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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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The endorsement sheets attached to this document are the part of this document

*[Signature]*  
 Addl. Dist. sub-Registrar,  
 Bishnupur, South-24 Pgs

CONVEYANCE 27 JAN 2014

*Chandra*

1. Date: 19<sup>th</sup> January 2014
2. Place: Kolkata
3. Parties:
  - 3.1 Subal Chandra Sanfui *alias* Subal Sanfui, son of Late Dwarik Sanfui, residing at Raspunja, Purbo Para, 2 No, Raspunja Bishnupur, Post Office Raspunja, Police Station Bishnupur, District South 24 Parganas [PAN FAJPS8416Q]
  - 3.2 Archana Sanfui, wife of Lakshmilanta Sanfui, residing at Raspunja, Purbo Para, 2 No. Raspunja Bishnupur, Post Office Raspunja, Police Station

*27/1/14*

*VC MB*

*VC MB 15/1/14*  
*5/1/14*

- 3.3 **Lalchmikanta Sanful**, son of Late **Surendracharan Sanful alias Panduraman Sanful**, residing at **Raspunja, Durbé Para, 2 No. Raspunja Bishnupur, Post Office Raspunja, Police Station Bishnupur, District South 24 Parganas** (collectively **Vendors**, includes successors-in-interest).

**And**

- 3.4 **Cent Percent Value Realty Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at 333, Mahamayatala, Garia Main Road, Kolkata-700084, Police Station Sonarpur, represented by its Authorised Signatory **Raj K Sureka**, son of Jagdish Prasad Sureka [PAN **AAFCC4551QJ**] (**Purchaser**, includes successors-in-interest).

Vendors and Purchaser collectively **Parties** and individually **Party**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Divided and demarcated *salit* land measuring 21 (twenty one) decimal, more or less, comprised in R.S. *Dag* No. 1842, corresponding to L.R. *Dag* No. 1251, recorded in L.R. *Khatian* Nos. 3125 and 4086, *Mouza* Raspunja, J.L. No.15, Police Station Bishnupur, Raspunja *Gram Panchayat*, District South 24 Parganas **together with** a tin shed measuring 200 (two hundred) square feet, more or less **And together with** 1 (one) security room measuring 100 (one hundred) square feet, more or less (**Said Property**) delineated in the **Plan** attached hereto, morefully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the **Vendors** in the **Said Property** and appurtenances and inheritances for access and user thereof, free from all encumbrances.

#### **5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The **Vendors** represent, warrant and covenant regarding title as follows:

- 5.1.1 **Ownership of Mulluk Sanpui:** Mulluk Sanpui was the owner of land measuring (i) 102 (one hundred and two) decimal, more or less, comprised in R.S. *Dag* No. 1842 **And** (ii) 69 (sixty nine) decimal, more or less, comprised in R.S. *Dag* No. 1843, both in *Mouza* Raspunja, J.L. No.15, Police Station Bishnupur, Raspunja *Gram Panchayat*, District South 24 Parganas (collectively **Mulluk Sanpui's Property**).

- 5.1.2 **Demise of Mulluk Sanpui:** Mulluk Sanpui, a Hindu governed by the *Dnyabhaga* School of Hindu Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (i) Arun Sanpui, (ii) Dwarik Sanpui and (iii)

- 5.1.3 **Demise of Arun Sanpui:** Arun Sanpui, being one of the legal heirs of Late Mulluk Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Sabitri Sanpui and one daughter Pochamoni Dasi as his only legal heirs, who jointly inherited the entire right, title and interest of Late Arun Sanpui in Mulluk Sanpui's Property.
- 5.1.4 **Demise of Sabitri Sanpui:** Sabitri Sanpui, being one of the legal heiresses of Late Arun Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving only daughter Pochamoni Dasi as her only legal heiress, who inherited the entire right, title and interest of Late Sabitri Sanpui, in Mulluk Sanpui's Property.
- 5.1.5 **Demise of Dwarik Sanpui:** Dwarik Sanpui, being one of the legal heirs of Late Mulluk Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (i) Dharendra Sanpui, (ii) Panchuram Sanpui *alias* Panchucharan Sanpui, (iii) Batakrisna Sanpui and (iv) Subal Sanpui as his only legal heirs, who inherited the entire right, title and interest of Late Dwarik Sanpui, in Mulluk Sanpui's Property.
- 5.1.6 **Demise of Nibaran Sanpui:** Nibaran Sanpui, being one of the legal heirs of Late Mulluk Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (i) Saras Sanpui, (ii) Karttik Sanpui, (iii) Baroda Sanpui and (iv) Kamal Krishna Sanpui as his only legal heirs, who inherited the entire right, title and interest of Late Nibaran Sanpui, in Mulluk Sanpui's Property.
- 5.1.7 **Demise of Baroda Sanpui:** Baroda Sanpui, being one of the legal heirs of Late Nibaran Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate leaving behind him surviving his 2 (two) sons, namely, (i) Jatindra Sanpui and (ii) Mihi Lal Sanpui *alias* Mihir Lal Sanpui as his only legal heirs, who inherited the entire right, title and interest of Late Baroda Sanpui in Mulluk Sanpui's Property.
- 5.1.8 **Demise of Kamal Krishna Sanpui:** Kamal Krishna Sanpui, being one of the legal heirs of Late Nibaran Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate leaving behind him surviving his 3 (three) sons, namely, (i) Bankim Sanpui, (ii) Gaur Sanpui and (iii) Noder Sanpui, as his only legal heirs, who inherited the entire right, title and interest of Late Kamal Krishna Sanpui in Mulluk Sanpui's Property.
- 5.1.9 **Ownership of Pochamoni Dasi And Others:** In the aforesaid circumstances, (i) Pochamoni Dasi, being the only legal heiress of Late Arun Sanpui, (ii) Dharendra Sanpui, (iii) Panchuram Sanpui *alias* Panchucharan Sanpui, (iv) Batakrisna Sanpui, (v) Subal Chandra Sanpui, all being the legal heirs of Late Dwarik Sanpui (collectively **Dharendra Sanpui and Others**) (vi)

- 5.1.15 **Demise of Dharendra Sanpui:** Dharendra Sanpui, being the eldest son of Late Dwarik Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Goni Bala Sanpui, only son Debkanta Sanpui *alias* Debu Sanpui and 3 (three) daughters, namely, (i) Anita Sanpui, (ii) Gita Mondal and (iii) Shalbya Mondal, as his only legal heir and heiresses, who inherited the entire right, title and interest of Late Dharendra Sanpui in Dharendra Sanpui And Others' Property.
- 5.1.15 **Demise of Goni Bala Sanpui:** Goni Bala Sanpui, being one of the legal heiresses of Late Dharendra Sanpui [being the son of Late Dwarik Sanpui], a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving only son Debkanta Sanpui *alias* Debu Sanpui and 3 (three) daughters, namely, (i) Anita Sanpui, (ii) Gita Mondal and (iii) Shalbya Mondal, as her only legal heir and heiresses, who inherited the entire right, title and interest of Late Goni Bala Sanpui in Dharendra Sanpui And Others' Property.
- 5.1.16 **Ownership of Sarat Sanpui And Others' Property:** Thus, (i) Sukul Sanpui, (ii) Paresb Sanpui, (iii) Protul Sanpui and (iv) Pushpabala Sardar, all being the legal heirs and heiress of Late Sarat Sanpui [being one of the legal heirs of Late Nibaran Sanpui] and (v) Narendra Nath Sanpui, (vi) Mohan Sanpui, (vii) Dudh Kumar Sanpui, (viii) Sambhu Nath Sanpui, (ix) Monilal Sanpui, (x) Ranjit Sanpui and (xi) Dushaswan Sanpui *alias* Sujit Sanpui, all being the legal heirs of Late Kartrik Sanpui [being one of the legal heirs of Late Nibaran Sanpui] and (xii) Jatindra Nath Sanpui, (xiii) Mihi Lal Sanpui *alias* Mihir Lal Sanpui, both being the legal heirs of Late Baroda Sanpui [being one of the legal heirs of Late Nibaran Sanpui] and (xiv) Bankim Sanpui, (xv) Gaur Sanpui and (xvi) Noder Sanpui, all being the legal heirs of Late Kamal Krishna Sanpui [being one of the legal heirs of Late Nibaran Sanpui] became the absolute owners of Sarat Sanpui And Others' Property, (collectively **Sukul Sanpui And Others**) each of them having their respective share therein.
- 5.1.17 **Sale by Shaila Bala Moni *alias* Mani:** By a Deed of Conveyance dated 4th April, 1973, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. 1, Volume No. 36, at Pages 175 to 178, being Deed No. 3321 for the year 1973, Shaila Bala Moni *alias* Mani sold to Bhagabati Saha Roy land measuring 42 (forty two) decimal, more or less, out of Pochamoni Dasi's Property (**Bhagabati Saha Roy's Property**), who subsequently recorded her name in the records of the Land Reforms Settlements, vide L.R. *Khatian* No. 2996.
- 5.1.18 **Exchange between Narendra Nath Sanpui And Others and Bhagabati Saha Roy:** By a Deed of Conveyance dated 1st October, 1975, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. 1, being Deed No. 2726 for the year 1975 (i) Narendra Nath Sanpui, (ii) Mohan Sanpui, (iii) Dudh Kumar Sanpui, (iv) Sambhu Nath Sanpui, (v) Monilal Sanpui, (vi) Sukul Sanpui, (vii) Paresb Sanpui, (viii) Protul Sanpui, (ix) Pushpabala Sardar *alias* Pushparani Sardar, (x) Bankim

... (viii) Lakshmi Devi Sanpui (ix) Mani Lal Sanpui and Mani Lal Sanpui both being the legal heirs of Late Nibaran Sanpui (being one of the legal heirs of Late Nibaran Sanpui) and (x) Bhabhi Sanpui (xi) Gour Sanpui and (xii) Gouri Sanpui, all being the legal heirs of Late Kamal Krishna Sanpui (being one of the legal heirs of Late Nibaran Sanpui) collectively Sarat Sanpui and Others, became the absolute owners of the entirety of the Mulluk's Property, each of them having their respective share therein.

3.1.10 **Amicable Settlement Records of Rights in Revisional Settlement:** Subsequently, Pochamoni Dasi, Dharendra Sanpui And Others and Sarat Sanpui And Others came into an amicable settlements with respect to their share in the Mulluk's Property and accordingly their names were recorded in the records of Revisional Settlement, wherein Pochamoni Dasi became the owner of land measuring 51 (fifty one) decimal, more or less, out of 102 (one hundred and two) decimal, more or less, comprised in R.S. *Dag* No. 1842, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas vide R.S. *Khatian* No. 1004 (**Pochamoni Dasi's Property**) And Dharendra Sanpui And Others' names were recorded with respect to remaining portion of R.S. *Dag* No. 1842, being land measuring 51 (fifty one) decimal, more or less, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas vide R.S. *Khatian* No. 631 (**Dharendra Sanpui And Others' Property**) And Sarat Sanpui And Others' names were recorded with respect to land measuring 60 (sixty nine) decimal, more or less, comprised in R.S. *Dag* No. 1843, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas vide R.S. *Khatian* No. 631 (**Sarat Sanpui And Others' Property**).

5.1.11 **Demise of Pochamoni Dasi:** Pochamoni Dasi, being the only legal heiress of Late Arun Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate leaving behind her surviving only daughter Shaila Bala Mani *alias* Moni, as his only legal heiress, who inherited the entirety of the Pochamoni Dasi's Property absolutely and forever.

5.1.12 **Demise of Sarat Sanpui:** Sarat Sanpui, being one of the legal heirs of Late Nibaran Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (i) Sukal Sanpui, (ii) Paresh Sanpui and (iii) Protul Sanpui and only daughter Pushpabala Sardar, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Sarat Sanpui in Sarat Sanpui And Others' Property.

5.1.13 **Demise of Karttik Sanpui:** Karttik Sanpui, being one of the legal heirs of Late Nibaran Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 7 (seven) sons, namely, (i) Narendra Nath Sanpui, (ii) Mohan Sanpui, (iii) Dudh Kumar Sanpui, (iv) Sambhar Nath Sanpui, (v) Monilal Sanpui, (vi) Ranjit Sanpui and (vii) Dushaswan Sanpui *alias* Sujit Sanpui, as his only legal heirs, who inherited the entire right, title and interest of Late Karttik Sanpui in Sarat Sanpui And

শ্রীমতী ললিতা দেবী কাসপুজা, জি. নং: ১৫, পলিচিও স্টেশন বিন্দুপুর, মহালাসপুজা গ্রাম পঞ্চায়ত, দক্ষিণ ২০ বর্গানা, উত্তর মেদিনীপুর জেলা, পশ্চিমবঙ্গ রাজ্য।  
শ্রীমতী ললিতা দেবী কাসপুজা, জি. নং: ১৫, পলিচিও স্টেশন বিন্দুপুর, মহালাসপুজা গ্রাম পঞ্চায়ত, দক্ষিণ ২০ বর্গানা, উত্তর মেদিনীপুর জেলা, পশ্চিমবঙ্গ রাজ্য।  
শ্রীমতী ললিতা দেবী কাসপুজা, জি. নং: ১৫, পলিচিও স্টেশন বিন্দুপুর, মহালাসপুজা গ্রাম পঞ্চায়ত, দক্ষিণ ২০ বর্গানা, উত্তর মেদিনীপুর জেলা, পশ্চিমবঙ্গ রাজ্য।  
শ্রীমতী ললিতা দেবী কাসপুজা, জি. নং: ১৫, পলিচিও স্টেশন বিন্দুপুর, মহালাসপুজা গ্রাম পঞ্চায়ত, দক্ষিণ ২০ বর্গানা, উত্তর মেদিনীপুর জেলা, পশ্চিমবঙ্গ রাজ্য।  
শ্রীমতী ললিতা দেবী কাসপুজা, জি. নং: ১৫, পলিচিও স্টেশন বিন্দুপুর, মহালাসপুজা গ্রাম পঞ্চায়ত, দক্ষিণ ২০ বর্গানা, উত্তর মেদিনীপুর জেলা, পশ্চিমবঙ্গ রাজ্য।

- 5.1.19 **Demise of Bankim Sanpui:** Bankim Sanpui, being one of the legal heirs of Late Kamal Krishna Sanpui [being the son of Late Nibaran Sanpui], a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Usha Rani Sanpui, 2 (two) sons, namely, (i) Jaidel Sanpui and (ii) Mahadeb Sanpui and 3 (three) daughters, namely, (i) Durgabala Naskar, (ii) Jayanti Naskar and (iii) Nayantara Sanpui, as his only legal heirs and heiresses, who inherited the entirety of the Bankim Sanpui's Property.
- 5.1.20 **Demise of Monilal Sanpui:** Monilal Sanpui, being one of the legal heirs of Late Karttik Sanpui [being the son of Late Nibaran Sanpui], a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (i) Kalipada Sanpui and (ii) Haripada Sanpui and only daughter Aparna Sarkar, as his only legal heirs and heiress, who inherited the entirety of the Monilal Sanpui's share.
- 5.1.21 **Demise of Dudh Kumar Sanpui:** Dudh Kumar Sanpui, being one of the legal heirs of Late Karttik Sanpui [being the son of Late Nibaran Sanpui], a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Malati Sanpui, 2 (two) sons, namely, (i) Dilip Sanpui and (ii) Chittaranjan Sanpui and only daughter Mangala Naskar, as his only legal heirs and heiresses, who inherited the entirety of the Dudh Kumar Sanpui's share.
- 5.1.22 **Demise of Shambhu Sanpui:** Shambhu Sanpui, being one of the legal heirs of Late Karttik Sanpui [being the son of Late Nibaran Sanpui], a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Renuka Sanpui, 1 (one) son Raju Sanpui, 2 (two) daughters, namely, (i) Reba Mukherjee and (ii) Nupur Mondal, as his only legal heir and heiresses, who inherited the entirety of the Shambhu Sanpui's share.
- 5.1.23 **Demise of Mohan Sanpui:** Mohan Sanpui, being one of the legal heirs of Late Karttik Sanpui [being the son of Late Nibaran Sanpui], a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Arati Sanpui, 3 (three) sons, namely, (i) Haran Sanpui, (ii) Narayan Chandra Sanpui and (iii) Dipak Kumar Sanpui and 1 (one) daughter Pratima Sanpui, as his only legal heirs and heiresses, who inherited the entirety of the Mohan Sanpui's share.
- 5.1.24 **Sale to Panchucharan Sanpui And Another:** By a Deed of Conveyance

19100 2211 190075, 2186, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book 1, CD Volume No. 2, at Pages 622 to 639, for the year 2009, Late Hari Sanpui, Jales Sanpui, Manoran Sanpui, Durgabati Mondal, Jayanti Mondal and Poyamma Sanpui, all being the legal heirs and heirs-at-law of Late Bishnu Sanpui, Gaur Sanpui and Nalin Sanpui sold to Panchucharan Sanpui and Batakrishna Sanpui, both being the sons of Late Dwarick Sanpui (collectively Panchucharan Sanpui And Another) land measuring 17.15 (seventeen point two five) decimal, more or less, comprised in R.S. Dag No. 1843, Mouza Raspuja, J.L. No.15, Police Station Bishnupur, Raspuja Gram Panchayat, District South 24 Parganas (Panchucharan Sanpui And Another's Property).

- 5.1.25 **Demise of Panchucharan Sanpui:** Panchucharan Sanpui, being one of the legal heirs of Late Dwarick Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Binapani Sanpui and only son Lakshmikanta Sanpui, as his only legal heir and heiress, who inherited the entire right, title and interest of Late Panchucharan Sanpui in the Panchucharan Sanpui And Another's Property. Thus, Binapani Sanpui and Lakshmikanta Sanpui become the joint owners of land measuring (i) 12.75 (twelve point seven five) decimal, more or less, comprised in R.S. Dag No. 1842, Mouza Raspuja, J.L. No.15, Police Station Bishnupur, Raspuja Gram Panchayat, District South 24 **And** (ii) 8.625 (eight point six two five) decimal, more or less, comprised in R.S. Dag No. 1843, Mouza Raspuja, J.L. No.15, Police Station Bishnupur, Raspuja Gram Panchayat, District South 24 Parganas.
- 5.1.26 **Gift to Archana Sanfui:** By a Deed of Gift dated 16th November, 2007, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book 1, CD Volume No. 2, at Pages 622 to 639, being Deed No.0279, for the year 2009, Binapani Sanpui and Lakshmikanta Sanpui gift to Archana Sanfui land measuring 8.435 (eight point four three five) decimal, more or less, comprised in R.S. Dag No. 1842, Mouza Raspuja, J.L. No.15, Police Station Bishnupur, Raspuja Gram Panchayat, District South 24 Parganas along with various other properties, who has subsequently recorded her name in the records of the Land Reforms Settlements vide L.R. *Khatian* No. 4086.
- 5.1.27 **Sale to Narendra Nath Sanpui:** By a Deed of Sale dated 1st October, 1975, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. 1, being Deed No. 11717, for the year 1975, Sukul Sanpui, Paresh Sanpui, Pratul Sanpui and Pushpabala Sardar sold to Narendra Nath Sanpui their share in the entire property.
- 5.1.28 **Demise of Batakrishna Sanpui alias Batunath Sanpui:** Batakrishna Sanpui alias Batunath Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died leaving behind him surviving his wife Mohinibala Sanpui, 3 (three) sons, namely, (i) Panchugopal Sanpui, (ii) Gautam Sanpui alias Gautam Sanpui and (iii) Jahar Lal Sanpui and 4 (four) daughters, namely, (i) Shikha Pramanick, (ii) Kekna Mondal, (iii) Sujeha Adhikari and (iv) Purnima Mondal as his legal heirs and heiresses, who inherited the entire share of Late

- 5.1.29. **Demise of Jawaharlal Sanpui *alias* Jahar Lal Sanpui:** Jawaharlal Sanpui *alias* Jahar Lal Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died leaving behind him surviving his wife Sabita Sanpui *alias* Sabita Sanpui and 2 (two) sons, namely, (i) Subhojit Sanpui and (ii) Soumyojit Sanpui, as his legal heirs and heiress, who inherited the entire share of Late Jawaharlal Sanpui *alias* Jahar Lal Sanpui.
- 5.1.30. **Demise of Narendra Nath Sanpui:** Narendra Nath Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died leaving behind him surviving his 2 (two) sons, namely, (i) Shankar Sanpui and (ii) Mahendra Nath Sanpui and 3 (three) daughters, namely, (i) Bandana Halder, (ii) Archana Saha and (iii) Kalpana Naskar as his legal heirs and heiresses, who inherited the entire share of Late Narendra Nath Sanpui.
- 5.1.31. **Demise of Jatindra Sanpui:** Jatindra Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died leaving behind him surviving his only son Lakshman Chandra Sanpui as his only legal heir, who inherited the entire share of Late Jatindra Sanpui.
- 5.1.32. **Demise of Gaur Sanpui:** Gaur Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died leaving behind him surviving his wife Anjana Sanpui and only son Gopal Sanpui as his only legal heir and heiress, who inherited the entire share of Late Gaur Sanpui.
- 5.1.33. **Demise of Mihi Lal Sanpui *alias* Mihir Lal Sanpui:** Mihi Lal Sanpui *alias* Mihir Lal Sanpui, a Hindu governed by the *Dayabhaga* School of Hindu Law, died leaving behind him surviving his wife Hemangini Sanpui and 5 (five) sons, namely, (i) Rampada Sanpui *alias* Ramapada Sanpui, (ii) Shyamapada Sanpui, (iii) Bimal Sanpui, (iv) Amal Sanpui and (v) Asit Sanpui *alias* Asit Sanpui *alias* Asit Baran Sanpui, as his only legal heirs and heiress, who inherited the entire share of Late Mihi Lal Sanpui *alias* Mihir Lal Sanpui.
- 5.1.34. **Joint Ownership:** Thus, by virtue of devolution of title due to death and *inter vivos* transfer (i) Amal Chandra Saha Roy [being the only legal heir of Bhagabati Saha Roy], (ii) Shankar Sanpui, (iii) Mahendra Nath Sanpui, (iv) Bandana Halder, (v) Archana Saha, (vi) Kalpana Naskar, (vii) Arati Sanpui, (viii) Haran Sanpui, (ix) Narayan Chandra Sanpui, (x) Dipak Kumar Sanpui, (xi) Pranima Sardar, (xii) Ranjit Sanpui, (xiii) Duswashan Sanpui *alias* Sufir Sanpui, (xiv) Kalipada Sanpui, (xv) Hariapada Sanpui, (xvi) Aparna Sarkar, (xvii) Malati Sanpui, (xviii) Dilip Sanpui, (xix) Chittaranjan Sanpui, (xx) Mangala Naskar, (xxi) Renuka Sanpui, (xxii) Raju Sanpui, (xxiii) Reba Mukherjee, (xxiv) Nupur Mondal, (xxv) Gopal Sanpui, (xxvi) Anjana Sanpui, (xxvii) Shaila Bala Moni *alias* Mani, (xxviii) Debkanta Sanpui *alias* Debu Sanpui, (xxix) Anita Sanpui, (xxx) Gita Mondal, (xxxi) Saibya Mondal, (xxxii) Subal Chandra Sanpui, (xxxiii) Archana Sanpui, (xxxiv) Lakshmikanta Sanpui, (xxxv) Subhojit Sanpui, (xxxvi) Soumyojit Sanpui, (xxxvii) Sabita Sanpui *alias* Sabita Sanpui, (xxxviii) Panchugopal Sanpui, (xxxix) Goutam Sanpui *alias* Goutam Sanpui, (xl) Mohinibala Sanpui.





- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have all the legal, full and complete authority, power and authority to sell, assign and alienate the Said Property to the Purchaser.
- 5.2.5 **No Certificate Case:** No Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, *uses*, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendors.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, divided and demarcated *sali* land measuring 21 (twenty one) decimal, more or less, comprised in R.S. *Dig* No. 1842, corresponding to L.R. *Dig* No. 1151, recorded in L.R. *Khatian* Nos. 3125 and 4086, *Mouza* Rasputja, J.L. No.15, Police Station Balmupur, Rasputja *Gram Panchayat*, District South 24 Parganas together with a tin shed measuring

200 (two hundred) square feet more or less And together with a small  
kitchen room measuring two one hundred square feet more or less  
together with all other rights together with all other benefits, easements,  
authorities, claims, demands, usufructs, tangible and intangible rights of  
whatsoever or howsoever nature of the Vendors in the Said Property and  
appurtenances and inheritances for access and use thereof, free from all  
encumbrances.

7.1 **Consideration:** The aforesaid transfer is being made in consideration of a sum  
of Rs.39,50,000/- (Rupees thirty nine lakh and fifty thousand)  
(**Consideration**) which has been fully paid and received, as hereby and by the  
Receipt and Memo below, admit and acknowledge. The Vendors hereby  
further admit and acknowledge that, each of them are well aware of the  
payment made herein in favour of the Vendors and the Vendors do not and  
shall not have any objection of any nature with regard thereto, at any point of  
time in future.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irrevocable and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances,  
mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts,  
prohibitions, Income Tax attachments, financial institution charges, statutory  
prohibitions, acquisitions, requisitions, vesting, *burgadars* and liabilities  
whatsoever or howsoever made or suffered by the Vendors or any person or  
persons having or lawfully, rightfully or equitably claiming any estate or  
interest therein through, under or in trust for the Vendors or the Vendors'  
predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the  
Vendors have in the Said Property and all other appurtenances including but  
not limited to customary and other rights of easements for beneficial use of the  
Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendors about the  
correctness of the Vendors' title, Vendors' authority to sell and non-existence  
of any encumbrances on the Said Property and this Conveyance is being  
accepted by the Purchaser on such express indemnification by the Vendors,  
which if found defective or untrue at any time, the Vendors shall, at all times  
hereafter, at the costs, expenses, risk and responsibility of the Vendors,  
forthwith take all necessary steps to remove and/or rectify. To this effect, the  
Vendors hereby covenant that the Vendors or any person claiming under the  
Vendors in law, trust and equity, shall, at all times hereafter, indemnify and  
keep indemnified the Purchaser and/or the Purchaser's successors-in-interest,  
or, from and against any loss, damage, costs, charges and expenses, which may

be suffered by the Purchaser and by the Purchaser's successors-in-interest by reason of the aforesaid.

- 8.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule  
Said Property

Divided and demarcated *said land* measuring 27 (twenty one) decimal more or less comprised in R.S. *Dag* No. 1842 corresponding to L.R. *Dag* No. 1952 recorded in L.R. *Khasra* Nos. 324 and 4286. *Afouza Rasulpur*, J.L. No. 45 Police Station *Manupur, Rasulpur* *Gram Panchayat*, District South 22 *Parganas* together with a tin shed measuring 200 (two hundred) square feet, more or less And together with a (one) industry room measuring 200 (one hundred) square feet, more or less, demarcated on the *Plan* annexed hereto and bordered in colour **Red** thereon and the said *Dag* is butted and bounded as follows:-

- On the North** : By the Land of Amal Chandra Saha Roy, being R.S. *Dag* Nos. 1842 and 1843
- On the East** : By Bankrahat Road
- On the South** : By the Land of Shankar Sanpai and Others, being R.S. *Dag* No. 1842
- On the West** : By the Land of Shilabala Mori *alias* Mani and Others and land of Purchasers, being R.S. *Dag* Nos. 1843

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

Execution and Delivery

In Witness Whereof the Parties have caused this Deed to be signed on the date mentioned above.

*Subal Chandra Sanful*

(Subal Chandra Sanful *alias* Subal Sanful)

*Archana Sanful*

(Archana Sanful)

(Lakshmikanta Sanful)

[LTI] of Lakshmiants Sanful by the Pen of Sudip Moni  
[Vendors]

*Raj Kumar Sureka*

(Raj K. Sureka)  
(Cent Percent Value Realty Private Limited)  
Authorised Signatory  
[Purchaser]

Read over and explain the purport of the document in Bengali to the Vendors by me, who after understanding the purport of this document have put their signatures/LTI:

Drafted By

*Sujan Ghosh* FIC01106

Sujan Ghosh, Advocate  
High Court at Calcutta

*Sudip Moni*

Witnesses:

Signature: *Haran Sanphui*

Name \_\_\_\_\_

Father's Name *Mohan Sanphui*

Address *N/1 + P.O - Kalyanpur*

Signature: *Chittaranjan Sanful*

Name \_\_\_\_\_

Father's Name *Lata Doolal Sanful*

Address *Laxmapuja, Bishnupur*

Receipt And Memo of Consolidation

I hereby certify that the above mentioned particulars are within the knowledge of me and I have not received any other payment in respect of the Consolidation of the said property, described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Banker's Cheque No. 990323	16.01.2024	SBI	16,00,000/-	Subal Chandra Sanfui alias Subal Sanfui
Banker's Cheque No. 990324	16.01.2024	SBI	13,45,000/-	Archana Sanfui
Banker's Cheque No. 990325	16.01.2024	SBI	5,000/-	Lakshmikanta Sanfui
		Total	39,50,000/-	

*Subal Chandra Sanfui*

*Archana Sanfui*

(Subal Chandra Sanfui alias Subal Sanfui)

(Archana Sanfui)



(Lakshmikanta Sanfui)

[LTI of Lakshmianta Sanfui by the Pen of Sudip Moni]  
[Vendor]

Witnesses:

Signature Haran Sanfui Signature Chitta Ranjan Sanfui

Name \_\_\_\_\_ Name \_\_\_\_\_

Endorsement For Deed Number T-00341 of 2014  
(Serial No. 00276 of 2014 and Query No. 16:3L000000674 of 2014)

On 19/01/2014

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

Presented for registration at 15.40 hrs on 19/01/2014 at the Private residence by Raj K Sureka  
Claimant.

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

Execution is admitted on 19/01/2014 by

1. Subal Chandra Sanfui Alias Subal Sanfui, son of Lt. Dwantik Sanfui Village-Raspunja, Purba Para 2 No.- Raspunja Bishnupur, Thana:-Bishnupur, P.O. :-Raspunja District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation
2. Archana Sanfui, wife of Lakshmikanta Sanfui, Village-Raspunja, Purba Para 2 No.- Raspunja Bishnupur, Thana:-Bishnupur, P.O. :-Raspunja, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
3. Lakshmikanta Sanfui, son of Lt. Panchucheran( Panchuram) Sanfui, Village:Raspunja, Purba Para 2 No.- Raspunja Bishnupur, Thana:-Bishnupur, P.O. :-Raspunja, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation
4. Raj K Sureka  
Authorised Signatory, Cent Percent Value Realty Private Limited, 333, Mahamayatala, Gana Main Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL India, Pin :-700084, By Profession : Others  
Identified By Sudip Moni, son of Kanai Moni, Village:Rasapunja, Thana:-Bishnupur, P.O. :-Rasapunja, District:-South 24-Parganas, WEST BENGAL India, Pin :-700104, By Caste: Hindu, By Profession: Others.

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 21/01/2014

**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.-39,50,000/-

Certified that the required stamp duty of this document is Rs.- 237010/- and the Stamp duty paid as Impresive Rs.- 500/-

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 22/01/2014

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

( Abu Hena Mobassir )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



Endorsement For Deed Number 7-80341 of 2014  
(Serial No. 00276 of 2014 and Query No. 1013L000000574 of 2014)

Admissible under rule 21 of West Bengal Registration Rules, 1967 duly stamped under schedule 1A, Article number 23, 5 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. 43500/- is paid , by the draft number 990396, Draft Date 21/01/2014, Bank Name State Bank of India, GOLPARK, received on 22/01/2014

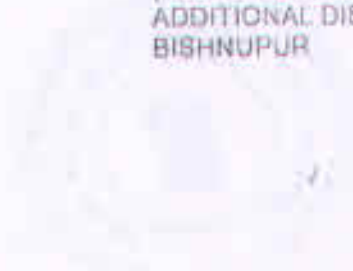
( Under Article A(1) = 43439/- , E = 7/- , Excess amount = 54/- on 22/01/2014 )

### Deficit stamp duty

#### Deficit stamp duty

1. Rs. 130500/- is paid , by the draft number 990394, Draft Date 21/01/2014, Bank - State Bank of India, GOLPARK, received on 22/01/2014
2. Rs. 106135/- is paid , by the draft number 990328, Draft Date 16/01/2014, Bank , State Bank of India, GOLPARK, received on 22/01/2014

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR



( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

SALE DEED SITE PLAN.

AT. MOUZA - RASAPUNJA T.L. NO 15 R.S. NO 92 R.S. VANDOS  
 10048-231 T.R. KHAKE 807 419 P.P. 312-233 P. 1801  
 PART OF R.S. DAGNO 1842, L.R. DAGNO 1251 OF AREA - 1249 =  
 21 DEC. (M/L), R.S. BISHNUPUR DIST. 24 PGS (E).  
 UNDER RASAPUNJA GP SCALE - 1" = 40'-0" SHOWN BY RED LINE?

VENDEE

CENT PERCENT VALUE REALTY  
PRIVATE LIMITED

VENDOR

1. SRI. SUBAL SANPUI.
2. SMT. ARCHANA SANPUI
3. SRI. LAKSHMI KANTA SANPUI.



Sri Subal Sanpui

Smt. Archana Sanpui

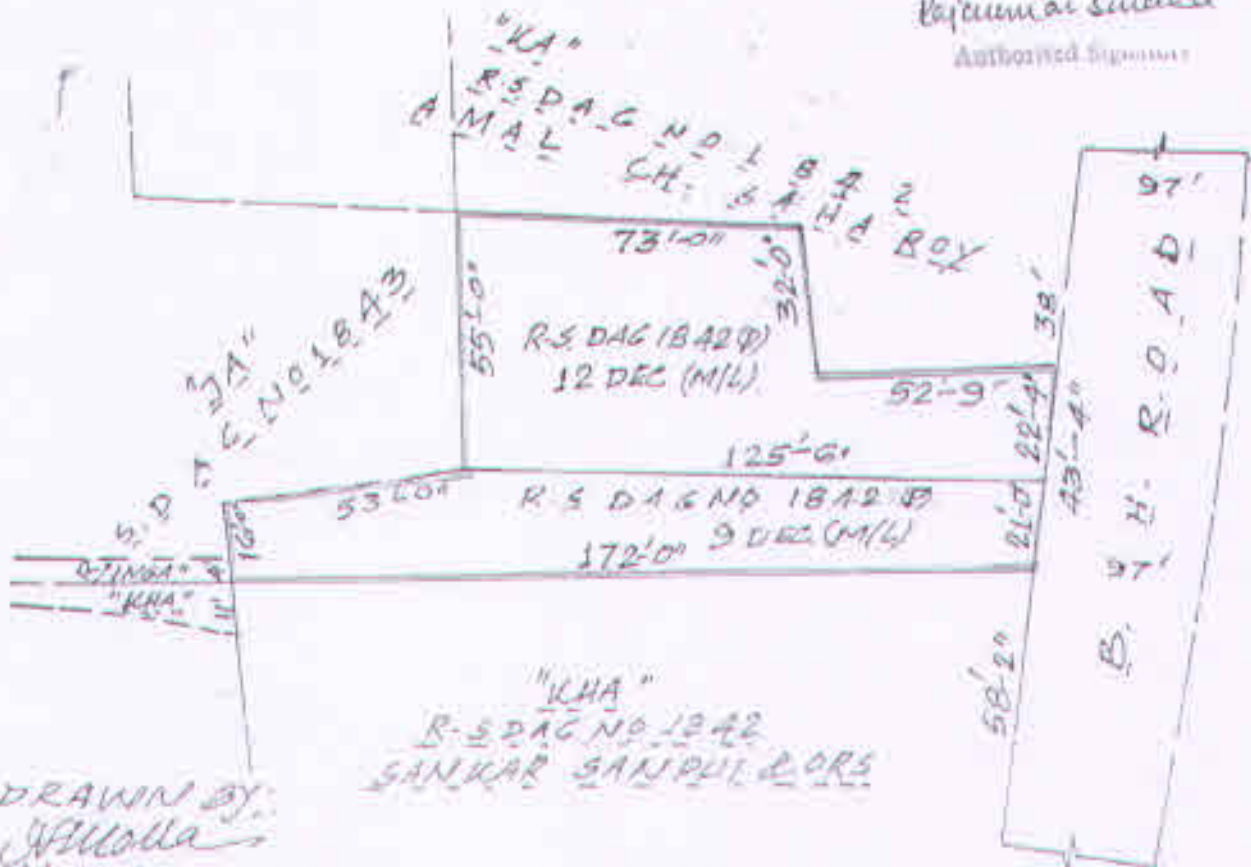


LTI of Lakshmi Kanta Sanpui  
 by the pen of  
 Seodip Momi

CENT PERCENT VALUE REALTY PVT. LTD.

*Papumalai Suresha*

Authorized Signatory



DRAWN BY:  
*J. Molla*

"KHA"  
 R.S. DAGNO 1842  
 SANWAR SANPUI DORS

SPECIMEN FORM TEN FINGER PRINTS

Signature of the  
Submitting Officer  
(Date)  
Presenting



Little Ring Middle (Left Hand) Fore Thumb

*Signature of the Submitting Officer*



Thumb Fore Middle (Right Hand) Ring Little



Little Ring Middle (Left Hand) Fore Thumb

*Signature of the Submitting Officer*



Thumb Fore Middle (Right Hand) Ring Little



Little Ring Middle (Left Hand) Fore Thumb

*Signature of the Submitting Officer*  
Lt I of Labok-  
Muzakka Sampu  
Judejo Mori



Thumb Fore Middle (Right Hand) Ring Little

SPECIMEN FORM TEN FINGER PRINTS

Signature of the  
 purchaser  
 Presentants



*Refinar  
 Smecc*

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Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Certificate of Registration under section 50 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 4890 to 4913  
being No 00341 for the year 2014.



(Abu Hena Mobassir) 22-January-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A.D.S.R. BISHNUPUR  
West Bengal

Signature of the  
Officer in Charge  
Name  
Rank



*Handwritten signature*

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		(Left	Hand)	
Thumb	Fore	Middle	Ring	Little
		(Right	Hand)	



*Handwritten signature*

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		(Left	Hand)	
Thumb	Fore	Middle	Ring	Little
		(Right	Hand)	



*Handwritten signature*

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		(Left	Hand)	
Thumb	Fore	Middle	Ring	Little
		(Right	Hand)	

Signature of the  
Applicant  
Date



श्री. वि. अ. शर्मा



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



श्री. वि. अ. शर्मा



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



श्री. वि. अ. शर्मा



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little

Schedule of the  
 ( )  
 ( )  
 ( )  
 ( )



*Binod Gurjar*

Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		



*Anand Sarda*

Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		



*Asit Sanyal*

Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		



Name of the  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



LT-2 of Shalabala  
 Moni by the finger  
 Sudip Moni



Little Ring Middle Fore  
 (Left Hand)



Thumb Fore Middle Ring Little  
 (Right Hand)



Deb Kanta  
 Sampran



Little Ring Middle Fore Thumb  
 (Left Hand)



Thumb Fore Middle Ring Little  
 (Right Hand)



সত্যজিৎ কলিতা



Little Ring Middle Fore Thumb  
 (Left Hand)



Thumb Fore Middle Ring Little  
 (Right Hand)