

5512

5084

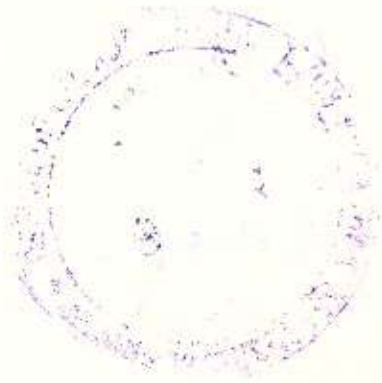


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 188296

Handwritten signature

Certified that the Document is admitted for registration. The enforcement sheet attached with this document are the Part of this document.



Handwritten signature
addl. District Sub-Registrar
Asansol, Dist. Burdwan
23 JUN 2011

DEED OF CONVEYANCE OF Rs.10,00,000/-

ASSESSED MARKET VALUE OF Rs.14,13,375/-

QUERY NO.9998/2011

THIS DEED OF CONVEYANCE is made on this the 22nd day of June, Two Thousand Eleven (2011).

Contd.....P/2.

Page No. 836 Date 22/3/2022

Case No. 6555
Plaintiff's Name & Address - Shri. S. Srinivas Reddy, Aransol, District. Burdwan

Defendant's Name & Address - Shri. S. Srinivas Reddy, Aransol, District. Burdwan
29/3/2022

Shri. Srinivas Reddy



6555



Shri. Srinivas Reddy

ADDL. District Sub-Registrar
Aransol, Dist. Burdwan

DEED OF CONVEYANCE OF PLOT NO. 6555

ASSETT MARKED VALUE OF PLOT NO. 6555

QUESTA NO. 6555/2022

ADDL. District Sub-Registrar
Aransol, Dist. Burdwan
3 JUN 2022

THIS DEED OF CONVEYANCE is made on this
the 22nd day of June, Two Thousand Eleven (2011)

Shri. Srinivas Reddy

-: 2 :-

B E T W E E N

SRI SURAJIT GHOSH, son of Late Satya Ranjan Ghosh by faith – Hindu, by Occupation – business, residing at House No.26B, Street No. 63, Chittaranjan – 713331, District – Burdwan (W.B).hereinafter called the ‘**VENDOR**’ (which term or expression shall unless excluded by or repugnant to the context or subject shall be deemed to mean and include her legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

-A N D-

M/S KALIM INFRASTRUCTURE PVT. LTD , a company incorporated under the companies Act, 1956 having its head office at 63, Rafi Ahmed Kidwai Road, Kolkata – 700016 represented by its director **1. FIRDOUS KALIM**, son of Late Md. Kalimuddin, by faith – Muslim, by occupation – business, residing at 84/9, Ripon Street, P.S. Park Street, Kolkata–700016, **2. MOHAMMED ALI KHAN** son of Late G.H. Khan, by faith-Muslim, by occupation- business, residing at 29/H/21. Linton Street, Police Station – Beniapukur, Kolkata – 700 014, being the “**PURCHASER**” (which term or expression shall unless excluded by or repugnant to the context or subject shall be deemed to mean and include its, executors, administrators, representatives and assigns) of the **OTHER PART**.

Contd.....P/3.

WHEREAS one Jai Narayan Tiwari and one Gobinda Pada Tiwari were absolutely seized and possessed of ALL THAT piece and parcel of land being measuring 36 Decimals being 1 Bigha 2 Cottahs approximately under Dag No -119 now numbered as Plot No.303, under Khatian No -17, Touzi No - 22, Manbhum, R.S.No - 1420, Pargana - Padra at Mouza - Benagore, Police Station - Salanpur now being Durga Mandir Road, P.O - Rupnarayan, District - Burdwan - 713335, Sub Registry Office at Asansol, District Registrar at Burdwan under Salanpur Gram Panchayat as owners thereof.

AND WHEREAS the said Jai Narayan Tiwari and Gobinda Pada Tiwari by a Deed of Sale 06.03.1961 absolutely sold, conveyed and transferred ALL THAT piece and parcel of land comprising of 36 decimal being 1 Bigha 2 Cottahs approximately more or less under Dag No. -119 now numbered as Plot No.303, under Khatian No - 17, Touzi No - 22, Manbhum, R.S.No - 1420, Pargana - Padra at Mouza - Benagore, Police Station - Salanpur now being Durga Mandir Road, P.O - Rupnarayan, District - Burdwan - 713335, Sub Registry Office at Asansol, District Registrar at Burdwan under Salanpur Gram Panchayat to Smt. Shyamali Ghosh wife of Late Satya Ranjan

Contd.....P/4.

Ghosh who purchased the same from her stridhan property for a valuable consideration and obtained possession of the same and the said deed was duly registered in the office of the sub-Registrar at Asansol and recorded in Book No. I, Volume no. 20, pages 164 to 167, as Being No. 1097 for the year, 1961.

AND WHEREAS Smt Shyamali Ghosh, out of her natural love and affection gifted the said property to Sri Surajit Ghosh by virtue of the deed of gift dated 16th day of July 2003 duly registered in the office of the Additional Registrar of Assurances III at Kolkata and recorded in Book no.1, Volume No – 1, as Being No – 399 for the year 2006.

AND WHEREAS by virtue of the said gift, the Vendor herein became the sole and absolute owner of ALL THAT piece and parcel of land being Rait Sthitiban Mokarari measuring 36 Decimals being 1 Bigha 2 Cottahs approximately under Dag No –119 now numbered as Plot No.303, under Khatian No –17, Touzi No – 22, Manbhum, R.S.No – 1420, Pargana – Padra at Mouza – Benagore, Police Station – Salanpur now being Durga Mandir Road, P.O – Rupnarayan, District – Burdwan – 713335, Sub Registry Office at Asansol, District Registrar at Burdwan under Salanpur Gram Panchayat

Contd.....P/5.

AND WHEREAS after the purchase as aforesaid Vendor is seized and possessed of the said property as the sole and absolute Owner thereof and sufficiently entitled to sell and dispose off the said property in any manner whatsoever.

AND WHEREAS the Vendor for his respective need of money has expressed his desire to sell property being ALL THAT piece and parcel measuring 36 Decimals being 1 Bigha 2 Cottahs approximately under Dag No -119 now numbered as Plot No.303, under Khatian No -17, Touzi No - 22, Manbhum, R.S.No - 1420, Pargana - Padra at Mouza - Benagore, Police Station - Salanpur now being Durga Mandir Road, P.O Rupnarayan, District - Burdwan - 713335, Sub Registry Office at Asansol, District Registrar at Burdwan at a total consideration of 10,00,000/- (TenLacs) only free from all encumbrances.

AND WHEREAS the purchasers after being satisfied with the title of the vendor for purchasing the said property at the said consideration of Rs. 10,00,000/- (Ten lacs) only free from all encumbrances.

Contd.....P/6.

-:: 6 ::-

NOW THIS INDENTURE WITNESSETH as follows :

That in consideration of the said sum of Rs. 10,00,000/- (Rupees Ten Lacs) only paid by the purchasers to the vendor the receipt whereof the vendor do and each of them doth hereby as per memo hereunder written admit and acknowledges and of and from the same and every part thereof acquit, release and discharge the purchaser its successors, representatives and assigns, the vendor as beneficial owner do by these presents indefeasibly grant, sell convey and transfer, assign and assure unto the purchaser, his legal heirs, successors, representatives and assigns free from all encumbrances, attachments and other defects in title being ALL THAT piece and parcel of land being measuring 36 Decimals being 1 Bigha 2 Cottahs approximately under Dag No -119 now numbered as Plot No.303, under Khatian No -17, Touzi No - 22, Manbhum, R.S.No - 1420, Pargana - Padra at Mouza - Benagore, Police Station - Salanpur now being Durga Mandir Road, P.O - Rupnarayan, District - Burdwan - 713335, Sub Registry Office at Asansol, District Registrar at Burdwan, more fully and particularly described and mentioned in the schedule written hereunder and depicted and delineated with **RED BORDER** in the map annexed herewith or **HOWEVER OTHERWISE THE SAID property** now is or at **AND** the revision and remainder

Contd.....P/7.

and remainders, rents, issues and profits thereof and of every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in any way relate to the said property or any part or parcel thereof and which now are or hereafter shall or may in the custody power of possession of the Vendor, his legal heirs, executors, administrators or representative or any person from whom he can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights members unto and use of true Purchaser, its successors, administrators, representatives and assigns forever free and discharge from or otherwise by the Vendor well and sufficiently indemnified of and against or encumbrances, claims, liens, etc. whatsoever created or suffer by the Vendor do hereby transfer and his legal heirs, executors, administrators and representatives covenant with the Purchaser, its successor in office, representatives and assign **THAT** notwithstanding any act, deed or thing whatsoever by the Vendor or by any of her predecessors and successors as title done or executed or knowingly suffered to the contrary by the Vendor had at all material title here to fore and now had good right,

Contd.....P/8.

full power, absolute authority and indefinable title to grant, sale convey, transfer, assigns and assure the said property being ALL THAT piece and parcel of land being measuring 36 Decimals being 1 Bigha 2 Cottahs approximately under Dag No -119 now numbered as Plot No.303, under Khatian No -17, Touzi No - 22, Manbhum, R.S.No - 1420, Pargana - Padra at Mouza - Benagore, Police Station - Salanpur now being Durga Mandir Road, P.O - Rupnarayan, District - Burdwan - 713335, Sub Registry Office at Asansol, District Registrar at Burdwan morefully described in the schedule hereunder and hereby granted, sold, conveyed and transferred or expressed or intended so to be untrue and to the use of the Purchasers, it successors in office, representatives and assigns in the manner aforesaid **AND THAT** the Purchasers its successor in office, representatives and assigns shall and may and at all items hereafter peaceably and quietly enter into hold, possesses and enjoy the said property and every part thereof of and receive the rents, issues and profits thereof without any lawful eviction hereunder and interruption, disturbance claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in front for him or from or under any of his ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely

Contd.....P/9.

acquitted, exonerated and released or other wise by and at the costs and expenses of the Vendor well and sufficiently saved indemnified of from and against all manner, claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER** that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part, thereof representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

1. THE VENDOR AND PURCHASER DOTH HEREBY COVENANT as follows :-

a. That the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold granted conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing

Contd.....P/10.

whatsoever as aforesaid the Vendor has now good right full power and lawful and absolute authority to sell, grant, convey, transferred, assigned and assured or expresses so to be unto and to the use of the Purchasers absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

b. That notwithstanding any act, deed or thing whatsoever heretofore done committed or knowingly suffered by the Vendor to the contrary, the Vendor has good right full power absolute authority and indefeasible title and/or otherwise absolute authority and indefeasible title and/or otherwise well and sufficiently entitled to sell, grant transfer, convey, assign, assure the said property unto the Purchasers in the manner aforesaid.

c. That it shall be lawful for the Purchasers at all times hereafter to peaceably and quietly to enter into and upon and hold, occupy and enjoy the said property and receive the rents, issues profits thereof without any lawful eviction, interruption, hindrance, disturbance claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right, title and interest whatsoever in the said property from under through or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted, exonerated and

Contd.....P/11.

forever discharged or otherwise and by and at the cost of the Vendor well and sufficiently saved, harmless and indemnified of from and against all charges liens, attachments and encumbrances whatsoever made, done executed or occasioned by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

d. That the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever in the said property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchasers do make acknowledge and execute or cause to be done made acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further, better and more perfectly, assuring the said property sold, granted, transferred, conveyed, assigned and assured any every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

**2. THE PURCHASERS HEREBY AGREED AND COVENANT WITH THE
VENDOR as follows:-**

Contd.....P/12.

- a. That the right of the Purchaser shall remain restricted to the said property and the Purchasers and/or any persons claiming through them, shall not be entitled to claim any right over and in respect of the other portion of the adjacent premises.
- b. The Purchaser shall be liable to pay directly to the Authorities concerned tax and other outgoings in respect of the said property.
- c. That the Purchaser shall have full and absolute right over the said property as the sole and absolute owners thereof.

SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece and parcel of land measuring 36 Decimals equivalent to 22 Cottahs more or less under R.S.Plot No – 119, L.R.Plot No.303, under Khatian No – 17, at Mouza – Benagariya, Police Station – Salanpur now being Durga Mandir Road, P.O – Rupnarayan, District – Burdwan – 713335, A D S R Office at Asansol, under Rupnarayanpur Gram Panchayat and butted and bounded by :

-:: 13 ::-

ON THE NORTH : By Private road (12 ft.)
ON THE SOUTH : By House of Bhupendra Nath
ON THE EAST : By Property of Gurudas Banerjee
ON THE WEST : By House and property of Smt. Shyamali Ghosh

A sketch map showing the position and location of the property in red border is attached with this Deed which will be treated as a part of this Deed.

The proportionate annual rent is payable to the State of West Bengal through B.L. & L.R.O., Salanpur.

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** a sum of **Rs 10,00,000** (Rupees Ten Lacs) only from the with named Purchaser toward the full consideration value of the aforesaid property described in the Schedule as per the Memo below :-

By Demand Draft being draft no.898119 drawn on

IDBI LTD, ASANSOL Branch,, Asansol dated

21-06-2011

Rs.10,00,000/-



(SIGNATURE OF THE VENDOR)

Contd....P/14.

IN WITNESS WHEREOF both the parties herein have set and subscribed their respective signs and seals on the day, month and year first written above.

SIGNED, SEALED AND DELIVERED

at Asansol in the presence of :

WITNESSES :-

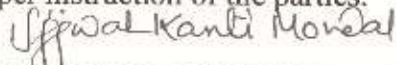
1. Dhiwan Chatterjee
s/o H. Suresh Nath Chatterjee
Purabi Apartment, Rd. No-9
Arbinda Nagar
P.O. Hindustan Cables
Dist - Burdwan



(Signature of the Vendor)

2. Anon Chatterjee
s/o. MR. K. N. Chatterjee
8/83 East Mall Road
SPACE HUT
Kolkata - 80

Drafted and prepared by me
and Printed in my office as
per instruction of the parties.



(UJJWAL KANTI MONDAL)

Advocate

Asansol Court.

Enrolment No.F/1247/1298/02

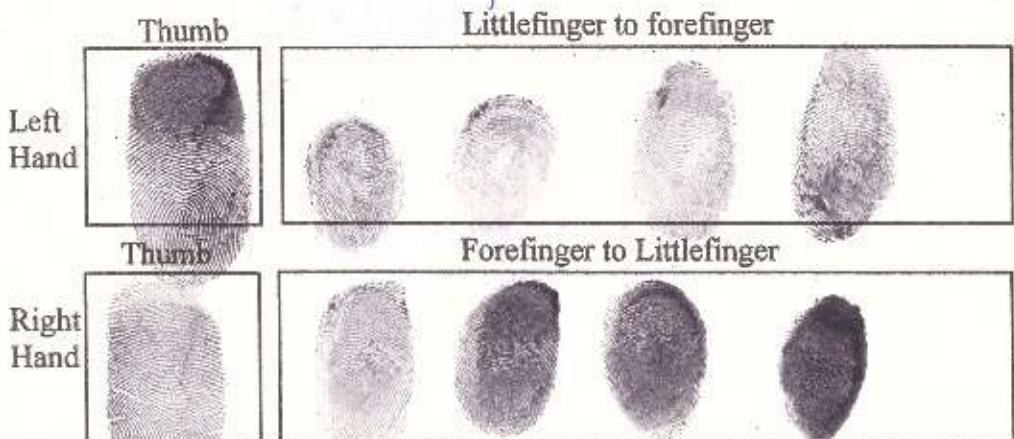
A sheet containing the self attested photo
& fingerprint of the parties concerned is
attached with this Deed.



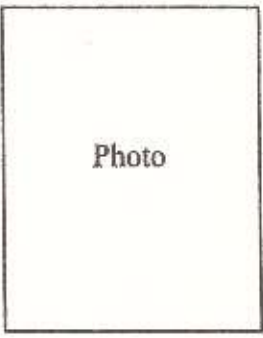
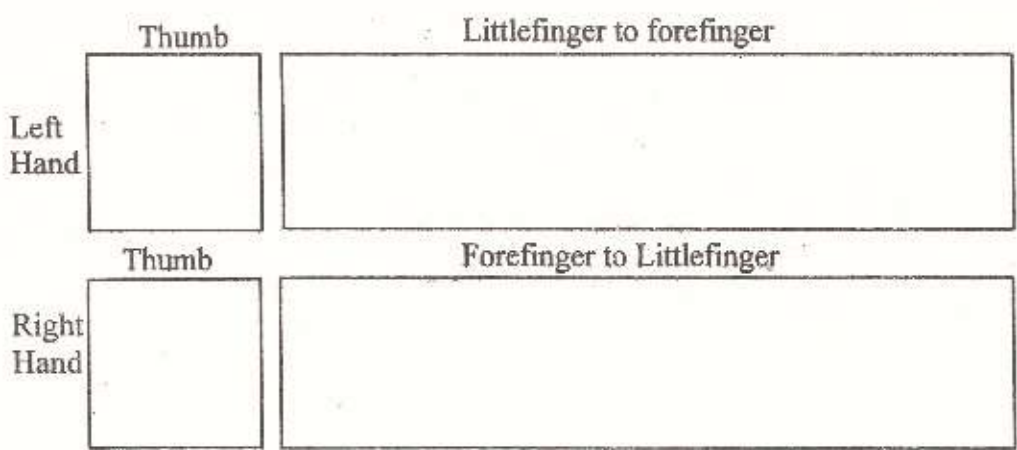
Finger Print attested by me : *Singh*



Finger Print attested by me : *Salman Khan*



Finger Print attested by me : *Mohd. A. S. Khan*

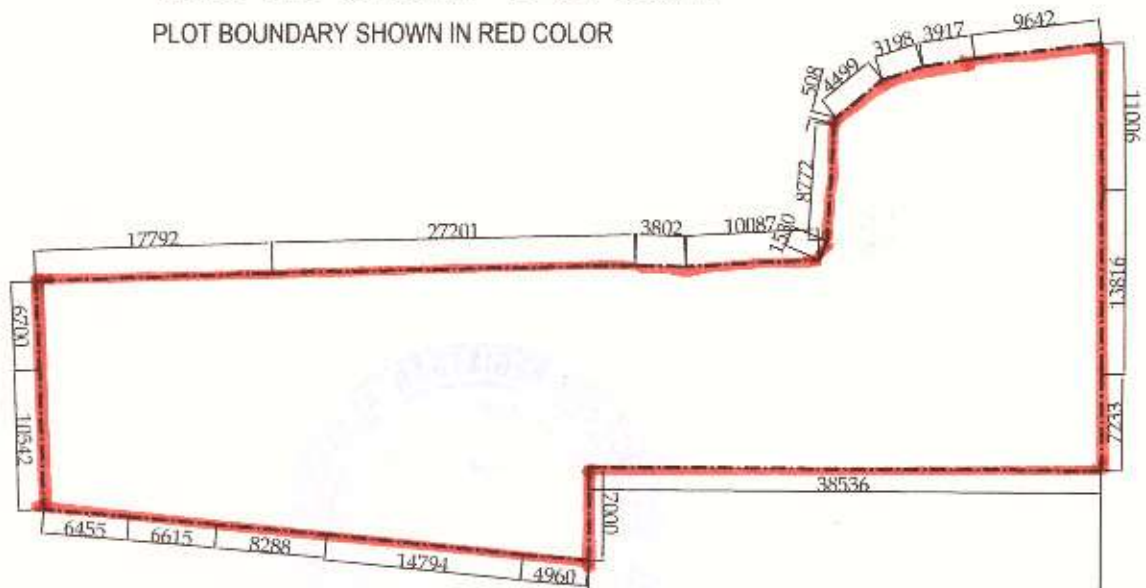


Finger Print attested by me :

**SITE PLAN OF RS. PLOT NO.119, KHATIAN NO.17, L.R. PLOT NO.303,
J.L. NO. 37, DIST.- BURDWAN, P.S. SALANPUR, MOUZA - BENAGARIYA**

AREA OF LAND - 36 DECIMAL = 1B - 09K - 0 SQ.FT.

PLOT BOUNDARY SHOWN IN RED COLOR



Suagiri Ghosh

SIGNATURE OF VENDOR :

3.5 M WIDE PASSAGE

AVG. 6.0 M WIDE CONCRETE ROAD



Government Of West Bengal
Office Of the A. D. S. R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 05912 of 2011
(Serial No. 05934 of 2011)

On

Payment of Fees:

On 22/06/2011

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

Presented for registration at 16.37 hrs on :22/06/2011, at the Private residence by Sri Surajit Ghosh ,Executant.

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

Execution is admitted on 22/06/2011 by

1. Sri Surajit Ghosh, son of Late Satya Ranjan Ghosh , House No. 26 B, St. No. 63, Chittaranjan, Thana:-Chittaranjan, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

Identified By Dhiman Chakraborty, son of Late Surendra Nath Chakraborty, Purabi Apt. Rd. No. 9, Arabinda Nagar, Thana:-Salanpur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 23/06/2011

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 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. 15543/-, on 23/06/2011

(Under Article : A(1) = 15543/- on 23/06/2011)

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.-1413375/-

Certified that the required stamp duty of this document is Rs.- 70669 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL



Government Of West Bengal
Office Of the A. D. S. R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 05912 of 2011
(Serial No. 05934 of 2011)

Deficit stamp duty

Deficit stamp duty Rs. 65669/- is paid, by the draft number 062995, Draft Date 18/06/2011, Bank Name State Bank of India, ASANSOL, received on 23/06/2011

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL



(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 3281 to 3300
being No 05912 for the year 2011.



9
(Ananda Mohan Sikdar) 24-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal