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5907



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 188297

रातो

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

[Signature]
 Addl. District Sub-Registrar
 Aransol. Dist. Bu: dyan

23 JUN 2011

DEED OF CONVEYANCE OF Rs.25,00,000/-

ASSESSED MARKET VALUE OF Rs.45,28,872/-

QUERY NO.9997/2011

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

Contd....P/2.

সংখ্যা - ৪৬৬ তারিখ - ২২/৬/২০১১

স্বামী - (২০০৬) ইলা -

স্বামীর নাম ও ঠিকানা -

ডেভানন্দ বসু মহাশয় ইনস্টিটিউট অফ লিডারশিপ, কলিকাতা

ইতিমধ্যে কোনও দাবী পূরণের কথা -

কোনও দাবী - ১/৬/১৯৬৬, ১/৬/১৯৬৭, ১/৬/১৯৬৮

১৯৬৬/১২০১১

✓ Smajir Cheshi.



১৫৫১

✓ Smajir Cheshi.



addl. District Sub-Registrar
Asansol, Dist. Burdwan

DEED OF COVENANCE OF Rs. 22,00,000/-

ASSASSED MARKET VALUE OF Rs. 22,00,000/-

০১/৬/২০১১

THIS DEED OF COVENANCE is valid on this

Shivan Chatterjee

-: 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 directors **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 – 700 016, **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 – Beniapur, 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 their legal heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

Contd....P/3.

-:: 3 ::-

WHEREAS one Naba Kishore Tiwari was the owner of ALL THAT piece and parcel of land being Rait Sthitiban Mokarari rights by virtue of Patta measuring 69 decimals equivalent to 41 cottahs 11 Chittak 41.4 Sq.feet of land thereto under Dag No – 103 now numbered as Plot No 219, under Khatian No – 3, Touzi No – 22, Manbhum, R.S.No – 1420, Ward No.42, Pargana – Padra at Mouza – Bengara, Police Station – Salanpur now being Danga Mandir Road, P.O – Rupnarayan, District – Burdwan – 713335 , Sub Registry Office at Asansol, District Registrar at Burdwan.

AND WHEREAS Naba Kishore Tiwari became the absolute owner thereof and seized and possessed of the above said piece and parcel of land measuring 69 decimals approximately.

AND WHEREAS Sacharu Kumar Bose and Sushil Kumar Bose purchased ALL THAT piece and parcel of land comprising of 69 decimal approximately from Naba Kishore Tiwari on 15.10.1933 and started constructing a house on the said land .

AND WHEREAS Sacharu Kumar Bose and Sushil Kumar Bose became the absolute owner thereof, absolutely seized and possessed of the said piece and parcel of land.

Contd.....P/4.

AND WHEREAS Sri Sucharu Kumar Bose and Sri Sushil Kumar Bose sold, conveyed and transferred ALL THAT piece and parcel of land measuring 69 Decimal equivalent to 41 cottahs 11 Chittak 41.4 Sq.feet be the same a little more or less comprised in Dag No – 103 now numbered as Plot No 219, under Khatian No – 3, Touzi No – 22, Manbhum, R.S.No – 1420, Pargana – Padra at Mouza – Bengara, Police Station – Salanpur now being Durga Mandir Road, P.O – Rupnarayan, District – Burdwan – 713335 , Sub Registry Office at Asansol, District Registrar at Burdwan to Sri Hirendra Nath Ghosh, Sachindra Nath Ghosh and Sri Gobinda Prasad Ghosh by virtue of the Deed of Sale dated 19th day of June, 1946 duly registered in the Office of the Additional District Sub- Registrar at Asansol and recorded in Book No. 1 as Deed No. 4145 for the year 1946;

AND WHEREAS by a registered deed of sale 11th day of May, 1957 the said Sri Hirendra Nath Ghosh, Sachindra Nath Ghosh and Sri Gobinda Prasad Ghosh sold, conveyed and transferred the said property to one Sri Satya Ranjan Ghosh of D12, Street No 62, Chittaranjan, District – Burdwan for a valuable consideration.

Contd.....P/5.

-: 5 :-

AND WHEREAS Sri Satya Ranjan Ghosh after obtaining possession of the said property , demolished the said unfinished constructed building and thereon constructed a new building morefully and particularly described and mentioned in the schedule written hereunder and depicted and delineated with Red Border in the map annexed hereto.

AND WHEREAS the said Sri Satya Ranjan Ghosh died intestate leaving behind him surviving his wife Smt Shyamali Ghosh, one daughter Shamasree Sen and two sons i.e. Koushik Ghosh and Surajit Ghosh as his only legal heirs and successors who jointly inherited the aforesaid property of Sri Satya Ranjan Ghosh each having undivided one fourth share in the said property.

AND WHEREAS Smt Shyamali Ghosh, Shamasree Sen and Kaushik Ghosh out of their respective natural love and affection gifted their undivided 3/4th share in 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. – 9, Pages – 322 to 335, Being No – 400 for the year 2006

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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 69 decimals approximately including ground plus one storied building measuring an area of 2728 sqft on the ground floor and an area of 1856 sqft on the first floor with all easementary rights and appurtenances thereto under Dag No – 103 now numbered as Plot No 219, under Khatian No – 3, Touzi No – 22, Manbhum, R.S.No – 1420, Pargana – Padra at Mouza – Benagore, Police Station – Salanpur now being Danga Mandir Road, P.O – Rupnarayan, District – Burdwan – 713335 , Sub Registry Office at Asansol, District Registrar at Burdwan.

AND WHEREAS after the Gift 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 of land being Rait Sthitiban Mokarari measuring 69 decimals approximately including ground plus one storied building measuring an area of 2728 sqft on the ground floor and an area

Contd....P/7.

of 1856 sq.ft on the first floor total measuring 4584 sq. ft. with all easementary rights and appurtenances thereto under Dag No – 103 now numbered as Plot No 219, under Khatian No.- 3, Touzi No – 22, Manbhum, R.S.No – 1420, Pargana – Padra at Mouza – Benagore, Police Station – Salanpur now being Danga Mandir Road, Post Office Rupnarayan, District Burdwan 713335, Sub – Registry Office at Asansol, District Registrar at Burdwan, at a total consideration of Rs.25,00,000/- (Rupees Twenty Five Lacs) only free from all encumbrances.

AND WHEREAS the purchaser after being satisfied with the title of the Vendor has approached the Vendor for purchasing the said property at the said consideration of Rs.25,00,000/- (Rupces Twenty Five Lacs) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH as follows :

That in consideration of the said sum of Rs.25,00,000/- (Rupees Twenty Five Lacs) only paid by the Purchaser to the Vendor the receipt whereof the vendor do and each of them doth hereby as per the memo hereunder written admit and acknowledges and of and from the same and every part thereof acquit, release and discharge the

Contd...P/8.

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, its successors, representatives and assigns free from all encumbrances, attachments and other defects in title being ALL THAT piece and parcel of land being Rait Sthitiban Mokarari measuring 69 decimals equivalent to 41 cottahs 11 Chittak 41.4 Sq.feet more or less including ground plus one storied building measuring an area of 2728 sqft on the ground floor and an area of 1856 sq.ft on the first floor total measuring 4584 sq. ft. with all easementary rights and appurtenances thereto under Dag No – 103 now numbered as Plot No 219, under Khatian No – 3, Touzi No – 22, Manbhum, R.S.No – 1420, Pargana – Padra at Mouza – Benagore, Police Station – Salanpur now being Danga Mandir Road, P.O – Rupnarayan, District – Burdwan – 713335 , Sub Registry Office at Asansol, District Registrar at Burdwan morefully 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 and remainders, rents, issues and profits thereof and of every part thereof **AND** all deeds, pattahs, muniments, writings and evidences

Contd....P/9.

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, her legal heirs, executors, administrators or representative or any person from whom she 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, his legal heirs, 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 her 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, full power, absolute authority and indefinable title to grant, sale convey, transfer, assigns and assure the said property being **ALL THAT**

Contd....P/10.

piece and parcel of land being Rait Sthitiban Mokarari measuring 69 decimals approximately including ground plus one storied building measuring an area of 2728 sqft on the ground floor and an area of 1856 sqft on the first floor with all easementary rights and appurtenances thereto under Dag No – 103 now numbered as Plot No 219, under Khatian No – 3, Touzi No – 22, Manbhum, R.S.No – 1420, Pargana – Padra at Mouza – Benagorya, 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

Contd....P/11.

AND THAT free and clear and freely and clearly absolutely 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 her 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

Contd....P/12.

the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing 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

Contd....P/13.

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 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/14.

- a. That the right of the Purchasers 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 Purchasers shall be liable to pay directly to the Authorities concerned tax and other outgoings in respect of the said property.
- c. That the Purchasers 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 being Rait Sthitiban Mokarari measuring 69 decimals equivalent to 41 cottahs 11 Chittak 41.4 Sq.feet of land approximately including 40 years ground plus one storied building measuring an area of 2728 sqft on the ground floor and an area of 1856 sq. ft on the first floor with all easementary rights and appurtenances thereto under R S Plot No 219, under Khatian No – 3, L R Khatian No. 626 at Mouza – Benagariya, Police Station – Salanpur now being Durga Mandir Road, P.O – Rupnarayanpur, District – Burdwan – 713335 , A D S R Office at Asansol, under Rupnarayanpur Gram Panchayat and butted and bounded by :

Contd....P/15.

--: 15 :-

ON THE NORTH : By Dag Nos. 104, 105, 106, 107, 108, 112
ON THE SOUTH : By Dag Nos. 102
ON THE EAST : By Dag No. 119
ON THE WEST : By Village road (12ft wide)

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

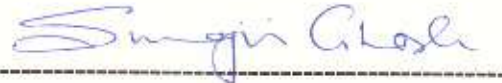
RECEIVED from the within named **PURCHASER** a sum of **Rs 25,00,000** (Rupees Twenty Five Lacs) only from the with named Purchaser toward the full consideration value of the aforesaid property described in the Schedule as per the Memo below :-

By Demand Draft being draft no. 898118 drawn on

I D B I LTD, ASANSOL Branch, Asansol dated

21-06-2011

Rs.25,00,000/-



(SIGNATURE OF THE VENDOR)

Contd....P/16.

**SITE PLAN OF RS. PLOT NO.219, KHATIAN NO.3, L.R. KHATIAN NO.626,
J.L. NO. 37, DIST.- BURDWAN, P.S. SALANPUR, MOUZA - BENAGARIYA**

AREA OF LAND - 69 DECIMAL = 2B - 02 K - 0 SQ.FT.

PLOT BOUNDARY SHOWN IN RED COLOR



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : *Singh*



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : *Abhinav Kalra*



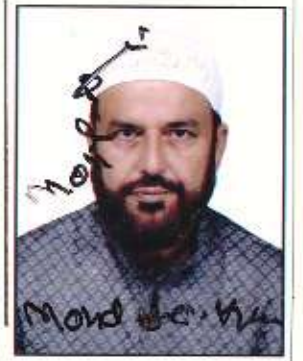
Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

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



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Photo

Finger Print attested by me :

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. *Ashwan Chakraborty*
s/o H. Surendra Nath Chakraborty
Purabi Apartment, Road No-9
Anandnagar
P.O. Hindustan Cables
Dist - Burdwan.

Singh Anshu

(Signature of the Vendor)

2. *Aban Chakraborty*
s/o. Mr. K. N. Chakraborty
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

(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.



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

Endorsement For Deed Number : I - 05907 of 2011
(Serial No. 05930 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 16.35 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. 49808/-, on 23/06/2011

(Under Article : A(1) = 49808/- 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.-4528872/-

Certified that the required stamp duty of this document is Rs.- 271733 /- 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 - 05907 of 2011
(Serial No. 05930 of 2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 119733/- is paid, by the draft number 062996, Draft Date 18/06/2011, Bank Name State Bank of India, ASANSOL, received on 23/06/2011
2. Rs. 49000/- is paid, by the draft number 062987, Draft Date 17/06/2011, Bank Name State Bank of India, ASANSOL, received on 23/06/2011
3. Rs. 49000/- is paid, by the draft number 062988, Draft Date 17/06/2011, Bank Name State Bank of India, ASANSOL, received on 23/06/2011
4. Rs. 49000/- is paid, by the draft number 062989, Draft Date 17/06/2011, 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 3212 to 3233
being No 05907 for the year 2011.



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