

09127

I D. 6915/10

2A



पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 688480

157
31/08



Mv. Rs. 1,23,404/-

50
B/A 5850

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

[Signature]
Additional Registrar
of Assurances-1, Kolkata
17/7/10

2980
25

252

DEED OF CONVEYANCE

A 1276
F 7
D 55
CMA. 25
CMB. 4
1367

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)

Kolkata Dist.
185431
31.7.08
58507

Sale + A.R.
117000

116
116
1276

62865

688

NAME.....
 ADDRESS.....
 RS.....
 24 JUL 2008
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kalyani



Transfer to ARA I

24 JUL 2008

Kajal Majumder

15437

Kajal Majumder



REGISTERED For Registration
 at Kolkata Registration Office
 on days of

ADDITIONAL REGISTRAR OF
 ASSURANCES-1, KOLKATA

Debash Ruel
 Ledarhem Puel
 Anugachia
 24, Rpt. (S)
 B.V.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 paid 04808729/06/2010 State 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
Assurances (Dines Kumar Mukhopadhyay)
ADDL REGISTRAR OF ASSURANCE-I
EndorsementPage 1 of 2



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, Kolkata

(Dines Kumar Mukhopadhyay)
17 JUL 2010

ADDL. REGISTRAR OF ASSURANCE-I

EndorsementPage 2 of 2

STATE OF TEXAS
COUNTY OF [illegible]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]



[illegible text]

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

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**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, debentures, 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.

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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.



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**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

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ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

X

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



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**ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA**



J
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 Majumdar

[Vendor]

Witnesses:

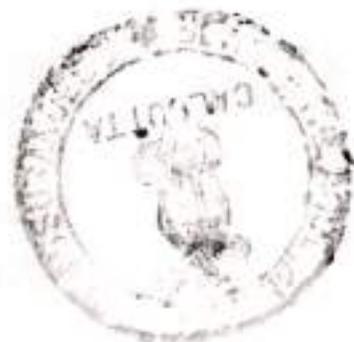
① *Subash Paul*

A-
② *Pijitrao Doo Advilgani*

Drafted by -

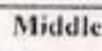
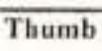
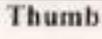
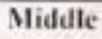
Mani Sankar Ray Chowdhury 8
Advocate

High court Calcutta



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
<i>Shayanki</i>					
	Thumb	Fore	Middle	Ring	Little
 <i>Kojal Majumdar</i>					
	Little	Ring	Middle	Fore	Thumb
PHOTO					
	Thumb	Fore	Middle	Ring	Little
PHOTO					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little

STANDARD FORM FOR TEN FINGERPRINTS

					PHOTO
					PHOTO
					PHOTO
					PHOTO
					PHOTO

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ADDITIONAL REGISTRAR OF ASSURANCES-1, KOLKATA

SALE DEED PLAN

SHOWING AT MOUZA AMGACHHIA TL NO 93, TQUTI NO 85 87.94
RS. 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 P.GNS(S) SHOWN IN RED VERGE.

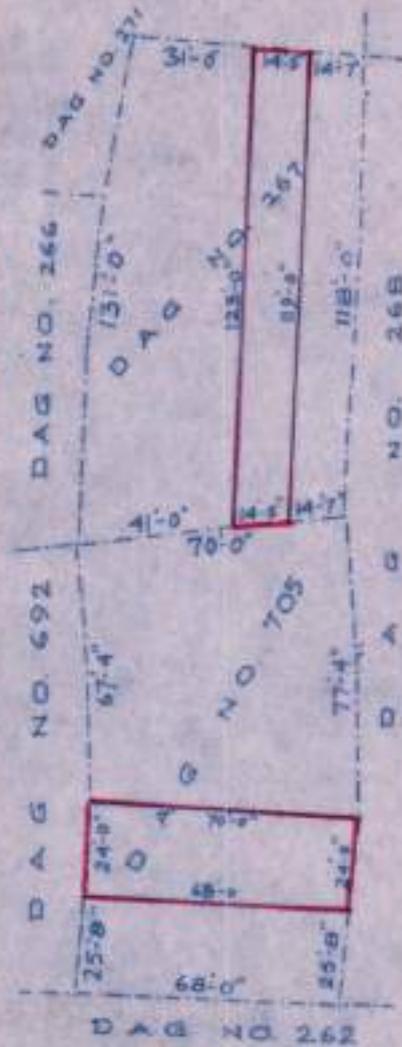
VENDEE

VENDOR

SCALE 1:50



Smt KAJAL MAJUMDER
W/o NARAYAN MAJUMDER
3, RABINDRANAGAR
KOLKATA - 700060.



SIGNATURE.

Sketch drawn by —

M. C. Adhikari.
SI. NO. 81736/81

REGISTERED AT THE
OFFICE OF THE
SUB-DIVISIONAL
MAGISTRATE
BISHNUPUR




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.




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

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

DATED 31st DAY OF July, 2008

Between

Mrs. Kajal Majumdar
... Vendor

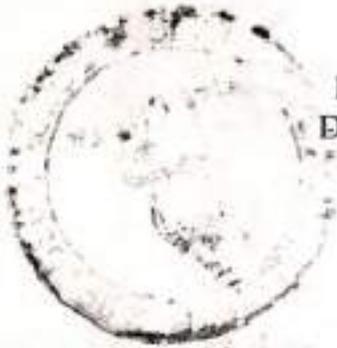
And

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