

1- 6606 9090

15-1-88
20-1-88
22-1-88
23-1-88
24-1-88
25-1-88
17AA 818187



171
423

পশ্চিমবঙ্গ রাজস্ব বোর্ড
WEST BENGAL



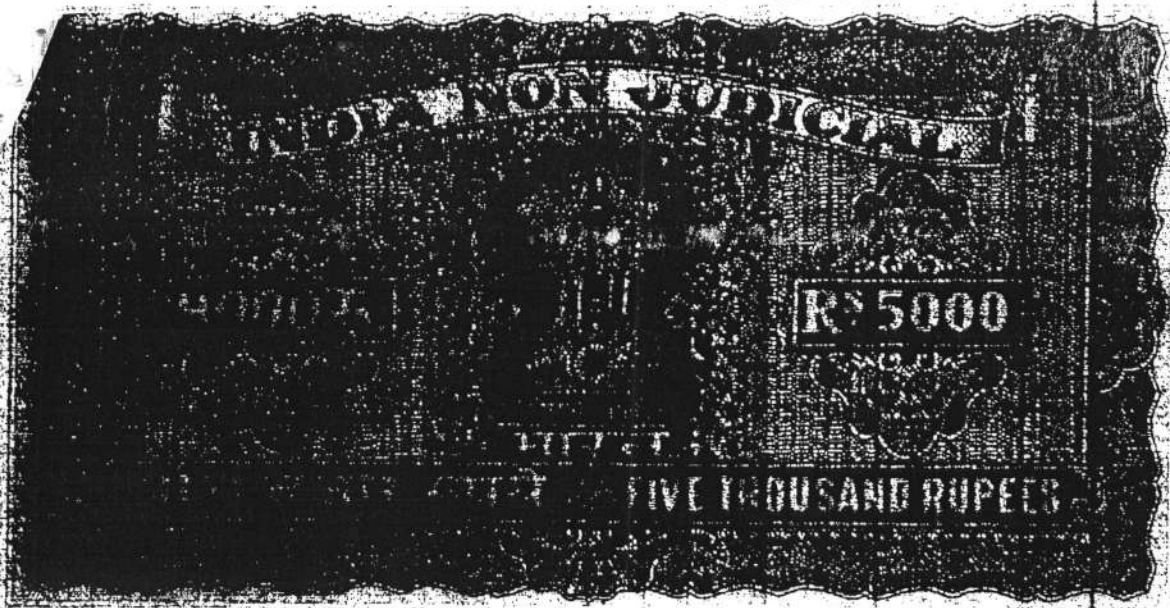
Board No - 6606 9090

69

08288

Pob66L

5000RS.



5000
 25070
 30020

admissible under Rule 31 & am
 u/a 5 (1) of W. S. I. P. Act, 1900
 duty Stamp under the Indian
 Stamp Act 1899 subsequently
 amended Schedule I.A. No. 13
 was Paid.

2497
 20802
 2490

727000
 136207
 20807
 786937
 500000

Registrar u/s I (a)
 North 24-Parganas
 (D. S. R. - II)

25 JUN 2007

20 AUG 2007

North 24 Parganas, Baran
 20.8.07

A 5489 +0
 5487 +0
 7 +0
 28 +0
 2861 +0
 5535 +0
 5535

U.S.R. No.
 20/8/07

DEED OF CONVEYANCE

727000
 2497

THIS DEED OF CONVEYANCE made this 25th day
 of June Two Thousand and Seven.

admission Stamp duty of Rs 25070/-
 has been realized on 26.6.07
 as per Banker's Cheque 782890
 Bank Draft No.
 Date 25/6/07 of

20) 250 Contd...2
 20) 680 RD
 990-15

26/6/07

201
19
Sanjit Mr. Subhan
Bharat - Court



8/12/07
Wood

Ashima Mukherjee
W/o Subhan Mukherjee
P.S. ...
Bane
late ...

Ashima Mukherjee
North 24-Parganas
(B. & L. ...)

2995 25 JUN 2007

Ashima Mukherjee
2996

Subhan Mukherjee
122, Tophoria main Road
Kolkata - 700 59.
Retired Bank official.

Subhan Mukherjee
P.S. ...
59
800

North 24-Parganas
(B. & L. ...)
25 JUN 2007

BETWEEN

1. SMT. ASHIMA MUKHERJEE, wife of Subhash Mukherjee, by faith - Hindu, by occupation - House Wife, by Nationality - Indian, residing at T/122, Minakshi Housing Complex, Block - A, Teghoria, Kolkata - 700 059, **2. SMT. AMITA BANERJEE**, wife of Sir Bijaydeb Mukherjee, by faith - Hindu, by occupation - House Wife, by Nationality - Indian, residing at 409, Lake Gardens, Kolkata - 700 045, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART**.

AND

1. LOFTY ESTATE PVT. LTD., 2. BONEWELL TRADING PVT. LTD., 3. RELAX TRADING PVT. LTD., 4. LOVELY BARTER PVT. LTD., 5. NEELKANTH TIE-UP PVT. LTD., 6. SUDHAKAR SUPPLY PVT. LTD., 7. DIGNITY DISTRIBUTORS PVT. LTD., 8. HEVAN MERCHANDISE PVT. LTD., 9. RIPPLE DISTRIBUTORS PVT. LTD., 10. MRIDUL BARTER PVT. LTD., 11. SATYAVACHAN MERCHANDISE PVT. LTD., 12. WINDSON VYAPAAR PVT. LTD., 13. SPOTLIGHT DISTRIBUTORS PVT. LTD., 14. MAHASHAKTI TIE-UP PVT. LTD., 15. TAPWAN MERCHANDISE PVT. LTD., 16. NIKHAR AGENCIES PVT. LTD., 17. KASAUTI TRADING PVT. LTD., 18. COMFORT BARTER PVT. LTD., 19. EXCLUSIVE SUPPLY PVT. LTD., 20. SANJOG VINIMAY PVT. LTD., 21. PROMINENT DISTRIBUTORS PVT. LTD., 22. MADHURI VANIJYA PVT. LTD., 23. COMPARE VYAPAAR PVT. LTD., all are private limited company, having its registered office at AF-2, Jyanga, Kolkata - 700 059, P. S. Rajarhat, Dist. North 24 Parganas, represented by its Director namely **SRI JAGAT SINGH DUGAR**,

Contd..... 3

by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at AF-2, Jyangra, Kolkata - 700 059, P. S. Rajarhat, Dist. North 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which terms and expression unless repugnant to the subject or context shall mean and include its administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Satish Chandra Ganguly by virtue of registered deed of kobala dated 13-07-1973, from Smt Pratima Sundari Sen, became the absolute owner and possessor in respect of land at Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125, B/1, under C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, being C.S. Dag No. 461, corresponding to R.S. Dag No. 522, measuring more or less 32 Satak of Sali land P. S. Airport, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas which was executed and registered before the office of A.D.S.R.O., Cossipore Dum Dum and the same was recorded in Book No. 1, Volume No. 108, Pages 24 to 26, being Deed No. 5310 in the year 1973 .

AND WHEREAS the said Satish Ch. Ganguly after purchasing the said land mutated his name before the authorities concern and enjoyed & possessed the same uninterruptedly.

AND WHEREAS The said Satish Ch. Ganguly, during his life time sold out .23 Satak of land to different purchaser and the remaining .09 Satak land has ben recorded in the name of Satish Ch. Ganguly in present settlement record under L.R. Khatian No. 328.

AND WHEREAS The said Satish Ch. Ganguly died on 31-03-2001 leving behind the present vendors and Anita Mukherjee as his daughters and legal heris.

Contd..... 4

AND WHEREAS The present vendors by virtue of inheritance from their father became the absolute owner and possessor in respect of the aforesaid .06 out of .09 Satak of land Satak of land in Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125, B/1, under C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, being C.S. Dag No. 461, corresponding to R.S. Dag No. 522, P. S. Airport, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas

AND WHEREAS the present vendors have decided to sell out the said land ALL THAT piece and parcel of SALI land measuring more or less .06 Satak of land in Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125, B/1, under C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, being C.S. Dag No. 461, corresponding to R.S. Dag No. 522, P. S. Airport, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas along with all easementary rights which is herein after referred to the "SAID PROPERTY" and more fully described in the Schedule herein under written below at a total consideration of Rs. 5,00,000.00 (Rupees Five Lacs) only and the purchaser being informed about the same is agreed to purchase the same at the said consideration and accordingly this Deed of Conveyance took place by and between the present Vendors and purchaser.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said total consideration amount to the Vendors paid by the purchaser as per ~~no~~ below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt whereof the vendor do hereby as well as by the receipt here under written, admit and acknowledge and of from the same and every part thereof hereby acquit, release and forever discharge the said purchaser) as well as

Contd.....5

the said property particularly described in the schedule hereinafter written, the vendor do hereby sell, grant, transfer and convey and assign and unto the purchaser free from all encumbrances charges liens, lispendencies ALL THAT piece and parcel of SALI land measuring more or less .06 Satak of land in Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125, B/1, under C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, being C.S. Dag No. 461, corresponding to R.S. Dag No. 522, P. S. Airport, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas along with all easementary right and appurtenances as particularly described in the schedule hereinafter written TO HAVE AND TO HOLD the said property hereby granted, transferred conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:-

1. That the schedule property is free from all encumbrances, attachments, liens, mortgages and the Vendors have absolute right, title and interest in respect of the schedule property.
2. That no notice issued under the public demand recovery act, have been served on the vendors not any such notice has been published.
3. That the vendors have not yet received any notice of requisite on and / or requisition of the property described in the schedule hereinafter written.
4. That the purchaser and all person or persons claiming through the purchaser shall have undisputed and all manner of

Contd..... 6

right over the common passages and other easementary rights.

5. That the vendors and her legal heirs from time to time shall be bound to execute necessary Deed of Rectification or other document / documents without any consideration in favour of the purchaser or her legal heirs in respect of the schedule land for any defect, omission, error to be found later on in the present deed at the cost of the purchaser.
6. That the purchaser on and from this day shall have absolute right to install electricity, water connection, sewerage connection, telephone connection etc. at his own cost and expenses.

AND the vendors deliver this day khas possession of the said property along with the relevant documents of right, title and possession unto the purchaser.

SCHEDULE ABOVE REFERRED TO
(Description of land)

ALL THAT piece and parcel of **SALI** land measuring more or less .06 (Six) Satak of land in Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125, B/1, under C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, L.R. Khatian No. 328, being C.S. Dag No. 461, corresponding to R.S. Dag No. 522, P. S. Airport, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas together with all easement rights along with the common passage, with electricity, water, sewerage connection. The annual proportionate rent is payable to the Collectorate of North 24 Parganas on behalf of Govt. of West Bengal. The land is hereby sold with all easementary right. One site plan is annexed herewith

Contd..... 7

marked by red border, which will be treated as a part of this indenture, which is butted and bounded as follows :-

Being Person's name No - 841-HI/NTP/IP-1/06. dt - 4th July 2006

On the North : Mr. Mondal

On the South : Bata Krishna Roy.

On the East : Pach Kari Mondal.

On the West : Lalit Mohan Naskar.

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

SIGNED SEALED AND

DELIVERED by the parties at

Kolkata in presence of :-

1. Subham Kumar Mukherjee Ashima Mukherjee
 Miners' Housing Complex
 Block - A, Tophonia - Ananta Banerjee
 T/122, Tophonia main Road,
 Kolkata - 700059

2. Bijay del Banerjee.
 409 Lane Gardens,
 Kol-700045

Signature of the Vendors

Contd..... 8

ASALUA, J.L. NO. 3, R.S. NO. 109, TOUZI NO. 125B/1, UNDER C.S. KHATIAN NO. 109, CORRESPONDING TO B.S. KHATIAN NO. 242, L.R. KHATIAN NO. 328, C.S. DAG NO. 481, B.S. DAG NO. 522, P.S. AIRPORT, UNDER RAJARHAT GOPALPUR MUNICIPALITY.

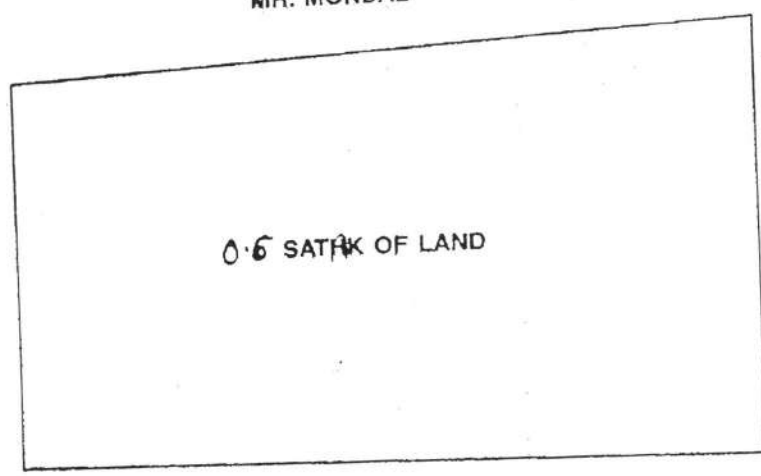
NOT IN SCALE

VENDOR:
SMT. ASHIMA MUKHERJEE & OTHERS



MR. MONDAL

PACH KARI MONDAL



LALIT MOHAN NASKAR

MR. ROY

Ashima Mukherjee
Anita Banerjee

SIGNATURE OF THE VENDORS.

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted
on the front page of the document

Jogal Singh Dugan



(1)
Name : Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said

Jogal Singh Dugan
SIGNATURE of the Presentant



(2)
Name : Ashima Mukherjee
Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

The above fingerprints are of the abovenamed person and attested by the said person.

Ashima Mukherjee
SIGNATURE of the Presentant/Executant/
Claimant/Attorney/Principal/Guardian/Testator
(Tick the appropriate status)

STRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted
on the front page of the document



(1) Name : Status - Presentant

Anita Be

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুল)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

.....
SIGNATURE of the Presentant

(2) Name :
Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

.....
SIGNATURE of the Presentant/Executant/
Claimant/Attorney/Principal/Guardian/Testator
(Tick the appropriate status)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 5,00,000.00 (Rupees Five Lacs) only being the full consideration money of the aforesaid schedule land and payment as per memo below.

MEMO

- (1) By Pay order being no 018822 2,50,000/-
 dt. 25.6.07 drawn upon UTI Bank Ltd.
 to Ashima Mukherjee
- (2) By Pay order being no 018824 2,50,000
 dt. 25.6.07 drawn upon UTI Bank Ltd.
 to Amitha Banerjee

Ashima Mukherjee
 Amitha Banerjee

Signature of the Vendors

WITNESSES :-

1. Subhash Kumar Mukherjee.
2. Bijoy Deb Banerjee.

Drafted & Prepared by :
 Sanjib Kumar Sarkar
 Sanjib Kumar Sarkar
 Advocate, Barasat.

CHECKED BY

Naya Rajmeda
 21-1-08

True Copy

[Signature]

Checked by
 Naya Rajmeda, Barasat

21-1-08

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 3593 to 3605
being No 06606 for the year 2007.



(X) 11-December-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal