Sardar, son of Manoj Kumar Sardar , Garagachha, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094, By Caste Hindu, By Profession : Business

Identified By Abdul Abid Sarkar, son of . , 17 Beck Bagan Row, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017, By Caste: Muslim, By Profession: Advocate.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 19/12/2012

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



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

19/12/2012 18:16:00

EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 09879 of 2012
(Serial No. 09695 of 2012)

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. 0.00/-, on 19/12/2012

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



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

19/12/2012 18:16:00

✓

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 36
Page from 3936 to 3951
being No 09879 for the year 2012.



(Ashoke Kumar Biswas) 31-December-2012
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal