



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

360 278 L

034215

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29/6/08

[Handwritten Signature]
 Additional District Magistrate
 Subdivision (Civil Judge II)
 20 JUN 2008

DEED OF CONVEYANCE

VALUED AT RS. 3,00,000.00

THIS DEED OF CONVEYANCE is made on this 20th day of
June Two thousand and Eight BETWEEN (1) SRI
PRABUDDHA ROY , Son of Late Himangshu Kumar Roy . by
 Occupation - Service, (2) SMT. SIKHA ROY , Wife of
 Sri Prabuddha Roy . by Occupation - Housewife, both by
 faith Hindu, both residing at 1/4, Ram Lal Agarwala
 Lane, P.S. Baranagar, Kolkata - 700 050 , hereinafter

called ..

[Handwritten Signature]

নং ১২৭২ তারিখ ২০/৬/০৮ মূল্য ৫০০০/-

জেতার নাম _____
স্বাক্ষর _____
ইমেল জেতার স্বাক্ষর _____
বিধান নগর (সেন্ট্রেল সিটি) এ. এ. এ. আর. ও.
মোট শটগান ক্রয় তারিখ _____
জালান নং _____ মোট কত টাকা খরচ _____

Shy Rom Chowdhury
Advocate
High Court Calcutta

18 JUN 2008

শ্রীমতী বারাকপুর জেতার মিতা দত্ত

528000

Sikder Roy

Sikder Roy

Pratindita Roy

Ram Chatterjee



Rusmendu Sikder
A/o. Late Raghunandan Sikder
1. No. Brinagar,
Madhyangran
P.S. Barasat, Dist. 24. P.S. (W)
Occ. - Business

স্বাক্ষরিত কর্তৃক
স্বাক্ষরিত কর্তৃক

20 JUN 2008

2.

called and referred to as the "VENDORS" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and included their heirs successors , executors, administrators, legal representatives and assigns) of the ONE PART ;

- A N D -

SRI RAMEN CHATTERJEE , son of Late Radhagobinda Chatterjee, by faith Hindu, by occupation Business, residing at Bablatala, Kalipark, P.O. R - Gopalpur , Kolkata - 700136 , hereinafter called and referred to as the 'PURCHASER' (which terms or expression shall unless excluded by or repugnant to the context subject be deemed to mean and included his heirs, executors , successors , administrators, legal represen - tatives and assigns) of the OTHER PART ;

WHEREAS :

A) One Babar Ali Mondal was the absolute owner of a plot of land measuring 61 decimals at Mouza Gopalpur , J.L. No. 2, R.S. No. 140, Touzi no. 125 , comprised in C.S. Dag no. 3801, R.S. Dag no. 2817 under C.S. Khatian No. 1678 , R.S. Khatian No. 3002 , 1830 , within the jurisdiction of Airport Police station, within the local limits of Rajarhat Gopalpur Municipality , in the District of North 24 Parganas.

B) While seized and possessed of the aforesaid property said Babar Ali Mondal died intestate leaving behind him - his only son Abdul Latif Mondal and two Wives Mst. Rahimurnnesa

Bibi ..



കേരളം മുഖ്യ മന്ത്രി
കാബിനറ്റ് (സെക്രട്ടറി)

20 JUN 2008

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Bibi and Mst. Karamannesa Bibi as his legal heirs and successors to his estate and in that circumstances Abdul Latif Mondal became the absolute owner of 10 Annas and Mst. Rahimunnesa Bibi and Mst. Karamannesa Bibi became the absolute owners of remaining 6 Annas of the aforesaid property by virtue of inheritance and in terms of Muslim Act.

C) While seized and possessed of the aforesaid property said Abdul Latif Mondal transferred his share of the aforesaid property measuring 54 Decimals out of 61 Decimals unto the favour of one Badsa Ali Mondal by virtue of one Deed of Conveyance, duly registered before the Sub Registrar at Cossipore, Dum Dum, and recorded in Book No. I, Volume No. 135, Pages 170 to 179, Being no. 1752, for the year 1955.

D) While seized and possessed of the aforesaid property, said Badsa Ali Mondal sold, conveyed and transferred the same measuring 54 decimals to one Pradip Kumar Das and Sudhangshu Kumar Das by virtue of one Deed of Conveyance duly registered before the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume no. 53, Pages 173 to 176, Being no. 5403 for the year 1955 and subsequently Mst. Rahimunnesa Bibi and Mst. Karamannesa Bibi jointly sold, conveyed and transferred their shares of the aforesaid property measuring $.07\frac{1}{2}$ decimals unto the favour of one Rathikanta Hazra by virtue of one Deed of Conveyance in Book No. I, Volume No. 102, Pages 128 to 129, Being No. 6709 for the year 1956.

E) In that circumstances said Sri Pradip Kumar Das, Sri
Sudhangshu ..



Abdullahi Yusuf Ali
Minister of Education
Khartoum, Sudan

20 JUN 2008

4.

Sudhangshu Kumar Das and Sri Rathi Kanta Hazra became the absolute owners of the aforesaid property and while seized and possessed of the same they have sold, conveyed and transferred a portion of the same measuring 18 (eighteen) cottahs 10 (ten) chittacks unto the favour of Sri Swapan Kumar Mondal and Sri Rup Chand Ghosh by virtue of one Deed of Conveyance duly registered before the Registrar of Assurances, Calcutta and recorded in Book No. I, Being No. 9580 , for the year 1983.

F) While seized and possessed of the aforesaid property, said Sri Swapan Kumar Mondal and Sri Rup Chand Ghosh transferred a portion of the same measuring an area of 5 (five) cottahs unto the favour of one Sri Shib Prasanna Biswas and Sri Sakti Prasanna Biswas by virtue of one Deed of Conveyance duly registered before the Sub Registrar at Cossipore, Dum Dum and recorded in Book No. I, Being No. 696 , for the year 1984 , and thereafter said Sri Shib Prasanna Biswas and Sri Sakti Prasanna Biswas sold, conveyed and transferred a portion of the same measuring an area of 2 (two) cottahs unto the favour of Sri Prabuddha Roy and Smt. Sikha Roy the vendors herein by virtue of one Deed of Conveyance duly registered before the Registrar of Assurances, Kolkata and recorded in Book No. I, Volume no. 355 , Pages 145 to 153 , Being No. 15752 for the year 1985.

G) Since then the vendors herein are seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully , freely , absolutely

and ..



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UNIVERSITY OF...
... (Sole Agent)

20 JUN 2008


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and without any interruptions from any corners and also mutated their names in the records of the local Municipality and are paying Municipal taxes upto date against their names as absolute owners and occupiers thereof.

H) Now the Vendors hereby agreed to sell and the Purchaser hereby agreed to purchase ALL THAT piece and parcel of a plot of land measuring an area of 2 (two) cottahs be the same a little more or less recorded as SALI , lying and situated under Mouza Gopalpur , J.L. NO. 2, R.S. No. 140, Touzi No. 125 , comprised in R.S. Dag No. 2817 under C.S. Khatian NO. 1678 , R.S. Khatian No. 3002 , 1830 , within the jurisdiction of Airport Police station, within the local limits of Rajarhat Gopalpur Municipality, in the District of North 24 Parganas mentioned in the schedule hereinafter written at or for the total consideration of Rs. 3,00,000/- (Rupees Three lac) only free from all sorts of encumbrances and/or for greater clearance of the same one SITE PLAN is annexed herewith and delineated in RED mark which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal discussion and in consideration of Rs. 3,00,000/- (Rupees Three lac) only to the Vendors paid by the Purchaser as per Memo below at or immediately before the execution of these presents (the receipt whereof the vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire , release and forever discharge the said Purchaser as well as

the ..





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20 JUN 2008

6.

as the said land with common passage, particularly described in the schedule hereunder written) the vendors do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel of a plot of land measuring an area of 2 (two) cottahs be the same a little more or less recorded as SALI, lying and situated under Mouza - Gopalpur, J.L. NO. 2, R.S. No. 140, Touzi No. 125, comprised in R.S. Dag No. 2817 under C.S. Khatian No. 1678, R.S. Khatian No. 3002, 1830 within the jurisdiction of Airport Police station, within the local limits of Rajarhat Gopalpur Municipality, in the Dist. of North 24 Parganas, morefully described in the schedule herein - after written and delineated in the map or plan annexed hereto and bordered by RED colour together with full benefits of passages, ways, water ways, electric line, telephone line, rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estates, rights, title, interest, claim and demand whatsoever of the Vendors unto or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendors do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts, deed or things hereto

before ..



Handwritten signature in blue ink, possibly reading "Rajesh" or similar, with a flourish extending to the right.

20 JUN 2008

7.

before done, executed or knowingly suffered to the contrary the vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid.

2. THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the vendors or any claiming through or under them.

3. FURTHER THAT the Vendors their heirs, executors, administrators, representatives or assigns, covenant with the Purchaser his heirs, executors, administrators, representatives or assigns, to save harmless indemnify and keep indemnified the Purchaser his heirs, executors, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.

4. THAT the Vendors their heirs, administrators or assigns, further covenant that the vendors shall at the request and cost of the Purchaser his heirs, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.



CAUTION: EXHIBIT DOCUMENT
RICHARDSON (Soh) July 2008

20 JUN 2008

8.

5. THAT the Purchaser herein will be entitled to mutate his name in respect of the said piece or parcel of land with common passage with the Authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.

6. AND that the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and/or are/is not acquire by the State of West Bengal Estate Acquisition Act. 1956 , or statutory modification thereof or under the Urban Land Ceiling and Regulations Act. 1976 or any other law for the time being in force.

7. ALL THE taxes, land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes, levies impositions etc. found to have remained unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the Vendors and realisable from the vendors.

IT IS hereby declared that the land together with common passage described in the schedule below is the self acquired property of the Vendors and they are benamer of anyone.

AND the Vendors delivers this day khas possession of the said land unto the purchaser and the purchaser doth takes possession of the same which he admits and accepts by this presents.

THE ..



ಅಧಿಕಾರಿಗಳಿಗೆ ಮಾತ್ರ
ವಿಧಾನಸಭೆ (ಸಹಿ ಸಹಿ)

20 JUN 2008

THE SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of a plot of land measuring an area of 2 (two) cottahs be the same a little more or less recorded as SALI , lying and situated under mouza - GOPALPUR, J.L. No. 2, R.S. No. 140, Touzi no. 125 , comprised in R.S. Dag no. 2817 under C.S. Khatian No. 1678 , R.S. Khatian No. 3002 , 1830 , within the jurisdiction of Airport Police station, within the local limits of Rajarhat Gopalpur Municipality, in the District of North 24 Parganas, which is butted and bounded as follows :-

ON THE NORTH : Land of Sri Swadesh Ranjan Chakraborty and Smt. Sukriti Chakraborty.

ON THE SOUTH : Land of Sri Prithis Nandi & Smt. Monica Nandi ;

ON THE EAST : Common passage ;

ON THE WEST : Earlier common passage ;

IN..



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು (ಸಿಟಿ ಹಾಲ್)

20 JUN 2008

10.

IN WITNESS WHEREOF the parties has hereunto set and subscribed their respective hands seals on the day, month and year first above written.

SIGNED & DELIVERED by the parties at Kolkata in the presence of :-

1. *Sumerdu Sikder*

1. No. *Sixi Nagar*
Madhyamgram
P.S. - *Barasat*
Dis. - *24 pgs (N)*

Prabudhe Roy
Sikha Roy

SIGNATURE OF THE VENDORS

2. *Prabish Mandal*
1 B.T. Road Kolkata-38

Rames Chatterjee

SIGNATURE OF THE PURCHASER

DRAFTED BY
Dilip Hom Chaudhury
(DILIP HOM CHAUDHURY)
ADVOCATE
(B.C.R. NO. WB-713/78)

TYPED BY
K.M. GARAI
A.D.S.R.O B/Nagar, Cal-91.

MEMO ..



Regional District Sub-
Mithanagar (Sole Sale)

20 JUN 2008

11.

MEMO OF CONSIDERATION

RECEIVED with thanks from the abovenamed purchaser a sum of Rs. 3,00,000/- (Rupees Three lac) only being the full consideration money of the aforesaid plot of land together with building and payment as per Memo below :-

MEMO

Bank Draft
Rs. 3,00,000/-
dt. 19.6.2008 on Bank of Baroda
- Jagnoin Branch, Kolkata

Rs. 3,00,000/00

(RUPEES THREE LAC) ONLY

WITNESSES

1. Purnendu Sikder

2. Pralim Mondal

Pralendra Roy
Sikder Roy

SIGNATURE OF THE VENDORS



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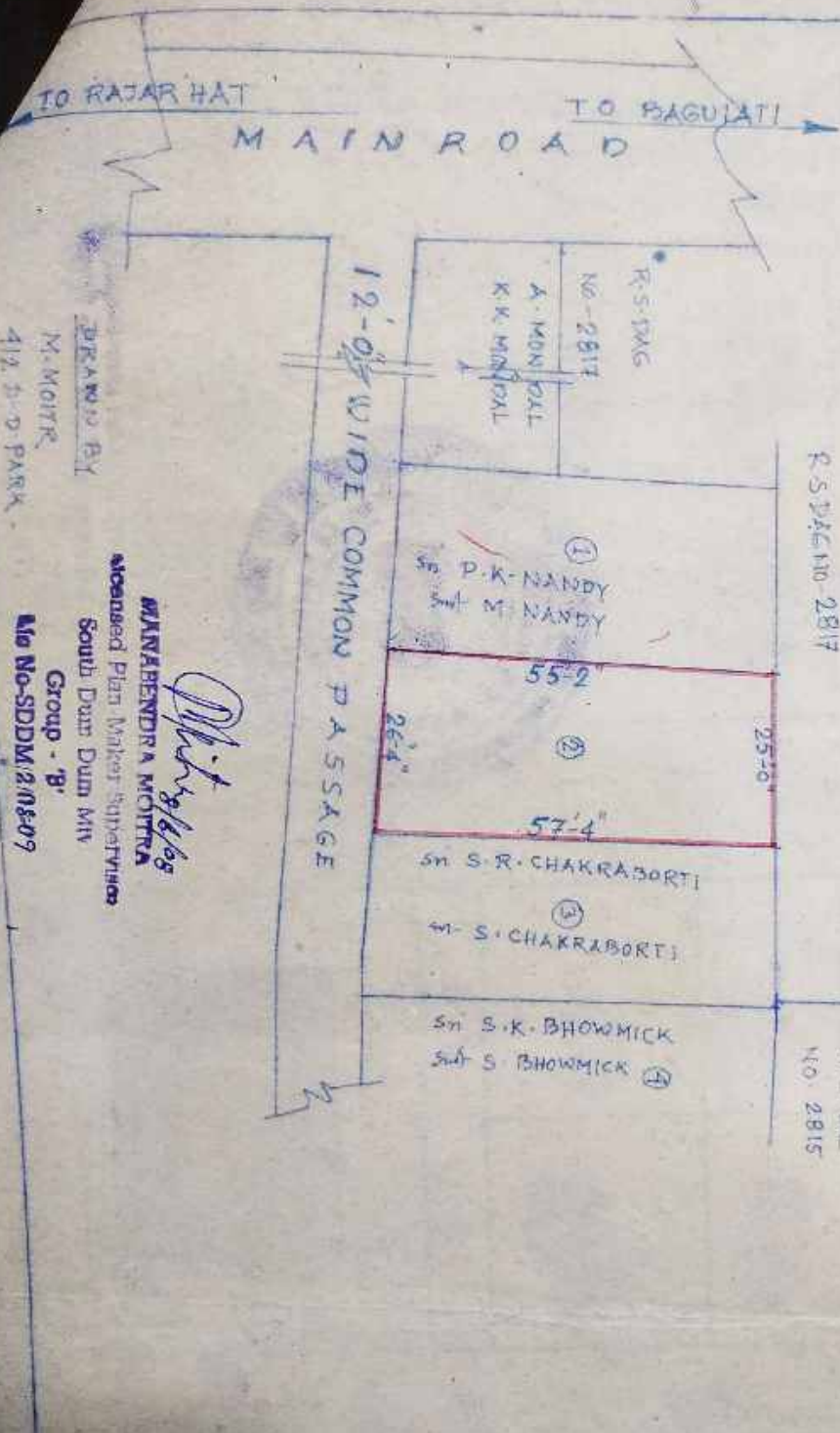
20 JUN 2008

SITE PLAN OF R.S.DAG NO-2817 C.S.KHATTIAN NO-1678, R.S.KHATTIAN NO-3002, 1830, MODZA-GOPALPUR, JLN-NO-2, WARDNO-03, P.S.-RAJARHAT, DIST-24 PARGANAS (N).
 UNDER RAJARHAT-GOPALPUR MUNICIPALITY.
 TOTAL AREA OF LAND - 2K-0CH-05FT.
 AREA SHOWN BY RED BORDER. SCALE - 1"=24'0"

SOLD BY - SRI PRABUDDHA ROY, AND SMT SIKHA ROY.
 SOLD TO - SRI RAMENDU CHATTERJEE.

Balabendra Roy
 SIKHA ROY

 RAVIN CHATTERJEE



DRAWN BY
 M. MOITRA
 412, D-D PARK

M. Mitra
 8/6/09
 MANABENDRA MOITRA
 Stagnated Plan Maker Supervisor
 South Dum Dum WIV
 Group - 'B'
 A/c No-SDDM/2/18509














കേരള ഭരണഭവനം
മുഖ്യമന്ത്രിയുടെ കാര്യാലയം
മുഖ്യമന്ത്രിയുടെ കാര്യാലയം

20 JUN 2009



SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					












Ramesh Chatterjee

ATTESTED :- Ramesh Chatterjee

	LH.					
	RH.					

Prabendra Roy

ATTESTED :- Prabendra Roy

	LH.					
	RH.					

Sika Roy

ATTESTED :- Sika Roy



Additional District Magistrate
Widhanagar (Sole Sale)

20 JUN 2008

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. 06506 / 2008, Deed No. (Book - I , 07984/2008)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sikha Roy			Sikha Roy 20/6/2008

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sikha Roy Address: 1/4, Ram Lal Agerwal Kol	Self	 20/06/2008	 20/06/2008	Sikha Roy
2	Prabuddha Roy Address: 1/4, Ram Lal Agerwal Kol	Self	 20/05/2008	 20/05/2008	Prabuddha Roy
3	Ramen Chatterjee Address: Kalkapur Kol	Self	 20/06/2008	 20/05/2008	Ramen Chatterjee

Name of Identifier of above Person(s)
 Purnendu Sikdar
 PS-Barasat, Madhyamgram,

Signature of Identifier with Date
 Purnendu Sikdar
 20/06/08

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(Faint blue stamp)

(Handwritten signature)

(Nurul Amin Khan)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR



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20080620 10:00 AM
Bikaner (Sah) Bhaq

20 JUN 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR

Endorsement For deed Number :J-07984 of :2008
(Serial No. 06506, 2008)

On 20/06/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1859 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs- 10.00/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 3960/- on 20/06/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 36027/-

Certified that the required stamp duty of this document is Rs 21617/- and the Stamp duty paid as Impresive- Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs * 6620/- is paid by the draft number 587281 Draft Date 20/06/2008 Bank Name STATE BANK OF INDIA Swasthya Bhawan, recieved on :20/06/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.30 hrs on 20/06/2008 at the Office of the A. D. S. R. BIDHAN NAGAR by Sikha Roy one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 20/06/2008 by

1. Sikha Roy, wife of Prabuddha Roy, 1/4, Ram Lal Agarwal, Kol Thana Baranagar, Pin 700050. By caste Hindu by Profession House wife
 2. Prabuddha Roy, son of Late Himangshu Kr Roy 1/4, Ram Lal Agarwal, Kol Thana Baranagar, Pin 700050, By caste Hindu, by Profession Business
 3. Ramen Chatterjee, son of Late Radha Gobinda Chatterjee, Kalkapur, Kol Thana Rajmahal, Pin 700136, By caste Hindu, by Profession Business
- Identified By Purendu Siktan, son of Late Raghu Nandan Siktan, Madhyamgram, Thana: Barasat, by caste Hindu by Profession Business.

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal



AKB

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சென்னை கல்வி பல்கலைக்கழகம்
விநாயகர் (சா) அலுவலகம்

20 JUN 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 958 to 974
being No 07984 for the year 2008.



(Handwritten signature)

(Nurul Amin Khan) 23-June-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal