09127 I D. 691510

भारतीय गैर न्यायिक

भारत

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 688480

A.R.A. 1

Mv. Rs 123404/-

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata
17/7/10

DEED OF CONVEYANCE

A.R.A. I Kolkata
Receipt No. 185431
Dt. 31.7.08
Rs. 5850/-
Not Same Paid as defined Stamp Act

1. Date: 31st July, 2008

2. Place: Kolkata

3. Parties:

3.1 **Mrs. Kajal Majumdar** wife of Narayan Chandra Majumdar, residing at Village and Post Office Amgachia, Police Station Bishnupur District 24, Parganas (South) (**Vendor**, includes successors-in-interest)

62865

688

NAME.....
ADD/ADV.....
RS.....
24 JUL 2008
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

SANKAR ROY CHOWDHURY
M. ADVOCATE

24 JUL 2008

Transfer to ARA I

Rajal Majumder

15437

Rajal Majumder

ARA

Registered For Registration
at Kolkata Registration Office
on ..... day of .....

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

Debasish Pal
Lodhan Pal
Anupchia
24. Pgs. (S)
B.N.S.

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

# Government Of West Bengal

## Office Of the A.R.A.-I KOLKATA
## District:-Kolkata

### Endorsement For Deed Number : I - 06915 of 2010
### (Serial No. 09127 of 2008)

**On 31/07/2008**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 1276/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 31/07/2008

**Deficit stamp duty**

Deficit stamp duty Rs. 5850/- is paid, by the draft number 185431, Draft Date 31/07/2008, Bank Name STATE BANK OF INDIA, Kolkata Br., received on 31/07/2008

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

Presented for registration at 13.57 hrs on :31/07/2008, at the Office of the A.R.A.-I KOLKATA by Kajal Majumdar. ,Executant.

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

Execution is admitted on 31/07/2008 by

1. Kajal Majumdar., wife of Narayan Chandra Majumdar. , Village:Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

   Identified By Sukesh Paul, son of .. , Village:Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

( Ramananda Das )
ADDL. REGISTRAR OF ASSURANCE-I

**On 22/05/2010**

**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.-123404/-

Certified that the required stamp duty of this document is Rs.- 6170 /- and the Stamp duty paid as: Impresive Rs.- 50/-

( Dines Kumar Mukhopadhyay )
ADDL. REGISTRAR OF ASSURANCE-I

**On 07/07/2010**

**Deficit stamp duty**

Deficit stamp duty Rs. 270/- is paid04808729/06/2010State Bank of India, CALCUTTA MAIN BRANCH, received on 07/07/2010

**Deficit Fees paid**

Deficit amount of Registration fees is realized under Article in rupees :

Additional Registrar of Assurance-I
17 JUL 2010

( Dines Kumar Mukhopadhyay )
ADDL. REGISTRAR OF ASSURANCE-I

## Government Of West Bengal

### Office Of the A.R.A.-I KOLKATA
### District:-Kolkata

**Endorsement For Deed Number : I - 06915 of 2010**

**(Serial No. 09127 of 2008)**

A(1) = 77/- on 07/07/2010.

( Dines Kumar Mukhopadhyay )
ADDL. REGISTRAR OF ASSURANCE-I

**On 17/07/2010**

**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.

( Dines Kumar Mukhopadhyay )
ADDL. REGISTRAR OF ASSURANCE-I

Additional Registrar of Assurances ... 17 JUL 2010

( Dines Kumar Mukhopadhyay )
ADDL. REGISTRAR OF ASSURANCE-I

**And**

3.2 **Sreyansh Jain** son of Prem Lal Jain, of 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013 (**Purchaser**, includes successors-in-interest and/or assigns).

Vendor and Purchaser, collectively **Parties**.

**NOW THIS CONVEYANCE WITNESSES:**

**4. Subject Matter of Conveyance:**

4.1 **Said Land:** Land measuring **4 (four), decimal**, comprised in Dag Nos. 267, Khatian No. 8527 and Land measuring **3.8 ( three point eight) decimal** comprised in Dag No. 267/705 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South), described in the **Schedule** below (**Said Land**).

**5. Representations, Warranties and Covenants of the Vendor:**

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 **Ownership of Mrs. Kajal Majumdar :** Mrs. Kajal Majumdar was the sole and absolute Owner of the Said Land and name of the **Mrs. Kajal Majumdar [ vendor herein]** is the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer (**Said Land**).

5.1.2 **True and Correct Representations:** The Vendor is the undisputed owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on Encumbrances:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

affected by any scheme of the Municipal Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchaser.

5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

7. **Transfer:**

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being Land measuring **4 (four),** decimal, comprised in Dag Nos. 267, Khatian No. 8527, and Land measuring **3.8** decimal comprised in Dag No. 267/705 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South),described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. 1,17,000/- (Rupees One lac and seventeen thousand only) paid to the Vendor, the entirety of which has been received by the Vendor and the Vendor has executed the Receipt and Memo of Consideration below to admits and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** Absolute, irreversible and perpetual.

8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.6 **Holding Possession:** The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.

8.7 **Indemnity:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against

any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

**Schedule**
**(Said Land)**

**All that** piece and parcel of Rayati Sthithiban land measuring 7.8 (seven point eight), decimal situate within District 24, Parganas (South), Mouza Amgachia, J.L. No. 93, Touzi No. 85,87,94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South), and comprised in the following Dag and Khatian Nos:

| Dag No. | Khatian No. | Classification of Land | Area of total Dag in decimal | Share | Area of Land sold in decimal |
|---|---|---|---|---|---|
| 267 | 8527 | Sali | 20,decimal | 2000 | 04,decimal |
| 267/705 | 8527 | Sali | 19,decimal | 2000 | 3.8,decimal |

**Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land and butted and bounded by in the following manner

Dag No. 267

| | | |
|---|---|---|
| **On the North** | : | Dag No.271 |
| **On the South** | : | Dag No. 267/705 |
| **On the East** | : | Dag No. 267(part) |
| **On the West** | : | Dag No. 267(Part) |

Dag No. 267/705

| | | |
|---|---|---|
| **On the North** | : | Dag No. 267/705 (Part) |
| **On the South** | : | Dag No. 267/705(Part) |
| **On the East** | : | Dag No. 268 |
| **On the West** | : | Dag No.266/692 |

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

9. **Execution and Delivery:**

9.1 **In witness whereof** the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the date given above.

Kajal Mejumder

**[Vendor]**

**Witnesses:**

1. Subash Paul
Vill Amgachia
24 Pgs (S)
2. Bipra Dr Adhikari
Baishnupur, 24 Pgs (S)

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

**Receipt And Memo of Consideration**

**Received** from the Purchaser the sum of Rs. 1,17,000/- (Rupees One lac and seventeen thousand only) towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

| Mode. | Date | Bank | Amount (Rs) |
|---|---|---|---|
| Cash | 31-07-2008 | | Rs. 1,17,000/- |

Kajal majumder

**[Vendor]**

**Witnesses:**

(1) Subhash Paul.

(2) Bijoyra Dro Adhikari

Drafted by -
Mani Sankar Ray chowdhury
Advocate
High court Calcutta

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

## SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|---|---|---|---|---|---|
| Little | Ring | Middle | Fore | Thumb | |
| (Left Hand) | | | | | |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |

| | | | | |
|---|---|---|---|---|
| Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

PHOTO

| | | | | |
|---|---|---|---|---|
| Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

PHOTO

| | | | | |
|---|---|---|---|---|
| Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

# SALE DEED PLAN

SHOWING AT MOUZA AMGACHHIA J.L. NO 93, TOUJI NO. 85 87, 94 R.S. KH. NO 326 L.R. KHATIAN NO 8527 DAG NO. 267, 267/705, AREA 04 & 38 DEC. OUT OF 20 & 19 DEC. RESPECTIVELY UNDER P.S. BISHNUPUR, DIST.- 24-PGNS(S). SHOWN IN RED VERGE.

SCALE: 1"=50'

VENDEE

VENDOR

SMT. KAJAL MAJUMDER
W/O NARAYAN MAJUMDER
3, RABINDRANAGAR
KOLKATA - 700060.

N Kajal Majumder


SIGNATURE

— Sketch drawn by —
M. C. Adhikari.
Sl. No. 81736/81

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 5169 to 5183
being No 06915 for the year 2010.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Dines Kumar Mukhopadhyay) 22-July-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

Registered in
BOOK NO. .....
VOLUME NO. .....
PAGE NO. .....TO.....
DEED NO. .....
YEAR. .....

DATED 31st DAY OF July, 2008

Between

Mrs. Kajal Majumdar
... Vendor

And

Sreyansh Jain
... Purchaser

ADDITIONAL REGISTRAR OF ASSURANCES-1, KOLKATA

# DEED OF CONVEYANCE

Land at Mouza Amgachia
District 24, Parganas (South)

Mani Sankar Roychowdhury
Advocate
Raja Chambers
4, Kiran Sankar Roy Road
Kolkata-700 001

ADDITIONAL REGISTRAR OF ASSURANCES-1, KOLKATA