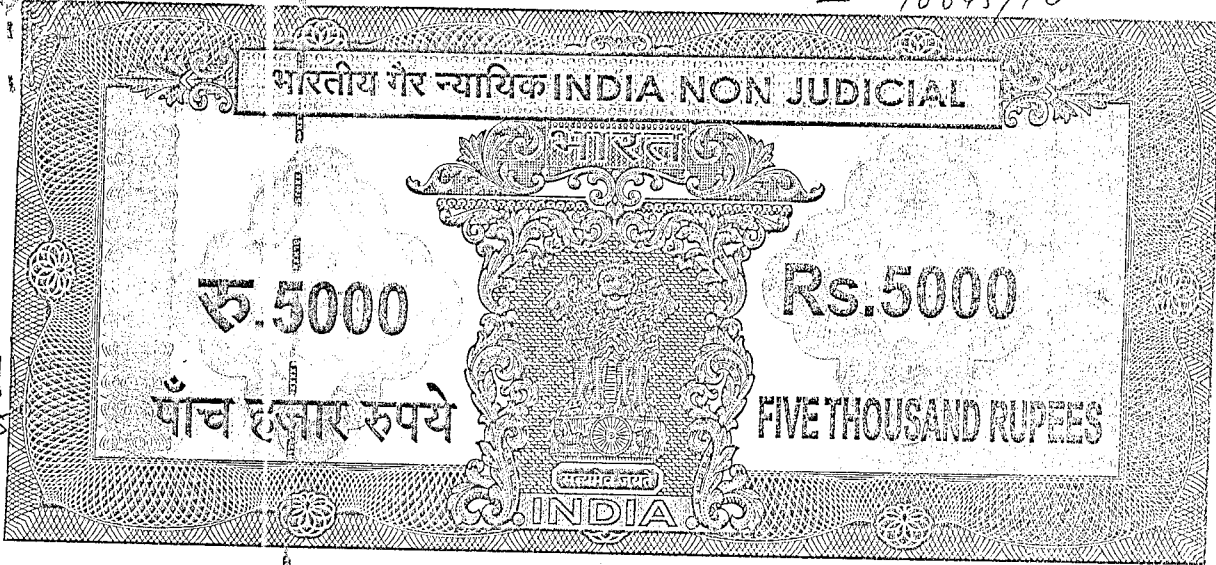


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v/c N. 738/10

922684
11/10

पश्चिम बंगाल WEST BENGAL

810128

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

09 SEP 2010

DEED OF CONVEYANCE

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

BETWEEN

254

02/09/10

मल्ल १००८

परिपत्रक
वा

Shri. Sujib Kumar Sen

88, Raja S.C. Mallick Road ; Col-47

शुक्ल कुमार सरकार

स्टांप डेन्डार

सानारपुर ए.डि.एस.आर अफिस

दिनांक १८ पत्रगण

Sib Sankar Mandal

V.C.T. No. 1678

Sib Sankar Mandal

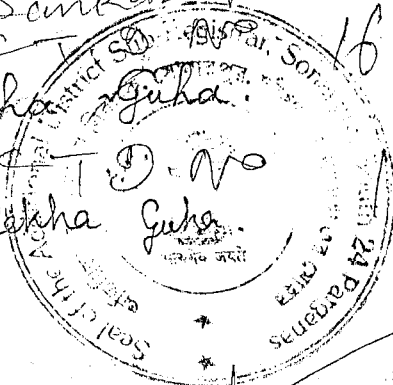
V.C.T. No. 1679

Ajulekha Guha

V.C.T. No

Smiti Lakha Guha

680



Sh. Saji Kumar.

Prinpal Ch. Karmakar Adill. Dist. Sub-Registrar
Sonarpore, South, 24 P.W.

M-Sarat Balla, Garia, Col-89.

Business.

09 SEP 2010



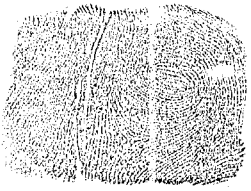
-(2):-

1) SMT. ANJU LEKHA GUHA, by occupation-Retired Teacher, & (2) SMT. SMRITI LEKHA GUHA, by occupation-Teacher, both daughters of Late Samarendra Nath Guha, both by faith-Hindu, by Nationality-Indian, residing at 25 No. Pratapaditya Place, P.S.Tollygunge, Kolkata-700 026, presently at 307 No. Ganguli Bagan, P.O.Naktala, P.S.Jadavpur, Kolkata-700 047, hereinafter jointly called and referred to as the "VENDORS" (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 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.Sonarpur, 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.Sonarpur, Kolkata-700 084 and 4) SRI 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.Sonarpur, 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 Vendors are lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring more or



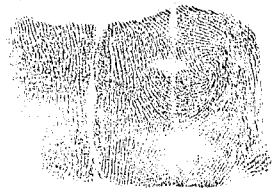
V.C.T. 9 No. 1681

Sejil Kumar Sun



V.C.T. 9 No. 1682

Ranjana Chali



V.C.T. 9 No. 1683

Sarat Nataraj



Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.

09 SEP 2010

[Handwritten signature]



-(3):-

less 5 Cottahs including 10'ft wide Private Passage adjacent to the house out of 31 decimals 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.92 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.Baruiipur 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.

-(4):-

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. Manju Lekha Guha, 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.68, Pages-197 to 207, being No.4184 for the year 1988.

AND WHEREAS the said Smt. Manju Lekha Guha, Daughter of late Samarendra Nath Guha executed a General Power of Attorney regarding the land measuring 5 cottahs including 10' wide Private passage on 20/10/2000 in favour of Smt. Bandana Debnath, registered at Sonarpur A.D.S.R.office and recorded in Book No.IV, Volume No.8, Pages-46 to 49, being No.703 for the year 2000.

AND WHEREAS the said Smt. Bandana Debnath, on behalf of Smt. Manju Lekha

-(5):-

Guha sold, transferred, conveyed the land measuring 5 cottahs including 10'ft wide Private passage in Dag No.R.S.3168,L.R.Dag No.3220, R.S.Khatian No.468, L.R.Khatian No.1642 of Jagaddal Mouza, J.L.No.71 executed on 30/3/2001& completion on 7/2/2003 registered at Sonarpur A.D.S.R office and recorded in Book No.1, Volume No.19, Pages-300 to 306, being No.1069 for the year 2003 to SMT. GITA NATH, wife of Sri Dilip Kumar Nath

AND WHEREAS the said Smt. Gita Nath sold, transferred, conveyed and assigned the land measuring 5 Cottahs including 10'ft wide Private passage 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, under P.S.Sonarpur on 19/11/2004 to SMT. ANJU LEKHA GUHA AND SMT. SMRITILEKHA GUHA (Vendors herein) registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.128, Pages-7 to 14, being No.7053 for the year 2004.

AND WHEREAS The said SMT. ANJU LEKHA GUHA AND SMRITI LEKHA GUHA (Vendors herein) became the absolute owners of the aforesaid area of 5 cottahs of land mentioned above and also they got the property recorded in their names in Municipal office and other concern and paid the relevant taxes upto date.

AND WHEREAS the Vendors are ugent need of money for bonafide reason and decided to dispose of the land measuring more or less 5 Cottahs including 10' ft wide Private passage out of 31 decimals . more fully and particularly described in the Schedule hereunder wsrritten and made public announcement to this effect.

AND WHEREAS the Purchasers herein having come to know of such announcement, offered a cosolidated value of the land measuring more or less 5 Cottahs

-(6):-

including 10'ft wide Private passage adjacent to the house fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border for Rs.7,00,000 /- (Rupees Seven Lakhs) only.in lum sum and the Vendors have accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs..7,00,000 /- (RupeesSeven Lakhs) only although the market value of the same is Rs.11,25,000 /- only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of Rs .7,00,000 /- (Rupees Seven Lakhs) only fully paid by the Purchasers to the Vendors (the receipt where of the vendors 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 vendors 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 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.92, 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 together with 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 whatsdosever of the said vendors in or to the property hereby conveyed and every part thereof **TO HAVE**

-(7):-

AND TO LD 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 vendors or any person claiming through or under them

AND the vendors 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 egress and ingress 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 vendors 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 adjacent to the house 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.92 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 Passage, the total annual rent of 31 decimals of R.S. Khatian

-(8):-

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 :- Others' Property
On the South :- 10' ft Wide Private Passage
On the East :- Property Smriti Lekha Guha
On the West :- Others' Property

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed his hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERY

In Presence of WITNESSES :-

1. Shilboji Kumar
19- Sankar Balli, Garua, Kal-84.

2. Chhabi Mandal
W/o - Sib Sankar Mandal
Bimala Apartment,
Mahamahajatala
P.O - Garua, Kal-84.

— Anjulekha Guha.

— Smritilekha Guha.

SIGNATURE OF THE VENDORS

1) Anjit Kumar Sen

2) Sanat Naskar

3) Ranjan Dhal

4) Sib Sankar Mandal

SIGNATURE OF THE PURCHASERS

-(9):-

MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the said sum of Rs.7,00,000/- (Rupees Seven Lakhs) only being the full and final consideration money paid the following manner herein the full and final consideration money paid by Cash and Cheque,

WITNESSES:-

1. Bhishaji Karmakar.
19- Sarat Bally, Barua, Kal-84

2. Utsabi Mandal
Bimila Apartment
Mahamayatala
P.O - Garua, Kal-84.

— Anjulekha Guha.
— Smritilekha Guha.

SIGNATURE OF THE VENDORS

Drafted by me:

Tarun Kanti Chakrabarti

(TARUN KANTI CHAKRABARTI)












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

Printed by :-

Chandan Kr. Jana.

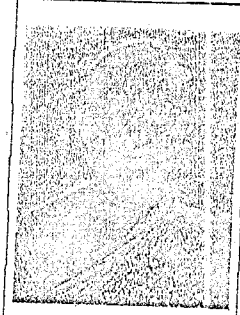










Chandan Kr. Jana,

Sonarpur, Kolkata-700 150.

	Left Hand					
	Right Hand					











Name ANJULEKHA RAHA

Signature Anjulekha Raha

	Left Hand					
	Right Hand					


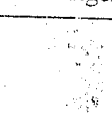
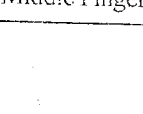
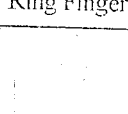
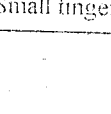


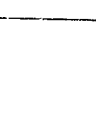
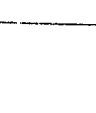

Name SMRITILEKHA RAHA

Signature Smritilekha Raha

Photo	Left Hand					
	Right Hand					












Name

Signature

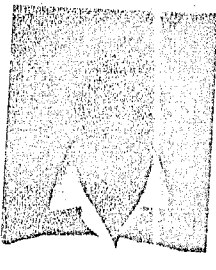










Photo	Left Hand					
	Right Hand					

Name

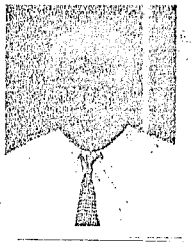










Signature

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












Name SUDIT KUMAR SON
 Signature Sudit Kumar Son

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

Name SANAT NARKEKAR
 Signature Sanat Narkar

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

Name RANJAN RAJJI
 Signature Ranjan Rajji

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

Name SIB SANJAY MANDAL
 Signature Sib Sanjay Mandal



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

Endorsement For Deed Number : I - 10645 of 2010
(Serial No. 11678 of 2010)

On 08/09/2010

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

Presented for registration at 18.50 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. Anjulekha Guha, daughter of Lt. Samarendra Nath Guha , 25, Pratapaditya Place,, Kolkata, Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Retired Person
2. Smritilekha Guha, daughter of Lt. Samarendra Nath Guha , 25, Pratapaditya Place,, Kolkata, Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Service
3. 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
4. Sanat Naskar, son of Karmal 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
5. 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
6. 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) = 12364/- ,E = 14/- on 09/09/2010

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/09/2010 15:38:00

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 - 10645 of 2010
(Serial No. 11678 of 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.-1125000/-

Certified that the required stamp duty of this document is Rs.- 67520 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 42520/- is paid, by the draft number 675109, Draft Date 08/09/2010, Bank Name State Bank of India, RAJPUR, received on 09/09/2010
2. Rs. 20000/- is paid, by the draft number 675111, Draft Date 08/09/2010, Bank Name State Bank of India, RAJPUR, received on 09/09/2010

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

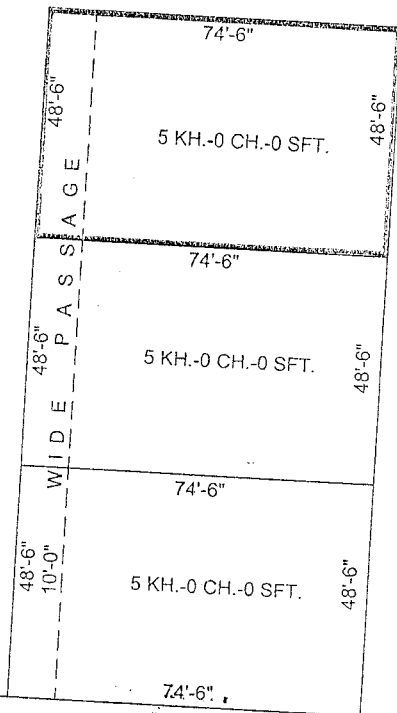
(Anima Sinha)

ADDITIONAL DISTRICT SUB-REGISTRAR

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.



MUNICIPAL ROAD

— Anjulekha Guha.

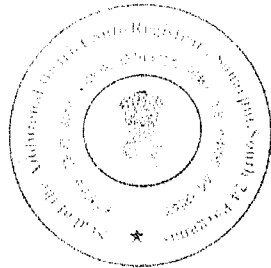
— Smritilekha Guha.


Chandan Kumar Jana

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 1119 to 6525
being No 10345 for the year 2010.




[Anima] Anbar: 13-September-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

