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P-03536



Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

[Signature]
 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

7 APR 2010

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 6th day of April in the Year Two thousand Ten;

B E T W E E N

SMT. PARBATI SARDAR ^{WIFE of AGORI SINGH} daughter of Sri Basudeb Sardar, residing at Vill Uriapara, P.S. Cossipore, District South 24 parganas, by Nationality - Indian, by faith - Hindu, by Occupation

5/11/10
 05/24/10

L.T.T
 Parbati Sardar
 by the part of
 Manoj Sardar



(2)

- Housewife, hereinafter referred to and called as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

IMAGE PROJECTS PVT. LTD. a registered company having its principal place of business at 52, Weston Street, 4th Floor, Kolkata - 12, represented by its authorised Signatory SRI RABI SINGHA ROY, son of Late Ganesh Singha Roy, by Nationality - Indian, by faith - Hindu, by Occupation - Business residing at Vill Noapara, P.O. Hatiara, P.S. - New Town, District - North 24 Parganas, Kolkata - 700136, hereinafter called and referred to as the PURCHASER (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to include its executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Kanta Sardar, Gosto Sardar and Kalo Sardar were the absolute owners and possessor of a plot of Bastu land measuring 16 decimals out of 32 decimals more or less lying and situated at Mouza - Chakpanchuria, J.L. No. 33, Re: Su: No. 205, Touzi No. 145, R.S. Dag No. 243, R.S. Khalian No. 354, P.S. Rajarhat at present New Town in the District of North 24 Parganas.

AND WHEREAS at the time of enjoying the said property the said Kanta Sardar, Gosto Sardar and Kalo Sardar have amicably

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settled, divided and verbally partitioned their property by mutual consent among themselves for better enjoyment and occupations. Each of them has got 1/3 share i.e. 05.33 decimals out of 16 decimals.

AND WHEREAS while seized and possessed of the aforesaid plot of respective share of 05.34 decimals out of 16 decimals Jointly the said Gosto Sardar died Intestate leaving behind him surviving only wife namely Rekha Sardar, 1 (one) son namely Manoj Sardar, and 1 (one) daughter namely Manju Sardar as his legal heirs and successors in respect of his aforesaid pot of land.

AND WHEREAS while seized and possessed of the aforesaid plot of respective share of 5.34 decimals out of 32 decimals jointly the said Manju Sardar died intestate leaving behind him surviving only 2 (Two) sons namely Tapan Sardar and Swapan Sardar and daughter Vendor herein as her legal heirs and successors in respect of his aforesaid pot of land.

AND WHEREAS the vendor herein got the property by virtue of inheritance in Mouza - Chakpanchuria, J.L. No. 33, Re: Su: No. 205, Touzi No. 145, R.S. & L.R. Dag No. 243, R.S. Khatian No. 354, L.R. Khatian No. 559, measuring about 0.60 decimals out of 32 decimals and seized and possessed the below Schedule land and morefully and particularly described in the Schedule hereunder written, free simple in possession, free from all encumbrances, Now the present Vendor is seized and possessed of land by mutate her name in the B.L. & L.R.O. Rajarhat/or otherwise by paid the rent to the concern authority

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well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corner togetherwith rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Vendor shall think fit and proper.

AND WHEREAS due to badly in need of money the Vendor of this Deed of Sale announced their intention to dispose of a piece or parcel of 'Bastu' land measuring an area of 0.60 decimlas which is more fully described in the Schedule below for a highest Market Price of Rs. 60,000.00 (Rupees Sixty Thousand) only and the Purchaser having come to know the said intention of the Vendor agree to purchase the same at the said Market Price.

NOW THIS DEED WITNESSETH THAT in pursuance of the said Agreement and in consideration of the said sum of Rs. 60,000.00 (Rupees Sixty Thousand) only to the Vendor paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor hereby and by a Memo herein admit and acknowledge) The Vendor doth hereby grant) sell, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. ALL THAT piece or parcel of "Bastu" land measuring an area of 06 decimlas "Bastu" land more or less more fully described in the Schedule hereto and delineated and demarcated in the Map or Plan annexed hereto and bordered RED thereon and hereinbefore as well as hereafter called 'the said plot of land' OR HOWSOEVER OTHERWISE the said plot

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of land now is or at any time hereto before were or was situated, butted, bounded, called, Known, numbered, described and distinguished TOGETHER WITH all areas, fence, passage, sewerage, drain, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manners of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in any wise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or members thereof or appurtenant thereto AND the Reversion or Reversions, Remainder or Reminders and all rents, issues and profits thereof and all and every part thereof hereof granted, sold, conveyed transferred, assigned or assured or expressed or intended so to be and all the estate, right, title, interest, inheritance, use, trust, property, claim or demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were hereafter shall or may be in the custody power or possession of the Vendor or, any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said plot of land all and singular the lands, hereditaments messuage, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, trusts, liens, lispendents,

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requisitions, acquisitions, vestings and alignments whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE
PURCHASER AS FOLLOWS :-

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of their Predecessors or successors in title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- ii) AND THAT notwithstanding any act, deed, matter or thing done as aforesaid, the Vendor now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.
- iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, bargas, charges, lined, attachments, vestings, lease,

(7)

lispendents, uses, debuttars or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor,

- iv) AND THAT the Vendor has at or before the execution of this conveyance delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor have no claim of any nature whatsoever against the Purchaser.
- v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peaceably and quietly enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned, and assigned or expressed or intended so to be unto and to the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently entitled saved and indemnified of, and encumbrances whatsoever suffered or created by the Vendor or any of their Predecessor-in-title

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or any person lawfully or equitably claiming as aforesaid.

- vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved harmless and kept indemnified against all encumbrances, liens, bargas, vestings, attachments, ispendents, uses, debuttars, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any persons lawfully or equitably or rightfully claiming as aforesaid in respect of plot of land or any part thereof.
- viii) AND ALSO THAT the Vendor and all persons having lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the requests and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights here granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required.
- ix) AND ALSO THAT the Vendor have not at any time heretofore done or executed or Knowingly suffered or been party or privy to act, deed, matter or thing whereby the said plot of land and other benefits and rights hereby granted,

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sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE OF LAND REFERRED TO ABOVE

L.T. Panchayat, Bidhan Nagar Salt Lake City, District North 24 Parganas, along with 100 Sqft Tiles shed structure.

ALL THAT piece or parcel of BASTU land measuring an area of 0.60 decimals more or less, ^{along with 100 Sqft Tiles shed structure.} out of 32 decimals in R.S. & L.R. Dag No. 243, R.S. Khatian No. 354, L.R. Khatian No. 559, situated at Mouza Chakpanchuria, J.L. No. 33, Re.Sa. No. 205, Touzi No. 145, shown and delineated in the site plan marked within Border RED annexed hereto which do form part of this Deed of Conveyance P.S. Rajarhat Addl. District Sub-Registration Office Bidhan Nagar Salt Lake City, District North 24 Parganas, along with all rights of common passages and right of egress and ingress and common facilities and amenities having Rayati possessory right under the Collector of the District North 24-Parganas on behalf of the Government of West Bengal, within the local limits of Pathorghata Gram Panchayet.

The Photographs, ten fingers impressions of the Vendor and the Purchaser and the site plan will be treated and considered as part of this Deed of Conveyance.

The Govt. Rent of the sold property shall be fixed by the West Bengal Land Revenue Act.

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BUTTED AND BOUNDED BY :

ON THE NORTH: R.S. Dag No. 243(P).

ON THE SOUTH: Plot No. "A"

ON THE EAST : Plot No. "C"

ON THE WEST : R.S. Dag No. 242.

IN WITNESS WHEREOF the Vendor and Purchaser here to have set and subscribed their respective hands after knowing and understanding the full contents of this Deed in their sound health and sound mind on this the day, month and year first above written.

SIGNED AND DELIVERED KOLKATA

IN PRESENCE OF THE FOLLOWING

WITNESSES:-

OS
1) Manoj Sardar
Vid. Chakpancholia
Po. P.S. New town
Pin - 700135

2) জয়দেব হালদার
বিস্তারিত: ৬০০১৩৫
২২৭ বিষ্ণুপুর রোড ৭০০২০০



LT 1 Paul Banti Sarder

By the Pen of
Manoj Sardar

SIGNATURE OF THE VENDOR

Read over and explain by me-

Drafted and explained by :-

(SRI BALARAM SARDAR)

Advocate

District Judges' Court,
North 24-Parganas, Barasat

Typed by me :-

Bidyut Kumar Haldar
(Bidyut Kumar Haldar)
Barasat.

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MEMO OF CONSIDERATION

RECEIVED the total consideration amounting to Rs. 60,000.00
(Rupees Sixty Thousand) only in full from the within named
Purchaser by Cash.

WITNESSES

1. *Mandi Sarda*
2. *श्रीमती सुश्री*

271 Par Banti Sarda
By the pen of
Mandi Sarda

Signature of the Vendor.

C
PI
PR.

SITE PLAN OF R.S. DAG NO. 243, R.S. KHATIAN NO. 354, L.R. KHATIAN NO. 559,
 AT MOUZA CHAKPACHURIA, I.L. NO. 33, P.S. NO. 205, TOUZI NO. 145, P.S.
 RAJARHAT NOW NEW TOWN, DISTRICT NORTH 24 PARGANAS.

SCALE 30'=1"

AREA OF LAND
 DECIMALS
 MORE OR LESS
 IN PLOT NO.



Rebi Sanyal

LT1 Dan Bost

Saudan

By The Name of

Mansu Sarda

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE VENDORS

DRAWN FOLLOWED FROM
 PREVIOUS SITE PLAN BY:-
 PRADIP KUMAR HALDAR
 BARASAT.

SPECIMEN FORM FOR TEN FINGERPRINTS



Morji Sarwan

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

O-1
LTI
by the
senior

LTI Par Bakti Sarwan



Par Bakti Sarwan
Par Bakti Sarwan

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

O-2



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand					

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 03810 / 2010, Deed No. (Book - I , 03536/2010)

I. Signature of the Presentant.

Name of the Presentant	Signature with date
Parbati Sardar	A.T. 1 of Parbati Sardar by the pen of Manoj Sardar 7/4/2010

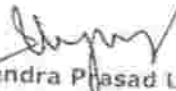
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Parbati Sardar Address -, Village:Uriapara, Thana:-Cossipore, District:-South 24-Parganas, WEST BENGAL, India,	Self			A.T. 1 of Parbati Sardar by the pen of Manoj Sardar
			07/04/2010	07/04/2010	

Name of Identifier of above Person(s)
 Manoj Sardar
 Village:Chakpanchuria, Thana:-New Town,
 District:-North 24-Parganas, WEST BENGAL, India, Pin
 -700135

Signature of Identifier with Date
 Manoj Sardar
 7/4/2010




 (Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR
 Bidhanagar, (Salt Lake City) = 7 APR 2010