

06891

2-6746/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 865427

Attention: This is a specimen of a banknote
 or registration. The signature sheet will
 be endorsed with all the attached with
 a. Government are part of this document

[Signature]
 Registrar
 West Bengal, Kolkata
 Government of West Bengal
 Registration Act 1908

16 AUG 2013

DEED OF SALE

THIS INDENTURE OF SALE made and executed
 this 16th day of AUGUST, Two Thousand
 THIRTEEN (2013);

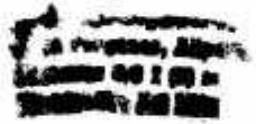
BETWEEN

10-100 5000
 S.No. 1477/13
 16/8/13

Serial 3823 Date 12/08/13
Name S. Dev Roy (Adv)
Address Alipore Police Court
Rs. 500/- Kol-27.




A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol - 27



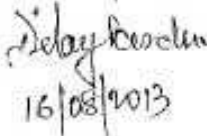


Satyendra Debroy
Advocate
WB/439/1986
Alipore Police Court
Kolkata - 700 027






16 AUG 2013

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 06891 / 2013, Deed No. (Book - I , 06740/2013)

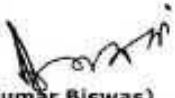
I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nilay Kundu 79/10 K K Majumder Rd, Thana: Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	 16/08/2013	 LTI 16/08/2013	 16/08/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tamal Das Address -Punar Basu Neelachal Abasan Co Operative Society 98 Rajdanga Gold Park, Flat No:B-3, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107	Self	 16/08/2013	 LTI 16/08/2013	
2	Tanmoy Das Address -Punar Basu Neelachal Abasan Co Operative Society 98 Rajdanga Gold Park, Flat No:B-3, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107	Self	 16/08/2013	 LTI 16/08/2013	
3	Uttam Kundu Address -Aa-42 Salt Lake City, Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 16/08/2013	 LTI 16/08/2013	
4	Nani Gopal Paul Address -Bb-171 Salt Lake City, Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 16/08/2013	 LTI 16/08/2013	






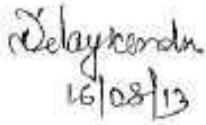



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS



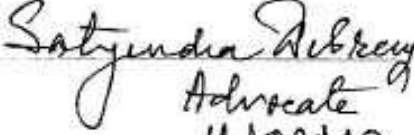
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 06891 / 2013, Deed No. (Book - I , 06740/2013)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Partha Dey Address -Aa-42 Salt Lake City, Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 16/08/2013	 LTI 16/08/2013	
6	Nilay Kundu Address -79/10 K K Majumder Rd, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 16/08/2013	 LTI 16/08/2013	

Name of Identifier of above Person(s)
 Satyendra Debray
 Alipore Police Court Wb/439/1986, District:-South
 24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date


 Advocate
 16/08/13





(Ashoke Kumar Biswas)
 DISTRICT SUB-REGISTRAR-IV
 Office of the D.S.R. - IV SOUTH 24-PARGANAS

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Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parqanas

Endorsement For Deed Number : I - 06740 of 2013
(Serial No. 06891 of 2013 and Query No. 1604L000014771 of 2013)

On 16/08/2013

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, 4 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 Draft

Rs. 56150/- is paid , by the draft number 159288, Draft Date 13/08/2013, Bank Name State Bank of India, SANTOSHPUR, received on 16/08/2013

(Under Article : A(1) = 56111/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/08/2013)

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.-51,01,244/-

Certified that the required stamp duty of this document is Rs.- 357097 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 352120/- is paid , by the draft number 159289, Draft Date 13/08/2013, Bank : State Bank of India, SANTOSHPUR, received on 16/08/2013

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

Presented for registration at 10.00 hrs on :16/08/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Nilay Kundu , one of the Claimants.

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

Execution is admitted on 16/08/2013 by

1. Tamal Das, son of Narendra Narayan Das @ Naren Das , Punar Basu Neelachal Abasan Co Operative Society 98 Rajdanga Gold Park, Flat No:B-3, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Service
2. Tanmoy Das, son of Narendra Narayan Das @ Naren Das , Punar Basu Neelachal Abasan Co Operative Society 98 Rajdanga Gold Park, Flat No:B-3, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Service
3. Uttam Kundu
Partner, M/s Ever Right Construction & Services Private Ltd, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700004,
, By Profession : Business



(Signature)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

16/08/2013 11:03:00





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06740 of 2013

(Serial No. 06891 of 2013 and Query No. 1604L000014771 of 2013)

4. Nani Gopal Paul
Partner, M/s Ever Right Construction, 2 Sibdas Bhaduri Rd, Thana:-Shyampukur, District:-Kolkata,
WEST BENGAL, India, Pin :-700004,
, By Profession : Business
5. Partha Dey
Partner, M/s Ever Right Construction, 2 Sibdas Bhaduri Rd, Thana:-Shyampukur, District:-Kolkata,
WEST BENGAL, India, Pin :-700004,
, By Profession : Business
6. Nilay Kundu
Partner, M/s Ever Right Construction, 2 Sibdas Bhaduri Rd, Thana:-Shyampukur, District:-Kolkata,
WEST BENGAL, India, Pin :-700004,
, By Profession : Business
Identified By Satyendra Debray, son of . , Alipore Police Court Wb/439/1986, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Handwritten signature)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2



Tanmay Das
Jawal Das

Das

(1) **SRI TAMAL DAS**, PAN -**AGOPD2351D** (2) **SRI TANMOY DAS** PAN -**AEKPD5843A**, both sons of Sri Narendra Narayan Das @ Naren Das, by religion - Hinduism, by profession - Service, Indian Citizen, residing at Flat No. B-3, Punar Basu Neelachal Abasan Cooperative Society, 98, Rajdanga Gold Park, Police Station - Kasba, Kolkata -700107, District South 24 Parganas, hereinafter jointly and collectively called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

A N D

M/S. EVER RIGHT CONSTRUCTION, a registered PARTNERSHIP FIRMS (PAN **AACFE1504B**) having its office at 2, Sibdas Bhaduri Road, Kolkata -700004, Police Station - Shyampukur, being represented by its Partners :- (1) **SRI UTTAM KUNDU**, son of Late Kanai Lal Kundu, PAN - **AFVPK2386P** residing at AA-42, Salt Lake City, Kolkata - 700064, Police Station - Bidhan Nagar North, Kolkata-700064, District North 24 Parganas, (2) **SRI NANI GOPAL PAUL**, son of Late Paresch Chandra Paul, PAN - **AFVPP4204R**



~~CONFIDENTIAL~~
~~ALL INFORMATION CONTAINED~~
~~HEREIN IS UNCLASSIFIED~~
DATE 16 AUG 2013 BY [illegible]

residing at BB-171, Salt Lake City, Kolkata- 700 064, Police Station - Bidhan Nagar North, District North 24 Parganas, (3) **SRI PARTHA DEY**, son of Sri Ashim Kumar Dey, PAN - **AFTPD7027E** residing at AA-42, Salt Lake City, Police Station - Bidhan Nagar North, Kolkata - 700 064, District North 24 Parganas and (4) **SRI NILAY KUNDU**, son of Sri Ramesh Chandra Kundu, PAN - **AFXPK7489M** residing at 79/10, K.K. Majumdar Road, Kolkata - 700 075, Police Station - Survey Park, (formerly Purba Jadavpur), District South 24 Parganas, all by religion - Hinduism, by profession - Business and all by Nationality - Indian, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include its successors-in-office, legal representatives and assigns) of the

OTHER PART:

WHEREAS

- 1) One Smt. Sandhya Das, wife of Sri Prodyut Kumar Das purchased a plot of Sali Land measuring more or less an area 7 (Seven) Cottahs in Mouza - Panchpota, J.L. No. 42, R.S. No. 11, Touzi No. 150, Pargana - Medan Molla comprised in C.S. Khatian No. 36, appertaining to



Postmaster, All
Systems and
Operations and
Administration and
Support

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C.S.Dag No. 157, corresponding to R.S. Khatian No.43, appertaining to R.S. Dag No. 174, locally known as Scheme Plot No. 5 under Police Station and the then S.R. Office Sonarpur in the District of South 24 Parganas by dint of a Deed of Conveyance registered with the Sub Registry Office at Sonarpur, recorded in Book No.1, Volume No. 14, Pages from 140 to 144 as Being No. 845 for the year, 1967. However, subsequently to make correction of certain typographical mistake in the said Deed a Rectification Deed was also registered by and between the said Sandhya Das and her VENDORS, Atul Krishna Naskar, son of Late Jadunath Naskar of Tentulberia, Sonarpur, which was also registered in the said S.R. Office Sonarpur recorded in Book No. 1, Volume No.20, Pages from 104 to 105 as Being No. 1349 for the year, 1967.

- 2) Said Sandhya Das while enjoying the said Land peacefully without any hindrance from any corner whatsoever died intestate on 02/04/1981 leaving behind her husband, Sri Pradyut Kumar Das, two sons namely (1) Sri Kallol Das and (2) Sri Prasanta Das and only daughter Smt. Sanghamitra Das as her only legal



TRUNG TÂM YẾU CẤP
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heirs, successors-in-interest and legal representatives in interest and none else as such following the demise of said Sandhya Das said land measuring 7 (Seven) Cottahs, lying and situated at Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme Plot No. 5 under Police Station and S.R.O. (now A.D.S.R.O) Sonarpur District South 24 Parganas inherited by the above named Legal heirs of said Sandhya Das in equal share in accordance with the Hindu Succession Act, 1956.

3) Thereafter said Pradyut Kumar Das, Kallol Das, Prasanta Das and Smt. Sanghamitra Das all legal heirs of aforesaid Sandhya Das sold, conveyed and transferred the said land lying and situated at Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme Plot No. 5 under Police

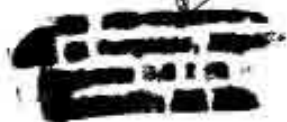


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Station and S.R.O. (now A.D.S.R.O) Sonarpur District South 24 Parganas against Valuable consideration unto and in favour one Smt. Krishna Roy, wife of Sri Hemanta Kumar Roy of 78/1, R.K. Chatterjee Road, P.S. -Kasba, Kolkata-700078, and delivered peaceful vacant khas possession of said land in her favour.

- 4) Said Purchase Deed of Smt. Krishna Roy was executed on 09/11/1993 and registered with the office of the D.R. South 24 Parganas at Alipore on 17/11/1993 recorded in Book No.- 1, Volume No. 286, Pages from 487 to 497, as Being No. 15290 for the year, 1993.
- 5) Said Krishna Roy after taking over possession as above by exercising her all right, title and interest over the said land as its absolute owner and possessor, while was enjoying the said land indisputably decided to Gift her said Land unto and in favour of the VENDOR No-1 herein out of her natural love and affection who in fact is the beloved nephew of said Krishna Roy i.e. son of her elder brother, Narendra Narayan Das @ Naren Das.



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6) That in fulfillment of such desire said Smt. Krishna Roy by and under a registered Deed of Gift dated 03/03/2005 registered with the office of the District sub Registrar South 24 Parganas at Alipore, recorded in Book No.1, Volume No. 6, Pages from 2941 to 2960 as Being No. 00982 for the year,2005, gifted said Land measuring more or less 7 (seven) Cottahs in Scheme Plot No. 5 comprised in Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme Plot No. 5 under Police Station and S.R.O. (now A.D.S.R.O) Sonarpur District South 24 Parganas at present under Rajpur Sonarpur Municipality within the District of South 24 Parganas more fully and particularly described and mentioned in the Schedule hereunder written and hereinafter referred to as the said Land.

7) On the other hand VENDOR No. 2 acquired the Scheme Plot No. 4 brief history of which are as follows :-



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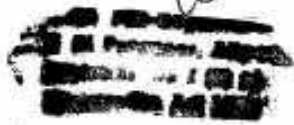
(a) one Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, mother of VENDORS herein then residing at 22, Tarapith, Haltu, Kolkata - 700078, purchased a plot of Sali Land measuring more or less an area 7 (Seven) Cottahs in Mouza - Panchpota, J.L. No. 42, R.S. No. 11, Touzi No. 150, Pargana - Medan Molla comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No.43, appertaining to R.S. Dag No. 174, locally known as Scheme Plot No. 4 under Police Station and the then S.R. Office Sonarpur in the District of South 24 Parganas by dint of a Deed of Conveyance registered with the District Sub Registry Office South 24 Parganas at Alipore, recorded in Book No.1, Volume No. 287, Pages from 10 to 20 as Being No. 15291 for the year, 1993 from the then Owners, ^{Sri Kanak Kanti Roy Chowdhury & others legal heirs of} Smt. Priti Roy, wife of Sri Bhupendra Chandra Roy & Others all then residing at 20/12, Netaji Subhas Chandra Bose Road, P.S. - Jadavpur, Kolkata-700040, for valuable consideration mentioned.

Bibhoyendras

Jamal Das

Janmoy Das

(b) Said Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, mother of VENDORS herein while enjoying the said Land peacefully without any hindrance from any corner whatsoever died intestate on 26/08/1996 leaving behind her husband, Sri Narendra Narayan Das alias Naren Das and two sons namely (1) Sri Tamal Das and (2) Sri Tanmoy Das the VENDORS herein as her only legal heirs, successors-in-interest and legal representatives in interest and none else as such following the demise of said Jharna Das @ Suklasree Das said land measuring 7 (Seven) Cottahs, lying and situated at Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme Plot No. 4 under Police Station and S.R.O. (now A.D.S.R.O) Sonarpur District South 24 Parganas inherited by the above named Legal heirs of said Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, mother of



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VENDORS herein in equal share in accordance with the Hindu Succession Act, 1956.

(c) Thereafter said Narendra Narayan Das alias Naren Das, husband of the deceased, Jharna Das alias Suklasree Das who is also father of Vendors and Sri Tamal Das, son of said Jharna Das alias Suklasree Das since deceased who is also brother of the VENDOR No. 1 herein out of their love and affection towards the VENDOR No. 2 herein being their son and brothers respectively unconditionally and forever by under a Registered Deed of Gift conveyed and transferred their respective $\frac{2}{3}$ undivided share ($\frac{1}{3} + \frac{1}{3}$) relinquishing all their right, title and interest over the said land unto and in favour of VENDOR No. 2 herein out of the total land measuring 7 Cottahs more or less lying and situated at Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme Plot No. 4 under Police Station and S.R.O. (now



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A.D.S.R.O) Sonarpur District South 24 Parganas and delivered peaceful vacant khas possession in his favour.

(d) Said Deed of Gift was registered with the office of the D.R. South 24 Parganas at Alipore on 07/01/2004 recorded in Book No.- 1, Volume No. ..1....., Pages from 1067.. to 1082, as Being No. 00071 for the year, 2004.

Sidney Sander

Amal Das
Tanmay Das

(e) That thereby thus both the VENDORS herein by dint of their aforesaid Deed of Gift acquired and become the absolute joint owners and / or otherwise well and sufficiently entitled to the said land more fully described and mentioned in the Schedule hereunder written and has been enjoying the same uninterruptedly without any hindrance in any manner whatsoever. Mutated their respective names with the BL & LRO Office by paying upto date Khazna and other charges in respect of said land whereby it appears in L.R. Parcha (R.O.R.) nature of Land recorded as Danga whereas in R.S. record (R.O.R.) it



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was recorded as Sali and L.R. Khatian No. 2257 and 2258 against R.S. Khatian No. 43 and L.R. Dag No. 194 against R.S. Dag No. 174 besides the above all other particulars are remain same.

(f) That the VENDORS also applied for mutation of their respective names with the record of Rajpur Sonarpur Municipality which is under process.

(g) In the meantime when the Vendors took up measurement of their said land to ascertain actual area of Land exist in their joint possession found that it comes to an area more or less 13 (thirteen) Cottahs 4 (Four) Chittaks physically consisting of both the scheme plots being Plot No. 4 and Plot No. 5 lying and situated at Mouza - Panchpota, Pargana - Medan Malla, J.L. No. 4, touzi No. 150, R.S. No. 11 comprised in the manner following :-

	C.S.	R.S.	Nature of Land	L.R.	Nature of Land
Khatian No.	36	43	Sali	2257 & 2258	} Danga
Dag No.	157	174	Sali	194	



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under at present Ward No. 3 of the Rajpur Sonarpur Municipality, P.S.- Sonarpur within the District of 24 Parganas South which is morefully and specifically described and mentioned in the Schedule written hereunder and referred to as the **SAID LAND**.

(h)In the meantime the VENDORS for various legal and bonafide reasons and to meet a financial exigency jointly decided to sell and transfer their said land lying and situated at Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme Plot No. 4 & 5 under Police Station and S.R.O. (now A.D.S.R.O) Sonarpur District South 24 Parganas for or at consideration of Rs. **51,01,244=00** (Rupees **Fifty One Lakh One Thousand Two Hundred and Forty Four**) only which attracted the attention of Purchaser herein who through its partners verified the documents, inspected the land psychically and being satisfied by the declaration made by the VENDORS herein that



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his said is free from all encumbrances agreed to purchase the same at the said land demanded price of the VENDORS.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. **51,01,244=00 (Rupees Fifty One Lakh One Thousand Two Hundred and Forty Four) only** paid by the PURCHASER to the VENDORS described in the Memo of Consideration given below towards the price of the said land (the receipt whereof the VENDORS doth hereby admit and acknowledge and of and from the same and every part thereof) and of and from the same and every part thereof the VENDORS doth hereby acquit, release, sell, hereinafter referred to as the said property the VENDORS doth hereby grant, convey, ~~sell~~, assure and assign unto the said PURCHASER all that piece and parcel of Sali Land measuring more or less 13 (Thirteen) Cottahs, 4 (Four) Chittaks lying and situated at Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme Plot No. 4



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and 5 under Police Station and S.R.O. (now A.D.S.R.O) Sonarpur District South 24 Parganas within Ward No: 03, of the Rajpur Sonarpur Municipality more fully and particularly described in the Schedule hereunder referred to as the said Premises which is morefully and particularly delineated in the Plan/Map annex hereto with 'Red' Border free from all encumbrances vacant land hereunder written or howsoever otherwise the said land and hereditaments now or is or are or hereto before was or were situated, butted, bounded, called, known numbered, described or distinguished together with all pattahs, muniments described or distinguished, right of easement, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied together with or reputed to belong or be appurtenant thereto and the reversion or reversions or remainder or remainders, and the rights, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the VENDORS into or upon the said land and every part thereof and all the deeds, pattahs, muniments, writings, evidence of



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title whatsoever to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control or possession of the VENDORS or any person or persons from whom the said VENDORS may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land, hereditaments to far as to be unto the said PURCHASER absolutely as to be unto the said PURCHASER absolutely forever free from all encumbrances on the terms and conditions appended below and the VENDORS doth hereby covenant with the PURCHASER that notwithstanding any act, things, deeds matter whatsoever made, done and executed or knowingly suffered to the contrary the VENDORS now have good right, full power, absolute authority and indefeasible title to grant, transfer, conveyed or expressed or intended so to be unto and to the use of the said PURCHASER in manner aforesaid and delivered vacant and khas peaceful possession of the said land hereditaments to the PURCHASER and the PURCHASER shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land hereditaments or every part thereof and pay the rents to the Collector of South 24- Parganas under the State of West Bengal upon getting the name of the PURCHASER mutated with the B.L. & L.R.O.



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having jurisdiction and received the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under the trust for the VENDORS or any of their predecessors - in - title and that free and clear and freely and clearly absolutely acquitted, exonerated, discharged, saved, harmless and keep the PURCHASER indemnified from or against all charges, estate, encumbrances, created by the VENDORS or any of their predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the VENDORS or any person or persons lawfully or equitably claiming as aforesaid Further that the VENDORS and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the VENDORS shall and will from time to time and at all times hereafter at the cost and request of the PURCHASER do and execute or cause to be done and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said land and unto the said PURCHASER as shall or may be reasonably required.



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The VENDORS hereby confirm the aforesaid transfer of the said property in favour of the PURCHASER and hereby further confirm that peaceful vacant khas possession free from all encumbrances of the said property has been delivered by the VENDORS to the PURCHASER and has also agreed to help the PURCHASER for mutating its names in the records of all concerned offices in respect of the said property and for the conversion of the said property from Danga to Sali or Bastu or from Sali to Danga or Bastu. Simultaneously, the VENDORS herein handed over all the original deeds, link deeds and other connecting papers in connection with the said Premises / Land unto and in favour of the PURCHASER through its Partners.

THE VENDORS HEREBY FURTHER COVENANT WITH THE PURCHASER as follows :-

- (a) The VENDORS are otherwise well and sufficiently entitled to the said property described in the Schedule hereunder written and the same he acquired through gift and their title to the said property is free from all encumbrances and having a good marketable title.



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- (b) No other person except the VENDORS have any right, claim or demand in respect of the said property or any part thereof.
- (c) The VENDORS have not entered into any agreement or arrangement, oral or written with regard to the sale of the said property.
- (d) The VENDORS shall support any application made by the PURCHASER for mutation of its name in the office of the Rajpur Sonarpur Municipality at the cost of the PURCHASER and shall remain bound to do all that it may be required to do for that purpose, so also mutation with the BL & LRO, Sonarpur in respect of said land.
- (e) The VENDORS also declares that the property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and / or encumbered and there is no case, suit or proceeding pending before any Court of Law against the said property and / or any part thereof and the VENDORS have undisputed, clear and good marketable title to the said property and the said property is free from all encumbrances and have



ALBANY, N.Y.
POST OFFICE
16 AUG 1977

16 AUG 1977

delivered vacant khas peaceful possession of the said property to the PURCHASER through its Partners.

- (f) If any of the Statements or covenants made hereinbefore by the VENDORS be found to be incorrect, untrue or any defect in title is detected hereinafter the VENDORS and their heirs, successors and assigns shall and will be liable for the same and shall keep the PURCHASER indemnified against all losses and damages for the same.
- (g) If any error or omission is found to have taken place in this deed in future the VENDORS shall at the cost and request of the PURCHASER or its substitutes or successors-in-office do and execute or cause to be done and executed any supplementary deed or deeds of rectification / declaration in favour of the PURCHASER or its successors-in-office.
- (h) The VENDORS further declare that no notices including any notice for acquisition, requisition or set back by the Government Central or State or by the Rajpur Sonarpur Municipality or any other local, or public body or



~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

16 AUG 2013

authority in respect of the said property has been issued to serve upon or received by the VENDORS or their agent or any person on their behalf and that all previous notices and requisition have been duly complied with by the VENDORS.

- (i) The VENDORS hereby further declares that in event the said property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned or acquisitioned by the Government or any other Authorities concerned the VENDORS and their heirs, successors and assigns shall and will have no right to claim or demand for any compensation in that regard and the PURCHASER herein named will have sole authority for compensation.

SCHEDULE ABOVE REFERRED TO

(SAID LAND)

ALL THAT piece and parcel of Plot of land consisting of Danga as per L.R. Record and **shali as per R.S. Record** measuring more or less 13 (Thirteen) Cottahs, 4 (Four) Chittaks lying and situated at Mouza - Panchpota, Parganas - Medan Malla, Touzi No. 150, J.L. No. 42, R.S. No. 11 comprising in C.S. Khatian No. 36, appertaining to C.S.



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~~SOUTH 24 P.O.~~

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Dag No. 157 corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, now as per L.R. Record L.R. Khatian No: 2257 and 2258 appertaining to L.R. Dag No: 194 which is locally known as Scheme Plot No. 4 & 5 under Police Station and S.R.O. (now A.D.S.R.O) Sonarpur District South 24 Parganas, under Rajpur Sonarpur Municipality, Ward No: 03 be the same and is the said land be the subject matter of this Deed of Conveyance with right to take all civil amenities like water connection, electricity, telephone and other devices under the road adjacent thereto more specifically shown in the Annexed map with RED bordered which do form part of this Deed of Conveyance for all intents and purposes being butted and bounded in the manner following :-

ON THE NORTH :: Partly by Scheme Plot No. 6 and Partly 9'6" wide Common passage;

ON THE EAST :: Part of R.S. Dag No. 176.

ON THE WEST :: 30ft wide Panchpota Pump House Road

ON THE SOUTH :: Scheme Plot No 3.



[Handwritten signature]
[Redacted text]
[Redacted text]

16 AUG 2013

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

Signed, Sealed and Delivered

In presence of :-

01) *Nataraj Narayanas*
Flat NO - B/3 "PUNARBASU"
Neelachal Abasan,
78, Rajdanga Gold Park, KA-107.

1. *Jamal Das*

2. *Tanmoy Das*

Signature of the **VENDORS**

02 *Rama Das*
Flat NO - B/3 PUNARBASU
Neelachal Abasan
78 Rajdanga Gold Park,
Kolkata - 107.

1. **EVERRIGHT CONSTRUCTION**
[Signature]
Partner

2. **EVERRIGHT CONSTRUCTION**
Nani gopal paul
Partner

3. **EVERRIGHT CONSTRUCTION**
Partha Das

4. **EVERRIGHT CONSTRUCTION**
[Signature]
Partner

Signature of the **PURCHASER.**



16 AUG 2013

MEMO OF CONSIDERATION

RECEIVED from within named PURCHASER a sum of Rs. **51,01,244=00 (Rupees Fifty One Lakh One Thousand Two Hundred and Forty Four) only** being the total consideration money of the said land in the manner following :-

Date	A/c Payee Manager's Cheque No.	Bank & Branch Name	Amount
13/08/2013	511213	Oriental Bank of Commerce, Shyambazar Branch	25,50,622=00
13/08/2013	511214	Oriental Bank of Commerce, Shyambazar Branch	25,50,622=00
TOTAL Rs.			51,01,244=00

(Rupees Fifty One Lakh One Thousand Two Hundred and Forty Four) only

Signed, Sealed and Delivered

In presence of :

1. Narayender Narayan Das .

1) Jamal Das

2. Rama Das

2) Jannoy Das

Drafted by me :

Satyendra Debroy
Advocate

Alipore Police Court,
Kolkata - 700 027,

Computer print by

Santanu Chakraborty

Signature of the **VENDORS**



16 AUG 2013

SITE PLAN OF A LAND OF C.S. DAG NO.-157, C.S. KHATIAN NO.-36, R.S. DAG NO.-174, R.S. KHATIAN NO.-43, R.S. NO.-11, J.L. NO.-42, TOUZI NO.-150, MOUZA-PANCHPOTA, UNDER RAJPUR-SONARPUR MUNICIPALITY, P.S.-SONARPUR, DISTRICT-SOUTH 24 PARGANAS.

AREA OF THE LAND = 13 K.-04 CH.-00 SFT., SHOWN IN RED BORDER

SCALE-1"= 25'-0"



R. S. DAG NO.-176

68'-5"

PLOT NO.-6

22'-1.5"

7'-2"

3'-4.7"

28'-3"

12'-4.5"

27'-6.5"

9'-6" WIDE COMMON PASSAGE

AREA OF LAND = 13 K.-04 CH.-00 SFT.

PLOT NO.-4 & 5

48'-3"

3'-2"

55'-10"

68'-0"

30'-0" WIDE ROAD

Jamal co.

Jannoy Das,
SIGNATURE OF VENDOR

EVERRIGHT CONSTRUCTION

PLOT NO.-3

Partha
PURSE

EVERRIGHT CONSTRUCTION
Nani gopal paul
PURSE

EVERRIGHT CONSTRUCTION
Deby kumar
PURSE

EVERRIGHT CONSTRUCTION
Partha
PURSE

SIGNATURE OF PURCHASERS

DRAWN BY

Partha Prafim Jha














16 AUG 2017

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PHOTO	left hand					
	right hand					

Name.....












Signature.....

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	right hand					

Jas

Name SRI TAMAL DAS

Signature Jamal Das

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	right hand					

Tanmoy

Name SRI TANMOY DAS

Signature Tanmoy Das

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	right hand					

Name SRI UTTAM KUNDU

Signature Uttam Kundu














~~IN PROCESS, ALL INFORMATION IS UNCLASSIFIED~~

16 AUG 2013

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PHOTO	left hand					
	right hand					

Name.....












Signature.....

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	left hand					
	right hand					

Paul

Name SRI NANIGOPAL PAUL












Signature Nanigopal paul

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	left hand					
	right hand					

Paul

Name SRI PARTHA DEY

Signature Partha Dey

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SRI NILOY KUNDU

Signature Niloy Kundu



16 AUG 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 35
Page from 1324 to 1356
being No 06740 for the year 2013.



Ashoke Kumar Biswas

(Ashoke Kumar Biswas) 19-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal