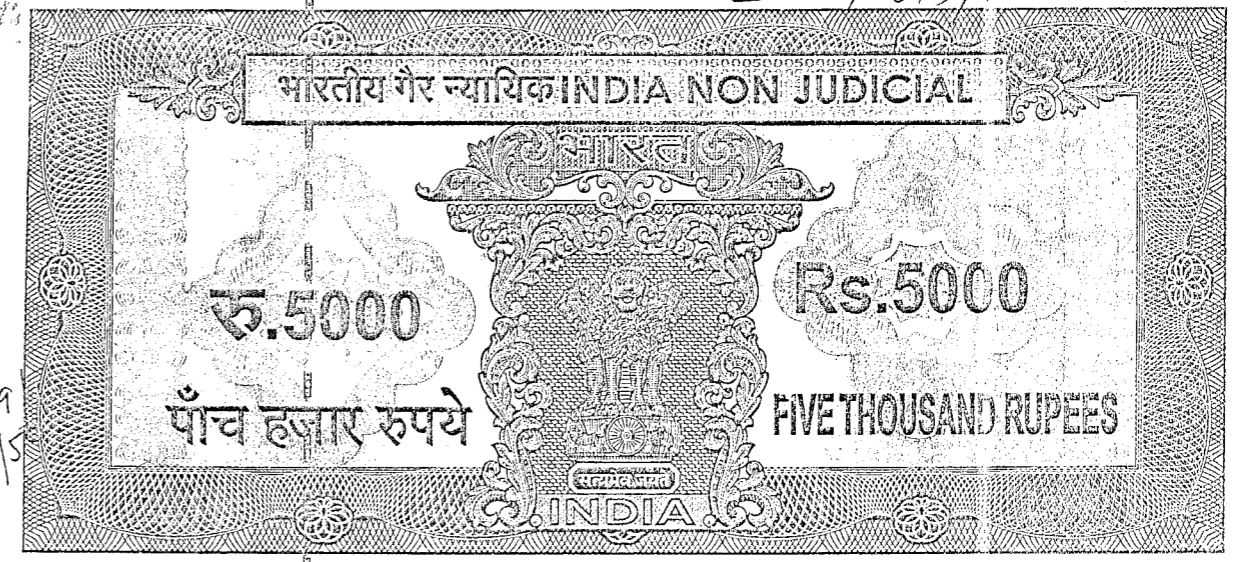


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P.N. *भक्तिबहा* पश्चिम बंगाल WEST BENGAL
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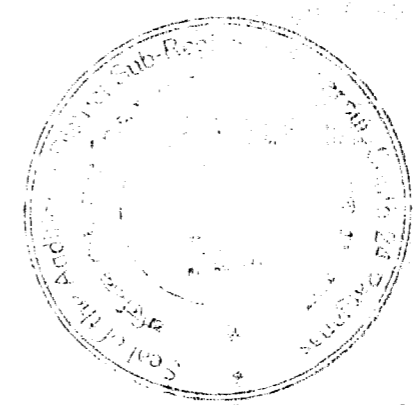
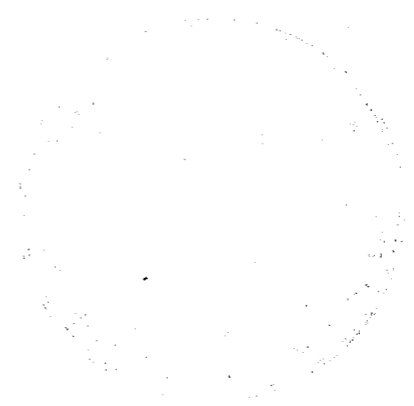
Certified that the above is adapted to registration. The Signatures sheet and the endorsement sheet attached with this document are the part of this document

Adul. District Sub-Registrar
 Singarput, South 24 Parganae

09 SEP 2010

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this
 the 8th day of September Two Thousand Ten
BETWEEN



Sc. of the App. ...
Sc. of the App. ...

0 9 SEP 2010

SMT. SMRITILEKHA GUHA, daughter of Late Samarendra Nath Guha, by occupation-Teacher, by faith-Hindu, by Nationality-Indian, residing at 25 No. Pratapditya Place, P.S.Tollygunge, Kolkata-700 026, presently at 307 No. Ganguli Bagan, P.O.Naktala, P.S.Jadavpur, Kolkata-700 047, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

1 SRI SUJIT KUMAR SEN son of Late Kamala Pada Sen, by occupation-Business, residing at 88, Raja S.C.Mallick Road, P.O.Naktala, P.S.Jadavpur, Kolkata-700 047, 2) SRI SANAT NASKAR, son of Mr. Kamal Naskar, by occupation-Business, residing at Mahatala Mandir Road, Mahamayata, P.O.Garia, P.S.Sonarapur, Kolkata-700 084, 3) SRI RANJAN DHALI, son of Late Benay Dhali, by occupation-Business, residing at "BINOY GIRI APARTMENT", Garia Station Road, P.O.Garia, P.S.Sonarapur, Kolkata-700 084 and 4) SIB SANKAR MONDAL, son of Late Parboti Charan Mondal, by occupation-Business, residing at "BIMALA APARTMENT" N.S.Bose Road, Mahamayatala, P.O.Garia, P.S.Sonarapur, Kolkata-700 084, all by faith-Hindu, by Nationality-Indian, hereinafter jointly called and referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the Vendor is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring more or less 5 Cottahs including 10'ft Wide Private Passage along with an old delapidated 20 years old

one storied building measuring 1000 sq.ft.standing thereon of R.S.Dag No.3168, L.R.Dag No.3220 R.S. Khatian No.468,L.R.Khatian No.1642 of Jagaddal Mouza, J.L.No.71, under P.S.Sonarpur, Holding No. 91 Dr. B.C.Roy Road(Jagaddal), Ward No.25(23) of Rajpur-Sonarpur Municipality, District-South 24-Parganas, fully described in the Schedule hereunder written.

AND WHEREAS One Debendra Nath Das Kayal, Dwijendra Narayan Das Kayal and Lokendra Narayan Das kayal, all sons of late Surendra narayan Das kayal were seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bagan land measuring 31 decimals of Dag No.3168,, Khatian No.R.S.468 , of Jagaddal Mouza, J.L.No.71, P.S.Sonarpur, District-South 24-Parganas, asper Revisional settlement recorded of rights and they had been paying Govt. rent thereof and enjoying every right title and interest over the said property without interruption, claim and demand whatsoever.

AND WHEREAS the said Debendra Nath Das Kayal, Dwijendra Narayan Das Kayal and Lokendra Narayan Das Kayal jointly sold, transferred and conveyed the land measuring 31 decimals in dag No.R.S.3168, L.R.Dag No.3220, R.S.Khatian No.R.S.468 , of Jagaddal Mouza, J.L.No.71 on 23/1/1961, registered at S.R.Baruipur offic by two separate sale deeds to Sri Sanat Kumar Lahiri, e.g. Book No.I, Volume No.17, Pages-47 to 51, being No.373 for the year 1961 and Book No.I, Volume No.67, Pages-259 to 272, being No.524 for the year 1961.

AND WHEREAS the said Sanat Kumar Lahiri became the absolute owner of the land measuring 31 decimals in R.S.Dag No.3168, R.S.Khatian No.468 of Jagaddal Mouza, J.L.No.71, under P.S.Sonarpur, District-South 24-Parganas by purchase through two separate sale deeds.

AND WHEREAS the said Sanat Kumar Lahiri sold, transferred and conveyed the land measuring 31 decimals in R.S.Dag No.3168, R.S.Khatian No.468 of Jagaddal Mouza, J.L.No.71 on 21/9/1981 to Smt.Sumita Ganguli, Daughter of Sri JyotishChandra Ganguli, registered at D.R.Alipore office and recorded in Book No.I, being No.10778 for the year 1981.

AND WHEREAS the said Sumita Ganguli became the absolute owner of the measuring 31 decimals in R.S. Dag No.3168, R.S.Khatian No.468, of Jagaddal Mouza, J.L.No.71, under P.S.Sonarpur, District-South 24-Parganas by purchase and also she recorded in her name in L.R.Recod, vide L.R.Khatian No.1642, L.R.Dag No.3220 and also converted from Bagan to bastu land and paid the tax upto date.

AND WHEREAS the said Smt. Sumita Ganguli sold, transferred and conveyed the land measuring more or less 5 Cottahs including 10'ft wide Private passage out of 31 decimals in R.S.Dag No.3168, L.R.Dag No.3220, R.S.Khatian No.468, L.R.Khatian No.1642 of Jagaddal Mouza, No.71 on 20/4/1988 to SMT. SMRITI LEKHA GUHA(Vendor herein), Daughter of Late Samarendra Nath Guha of 25 No.Pratapaditya Place, Kolkata-26, registered at D.R.alipore office and recorded in Book No.1, Volume No.86 , Pages- 108 to 116 , being No.4186 for the year 1988.

AND WHEREAS the said SMT. SMRITI LEKHA GUHA (Vendor herein) after purchasing the aforesaid property became the absolute owner of the aforesaid area of 5 cottahs of land as mentioned above and also she got the property recorded in her name in Municipal office and other concern and paid the releavant taxes upto date.

AND WHEREAS thus the said Vendor became the owner of the land measuring more or less 5 Cottahs including 10' wide Private Passage out of 31 decimals alongwith

about 20 years old delapidated one storied building measuring about 1000 sq.ft. in R.S.Dag No.3168,L.R.Dag No.3220, R.S.Khatian No.468, L.R.Khatian No.1642 of Jagaddal Mouza, J.L.No.71, Holding No. 91, Dr. B.C.Roy Road(Jagaddal) ward No.25(23) of Rajpur-Sonarpur Municipality, under P.S.Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written .

AND WHEREAS the Vendor is in urgent need of money for bonafide reason and decided to dispose of the land more or less 5 Cottahs including 10' ft wide Private passage alongwith an old delapidated one storied building measuring about 1000 sq.ft. more fully and particularly described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the Purchasers herein having come to know of such announcement, offered a consolidated value of the land measuring more or less 5 Cottahs including 10' ft wide Private passage alongwith an old delapidated one storied building measuring about 1000 sq.ft. standing thereon fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border for Rs.10,00,000 /- (Rupees Ten Lakhs) only in lump sum and the Vendor has accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs.10,00,000 /- (Rupees Ten Lakhs) only although the market value of the same is Rs. **16,33,750** /- only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of Rs .10,00,000 /- (Rupees Ten Lakhs) only fully paid by the Purchasers to the Vendor (the receipt whereof the vendor doth hereby acknowledge and of and from the same and every part thereof release and forever

discharge the purchasers and the said plot of land hereby conveyed) the said vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchasers ALL THAT piece and parcel of Bastu land measuring more or less 5 Cottahs including 10'ft wide private passage alongwith an old delapidated one storied building standing thereon Comprising in R.S. Dag No.3168 ,L.R.Dag No.3220, appertaining to R.S. Khatian No.468, L.R.Khatian No.1642 of Jagaddal Mouza Mouza, J.L. No.71, Holding No. 91, Ward No.25(23) of Rajpur-Sonarpur Municipality, under P.S. Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border togetherwith all easementary rights of said path/ Road TOGETHER WITH all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate right, title, interest, claim and demand whatsoever of the said vendor in or to the property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same to the purchasers absolutely and forever. AND the purchaser may hereafter peaceable and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from vendor or any person claiming through or under her.

AND the vendor covenant to save harmless and keep indemnified the purchasers free from all encumbrances, charges and equities whatsoever. Be it noted that in the map which attached in this deed, the 10'ft wide private passage shown for egree and ingreed of the said three plots only but if the three plots purchased by the same purchaser/s then the 10'ft wide private passage are abolished .

AND the vendor further covenant that they will at the request and cost of the purchasers 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 to the use of the purchasers to the true intent meaning of these present as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring more or less 5 Cottahs including 10'ft wide Private passage along with about 20 years old delapidated one storied building measuring about 1000 sq.ft. standing thereon situated and lying at Mouza- Jagaddal, J.L. No. 71, R.S. No.233, Touzi No.49, Pargana- Magura, P.S. & A.D.S.R.office at Sonarpur, Holding No. 91 Dr. B.C.Roy Road (Jagaddal), Ward No.25(23), under Rajpur- Sonarpur Municipality, comprising in R.S. Dag No. 3168, L.R. Dag No.3220 appertaining to R.S. Khatian No.468, L.R. Khatian No. 1642, District South 24-Parganas, with four side boundary walls and together with all easementary rights of the said 10'ft wide Private Passage, the total annual rent of 31 decimals of R.S. Khatian No.468 is One taka Fifteen annas Seven pai and the annual proportionate rent of 5 Cottahs as per present rate, which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal. OR HOWSOEVER OTHERWISE and particularly delineated in the map or plan annexed hereto by RED border. The said map or plan is part and parcel of this document.

BUTTED AND BOUNDED

- On the North :- Other's Property
On the South :- 10'ft wide Private Passage
On the East :- Property of Anju Lekha Guha
On the West :- Property of Anju Lekha Guha and Smriti Lekha Guha

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERY

In Presence of WITNESSES :-

1. Shiroji Karmakar

19- Sunset Valley, Garia, K-1-89.

2. Chhabi Mandal
Bimala Apartment
Mahamayatala
P.O. - Garia, K-1-84.

Smritilekha Guha.

SIGNATURE OF THE VENDOR

1. Anil Kumar Aue

2. Sanat Sarkar

3. Ranjan Dhal

4. Sub Santan Mandal

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the said sum of Rs.10,00,000/- (Rupees Ten Lakhs) only being the full and final consideration money paid the following manner herein the full and final consideration money paid by Cheque and Cash .

WITNESSES:-

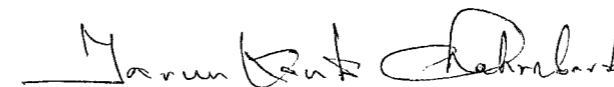
1. Shibani Komakar
19- Jansal Pally, Garia, Kat-04.

2. Chhabi Mondal
W/o- Sib Samson Mondal
Pimela Apartment.
Mahamayatala.
P.O- Garia, Kat-04.

← Smritilekha Guha.


SIGNATURE OF THE VENDOR

Drafted by me:


(TARUN KANTI CHAKRABARTI)

F.No.853/95, Advocate, Baruipur Civil Court.

Printed by :-

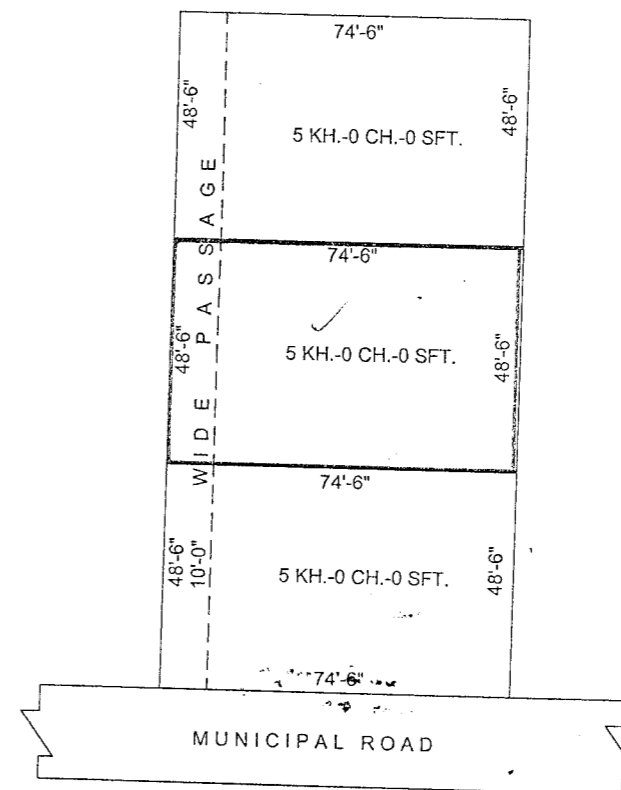

Chandan Kr. Jana,

Sonarpur, Kolkata-700 150.

SITE PLAN OF R. S. DAG NO.-3168, L. R. DAG NO.- 3220, R. S. KHATIAN NO.- 468, L. R. KHATIAN NO.- 1642, AT MOUZA -JAGADDAL, J. L. NO -71, P. S. -SONARPUR, DIST. - SOUTH 24 PARGANAS. WARD NO. - 25[23], UNDER RAJPUR - SONARPUR MUNICIPALITY.












SCALE = 1" INCH = 33' FT.

SOLD AREA SHOWN IN RED COLOUR.



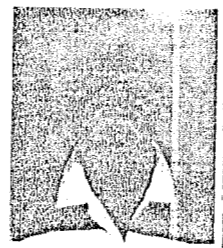










Smritilekha Guha.

Chandan Kumar Jana.
C.A.D. BY
Chandan Kumar Jana.
Civil Engineer.E.B.S. Lie No-284 /Rjpson
Rajpur-Sonarpur Municipality

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name SUJIT KUMAR SEN

Signature Sujit Kumar Sen

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

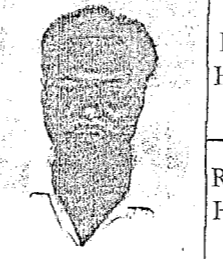










Name SANAT NASKAR

Signature Sanat Naskar

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name RANJAN DHALI

Signature Ranjan Dhali

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name SIB SANTAN MANDAS

Signature Sib Santan Mandas

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name *SMRITI (GIRI) GUHA*

Signature *Smriti Lekha Guha*

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Left Hand					
	Right Hand					

Name

Signature

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Left Hand					
	Right Hand					

Name

Signature

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Left Hand					
	Right Hand					

Name

Signature



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 10647 of 2010
(Serial No. 11663 of 2010)

On 08/09/2010

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

Presented for registration at 20.50 hrs on :08/09/2010, at the Private residence by Sib Sankar Mondal
one of the Claimants.

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

Execution is admitted on 08/09/2010 by

1. Smritilekha Guha, daughter of Lt. Samarendra Nath Guha , 25, Pratapditya Place,, Kolkata,
Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By
Profession : Service
2. Sujit Kr. Sen, son of Lt. Kamala Pada Sen , 88, Raja S. C. Mallick Road, Kolkata, Thana:-Jadavpur,
District:-Kolkata, WEST BENGAL, India, P.O. :-Naktala Pin :-700047 , By Caste Hindu, By Profession :
Business
3. Sanat Naskar, son of Kamal Naskar , Mahatala Mandir Road , Mahamayatala, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste Hindu, By
Profession : Business
4. Ranjan Dhali, son of Lt. Benay Dhali , Binoy Giri Apartment, Garia Station Road, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste Hindu, By
Profession : Business
5. Sib Sankar Mondal, son of Lt. Parboti Charan Mondal , Bimala Apartment, N. S. Bose Road .
Mahamayatala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia
Pin :-700084 , By Caste Hindu, By Profession : Business
Identified By Shibaji Karmakar, son of Bimal Ch. Karmakar, 19, Sarat Pally, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste: Hindu, By
Profession: Business.

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/09/2010

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 : 23,4 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:

Fee Paid in rupees under article : A(1) = 17963/- ,E = 14/- on 09/09/2010

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.-1633750/-

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/09/2010 15:37:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 10647 of 2010
(Serial No. 11663 of 2010)

Certified that the required stamp duty of this document is Rs.- 98045 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45380/- is paid, by the draft number 675110, Draft Date 08/09/2010, Bank Name State Bank of India, RAJPUR, received on 09/09/2010
2. Rs. 47670/- is paid, by the draft number 868727, Draft Date 27/07/2010, Bank Name State Bank of India, SONARPUR, received on 09/09/2010

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/09/2010 15:37:00

EndorsementPage 2 of 2



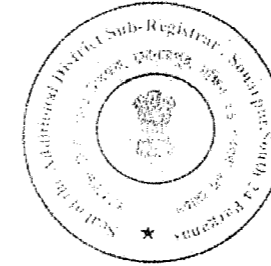
add. Dist. Sub-Registrier
Singapore, South 24 Post

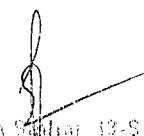
09 SEP 2010



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 6528 to 6542
being No. 10647 for the year 2010.




(Anima) 13-September-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal