

08987/6

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125870

1261

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

5000 780829

(A.R)

Handwritten notes in Hindi/English, including '821-41/208/1-8/2' and 'dt. 4.7.08'.

Handwritten number: 780829

Handwritten number: 23,500

882920, 882919

M.V 15,75,750/-

Handwritten notes and stamps, including '287' and 'has been paid by'.

31/08

Handwritten signature and 'DEED OF CONVEYANCE' stamp.

25910+25000=

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of November, Two Thousand and Six.

93281

BETWEEN

1. MR. BHABANI PROSAD CHAKRABORTY, son of Late Sailendra Nath Chakraborty, by nationality Indian, by faith Hindu, by occupation Landholder,

presently residing at Flat No. B-4/4 of 34, Bagmari Road, Police Station Manicktala, Kolkata - 700 054,

2. SMT. GAYATRI CHAKRABORTY,

Handwritten notes: 'I Agree', '24-290'.

Handwritten notes: '31/08', 'A-7997', '55', '25', '8088'.

Handwritten notes: 'A-7997', 'E-7', '9-55', 'mp-25', 'm/4', '8088'.

Handwritten notes: '910 250', '820 7'.

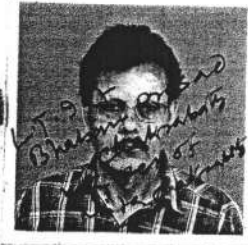
Handwritten notes: '810-250', '810-7'.

106, Banglow Avn Cal-55



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780830



- 2 -

2. SMT. GAYATRI CHAKRABORTY, wife of Late Sushil Kumar Chakraborty,
by nationality Indian, by faith Hindu, by occupation Housework,

presently residing at Flat No. B3/1 & B4 of 34, Bagmari Road, Police
Station Manicktala, Kolkata - 700 054,

..... 3. SMT. SARBANI MAZUMDAR,

8917

24/11/06

নং
ভেঙার নাম...
নং
সেপের মূল্য... টাকা মত
গ্যাম্প ভেঙারের আকার -

SUBIR KUMAR SEAL
Advocate
High Court, Calcutta
Enrollment No. WB-P-2004/87-94

বিধায় নম্বর (সেন্টেলেক সিস্টেম)
৫. ইউ. এন. আর. অফিস

চালান নং
মোট ট্যাক্স কত জরি...
এই চালান নং-এ মোট কত টাকা
ট্যাক্স ধরিত করা গঠন আছে -
টেক্সারীর নাম -
ভেঙার -

17 NOV 2006
536000



LIT. D. of Bhabani prosad
chakraborty
by the pen of Nita chakraborty
1563



1564



Trayatri chakravarty

1565

Sarbani Majumdar



Nita chakraborty
wife of Bhabani prosad
chakraborty
34 Baghmari rd. Kol-54
Flat no. B-IV/4
House wide

Bhabani prosad chakraborty
stowke sarkar ditta north
chakraborty of 34/4
of 34 Baghmari rd kol-54
- trayatri chakraborty
410 stowke rd. chakraborty
of 33/1 & 34 Baghmari rd
kol-54
Sarbani majumdar
stowke sarkar ditta
chakraborty 410 stowke
rd. majumdar of Bhabani
stowke rd. see - IV part no
Nita chakraborty
410 Bhabani prosad
chakraborty
of 34 Baghmari rd kol-54
Flat no - B-IV/4
H/W

Registrar of Assurances
25/11/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780831



- 3 -

3. SMT. SARBANI MAZUMDAR, daughter of Late Sushil Kumar Chakraborty and wife of Shri Arun Kumar Mazumdar, by nationality Indian, by faith Hindu, by occupation Housewife,

presently residing at ..Bokaro Steel City, Sector - IV,
Quarter No. 6108, State of Jharkhand.

..... hereinafter collectively



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780832

-: 4 :-

hereinafter collectively called and referred to as the **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

.....AND



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780833

-: 5 :-

AND

1. M/S. MARVELLOUS NIRMAN PVT. LTD.
2. M/S. PARAMOUNT NIRMAN PVT. LTD.
3. M/S. PILLAR REALTORS PVT. LTD.
4. M/S. TRIVENI PROMOTERS PVT. LTD.

All are private limited companies incorporated in accordance with the provisions of the Companies Act, 1956, all having their registered office at 11, Crooked Lane, Police Station - Hare Street, Kolkata - 700 069, represented by one of their Common Director namely MR. AMIT SARDA, son of Sri Jugal Kishore Sarma, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 117/1, N.S.C. Bose Road, Regent Part, Kolkata - 700 040,

hereinafter collectively referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their Director and/or Directors, successors-in-office, successors-in-interest, legal representatives, nominees and assigns) of the OTHER PART.

..... RECITAL/BACKGROUND

RECITAL/BACKGROUND OF THE PROPERTY HEREBY SOLD BY THESE PRESENTS:WHEREAS :

1. That one Sushil Kumar Chakraborty, since deceased, son of Late Sailendra Nath Chakraborty of Flat No. B3/1 and B-4 of 34 Bagmari Road, Police Station Manicktala, Kolkata - 700 054, was the recorded Owner of all that piece and parcel of Sali Land hereditaments admeasuring an area of 5 (five) Decimals be the same a little more or less comprised in Mouza Village Salua, J.L. No. 3, Re.Sa. No. 109, Touzi No. 125 B/1, of Rayati Dakhali Swatta Bishista tenure under C.S. Khatian No. 335, R.S. Khatian No. 249, C.S. Dag No. 464 and R.S. Dag No. 525 and the said Sushil Kumar Chakraborty, since deceased, duly recorded his name in the records of B.L. & L.R.O. under L.R. Krishi Khatiar No. 357/1, as well as in the assessment records of Rajarhat Gopalpur Municipality, District North 24 Parganas, and was paying respective Khajna and taxes thereof to the respective competent authority and was in absolute and undisputed physical possession thereof free from all encumbrances, which he purchased by virtue of a Bengali Saf Kobala dated the 24th day of February 1993 from Sri Shyamal Kumar Mondal, son of Tarapada Mondal and Sri Sankar Dey, son of Late Santosh Dey jointly the Vendors therein represented through their Constituted Attorney Sri Rabindranath Pramanick, son of Surendra Nath Pramanick of AH-74, Salt Lake, Sector-II, Kolkata - 700 091, and the said General Power of Attorney (Bengali Ammuktarnama) was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, copied in Book No. IV, being Deed No. 61 for the year 1993, and the said Bengali Saf Kobala was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and the same was copied in Book No. I, Volume No. 29, Pages Nos. 387 to 396 being Deed No. 1367 for the year 1993 and it will be contextual to mention that the aforesaid Bengali Saf Kobala dated 24th day of February 1993 was for the total Land of 10 (ten) Decimals which was equivalent to 6 (six) Cuttaha 3 (three) Chittacks i.e. 5 (five) Decimals each, in favour of the said Sri Sushil Kumar Chakraborty since deceased and the balance 5 (five) Decimals in the name of Bhabani Prasad Chakraborty, jointly the purchasers therein, and the said Sushil Kumar Chakraborty, since deceased, duly mutated his name in the records of B.L. & L.R.O. under Krishi Khatian No. 357/1, and also in the local Municipality and was paying Khajna and taxes thereof respectively.
2. That the said Sushil Kumar Chakraborty died intestate on 26th day of March 2006 leaving behind him surviving his widow Smt. Gayatri

..... Chakraborty

Chakraborty and one and only married daughter Smt. Sarbani Mazumdar (nee Chakraborty) as his sole legal heirs and successors to success and inherit all the estates and properties left by the said Sushil Kumar Chakraborty, since deceased, in equal share in accordance within the provisions of Hindu Succession Act, 1956, (Dayabhaga School of Hindu Law) through which the said Sushil Kumar Chakraborty, since deceased, was governed during his life time.

3. Simultaneously by virtue of the said Bengali Saf Kolbala dated the 24th day of February 1993 the said Sri Bhabani Prosad Chakraborty, son of Late Sailendra Nath Chakraborty purchased all that piece and parcel of Sali Land hereditaments admeasuring an area of 5 (five) Decimals comprised in Mouza Village Salua, J.L. No. 3, Re.Sa. No. 109, Touzi No. 125 B/1, under C.S. Dag No. 464, R.S. Dag No. 525, Police Station Airport (previously Rajarhat) under C.S. Khatian No. 335, R.S. Khatian No. 249, within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality, District North 24 Parganas and after purchasing the aforesaid property the said Bhabani Prosad Chakraborty duly mutated his name in the records of B.L. & L.R.O. under L.R. Krishi Khatian No. 211/1 and is paying Khajna thereof regularly as the sole and absolute Owner to the competent authority of Government of West Bengal and also mutated his name in respect of the aforesaid piece and parcel of land measuring 5 (five) Decimals in the assessment records of Rajarhat Gopalpur Municipality under Holding No. RGM4/1842 under Ward No. 4, and is paying taxes thereof regularly as the sole and absolute Owner.
4. Thus by virtue of the recital hereinabove recited the said Sri Bhabani Prosad Chakraborty, Smt. Gayatri Chakraborty and Smt. Sarbani Mazumdar have siezed and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali Land hereditaments admeasuring an area of 10 (ten) Decimals be the same a little more or less comprised in Mouza Village Salua, under R.S. Dag No. 525, C.S. Dag No. 464, C.S. Khatian No. 335, R.S. Khatian No. 249, J.L. No. 3, Re.Sa. No. 109, Touzi No. 125 B/1 of Rayati Dakhali Satta Bishista tenure Police Station Airport (previously Rajarhat) within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and within the local limits of Rajarhat Gopalpur Municipality District North 24 Parganas morefully and particularly mentioned under Schedule hereinunder appearing and the present status of Owners/Vendors are as follows:-
 1. Bhabani Prosad Chakraborty 5 (five) Decimals,
 2. Smt. Gayatri Chakraborty 1/2 (half) of 5 (five) Decimals.
 3. Smt. Sarbani Mazumdar 1/2 (half) of 5 (five) Decimals.

..... 5. That the

5. That the Owners/Vendors herein are desirous to sell and the purchasers herein are desirous to purchase the said land of 10 (ten) Decimals in R.S. Dag No. 525 in Mouza Village Salua @ Rs. 1,20,000/- (Rupees one lac and twenty thousands) only per cuttah, thus at and for a total price of Rs. 7,27,290/- (Rupees seven lacs twenty seven thousands two hundred ninety) only under the following terms and conditions.

NOW THIS INDENTURE WITNESSETH THAT :-

In pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 7,27,290/- (Rupees seven lacs twenty seven thousands two hundred ninety)** only of the lawful money of the Union of India paid by the Purchasers to the Vendors as will appear from the memo of consideration hereunder written (the receipt whereof the vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the purchaser, as well as the said plot hereby intended to be sold, transferred and convey, the vendor hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the Purchasers **ALL THAT** the said plot i.e. **ALL THAT** piece or parcel of Sali land measuring more or less 10 (ten) Sataks in Mouza - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B/1, C. S. Dag Nos. 464, C. S. Khatian Nos. 335, R.S. and L. R. Dag No. 525, L. R. Khatian No. 357/1 and 211/1, Sub Registry Office at Bidhan Nagar, Salt Lake City, Police Station - Airport, District - North 24 Parganas, presently within the local limits of Rajarhat Gopalpur Municipality under Holding No. RGM-4/1842, morefully and particularly described in the schedule hereunder written and thereon absolutely and forever, free from all encumbrances and from charges, liens, lispence, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispence **OR HOWSOEVER OTHERWISE** the said plot of land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements

..... privileges fences

privileges fences advantages appendages and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said plot and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the vendor into or upon and in respect of the said plot and/or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniment and evidences of title which in anywise exclusively relate to or concern the said plot or any part or parcel thereof which now are or hereafter shall or any be in the custody power the custody power possession or control of the vendor or any person or persons from whom the vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements all lispence whatsoever.

ALL THAT the vendors doth hereby covenant with the Purchaser that the vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said plot and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the vendor doth hereby covenant with the Purchaser that he has not at any time heretofore done or executed or knowingly suffered or been party to any act deed matter or thing whereby or by reason whereof the said plot hereby sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the vendor may or can be prevented from granting selling conveying assigning and assuring the said plot or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the vendor done executed or knowingly suffered to the contrary the vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said plot hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the vendor now has in himself good right full and absolute power to grant sell

..... convey transfer

convey transfer assure and assign the said plot hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the purchasers in the manner and on the conditions aforesaid and the vendors also covenants with the purchasers that after their demise, their legal heirs and successors shall have no claim demands whatsoever in respect of the said property AND THAT the vendors have duly made over possession of the sold plot to the purchasers herein and the purchasers have received and accepted the same without any dispute, demand or claim whatsoever against the vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the said plot or otherwise.

AND THAT the purchasers shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from ~~or by the vendor or any person or persons lawfully or equitably claiming for under or in trust for the vendor or any of his predecessors in title or any one of them~~ AND THAT the purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and respndence whatsoever suffered or made or liabilities created in respect of the said plot ~~by the vendor or by any person or persons lawfully and equitably claiming from under or in trust for the vendor or the predecessors in title or any of them~~ as aforesaid or otherwise.

Subir Kumar Seal
Subir Kumar Seal

AND IT IS HEREBY FURTHER AGREED AND DECLARED by the Owners/ Vendors that the Owners/Vendors at the time of execution of this Deed of Conveyance handed over all the original documents, deeds, porcha etc. relating to the said plot to the Purchasers herein.

THE SCHEDULE ABOVE REFERRED TO

Description of land hereby sold by these presents

All That piece and parcel of Sali Land (though not under cultivation since last 10-12 years) hereditaments admeasuring an area of **10 (ten) Decimals** be the same a little more or less comprised in Mouza Village Salua, J.L. No. 3, Re.Sa. No. 109, Touzi No. 125/B, in C.S. Dag No. 464, R.S. and L. R. Dag No. 525, C.S. Khatian No. 335, R.S. Khatian No. 249 Police Station Airport (previously Rajarhat) within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat Gopalpur Municipality, District North 24 Parganas shown in the annexed Site Plan Verged in border RED and the said Site Plan shall be treated as part and parcel of these presents, butted and bounded as follows:-

..... ON THE NORTH BY

-: 11 :-

ON THE NORTH BY : PWD Road (211 Bus Route).
ON THE SOUTH BY : Land of R.S. Dag No. 523.
ON THE EAST BY : Balance Land of R.S. Dag No. 525.
ON THE WEST BY : Balance Land of R.S. Dag No. 525.

.....IN WITNESS WHEREOF

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

SIGNED SEALED AND DELIVERED by the above named OWNERS/VENDORS at Kolkata in the presence of :

1. Subir Kumar Seal
Advocate.
High Court Calcutta.

1. [Seal] L.T. D. of
Bhabani Prasad
Chakravorty
by the pen of
Mita Chakravorty

2. Subramaniam
Son - 7 at T. P. Bhaskar
21 A Park Keya Lal Road
KOL - 26

2. Gayatri Chakravorty

3. Sarbani Majumdar

SIGNATURE OF THE OWNERS/VENDORS.

SIGNED SEALED AND DELIVERED by the above named PURCHASER/S at Kolkata in the presence of :

1. Subir Kumar Seal
Advocate.
High Court Calcutta.

1. Marvellous Nirman Private Limited
[Signature]
Director

2. Subramaniam
Son - 7 at T. P. Bhaskar

2. Paramount Nirman Private Limited
[Signature]
Director

3. Pillar Realtors Private Limited
[Signature]
Director

4. Triveni Promoters Private Limited
[Signature]
Director

SIGNATURE OF THE PURCHASER/S.

This Deed of Conveyance is drafted and prepared at our office :

[Signature]
For SUBIR KUMAR SEAL & ASSOCIATES
Solicitor & Advocate.
High Court Calcutta.

P-106, Bangur Avenue, Block - C,
Ground Floor, Police Station Lake Town,
Kolkata - 700 055,
Phone : 033-2574 1768.
033-2574 3790.
Mobile : 91-98312 76735.

This Deed of Conveyance
is read over and
explained in Bengali
by me to the Executants.
[Signature]



LITTLE

RING

MIDDLE

FORE

THUMB

(LEFT HAND FINGER IMPRESSIONS)



THUMB

FORE

MIDDLE

RING

LITTLE

(RIGHT HAND FINGER IMPRESSIONS)

Sarbani Majumdar.

SIGNATURE OF THE EXECUTANT/S

LITTLE

RING

MIDDLE

FORE

THUMB

(LEFT HAND FINGER IMPRESSIONS)

THUMB

FORE

MIDDLE

RING

LITTLE

(RIGHT HAND FINGER IMPRESSIONS)

SIGNATURE OF THE EXECUTANT/S

LITTLE

RING

MIDDLE

FORE

THUMB

(LEFT HAND FINGER IMPRESSIONS)

THUMB

FORE

MIDDLE

RING

LITTLE

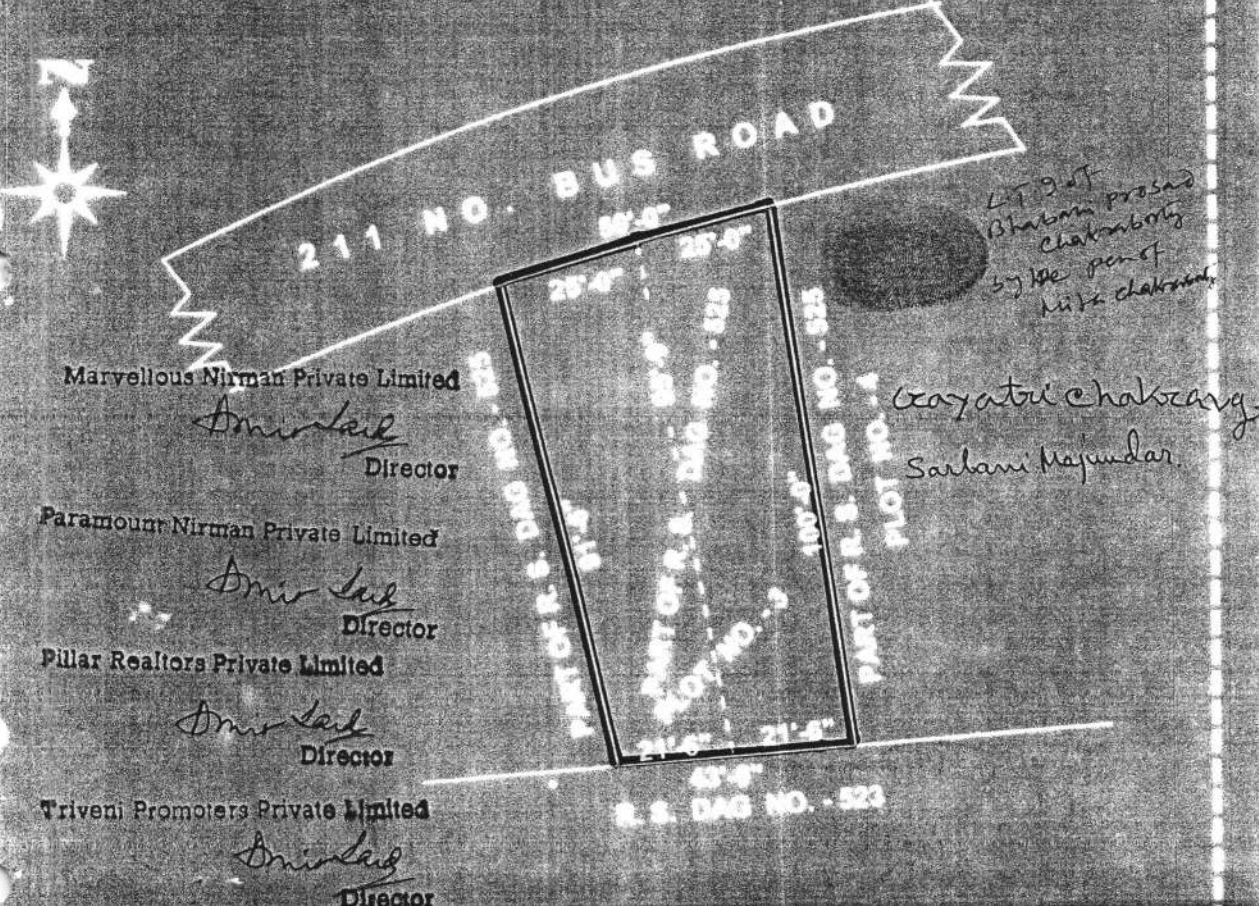
(RIGHT HAND FINGER IMPRESSIONS)

SIGNATURE OF THE EXECUTANT/S

SITE PLAN OF R.S. DAG NO. - 525 (P) AT MOUZA - SALUA, C. S. KHATIAN NO. - 335, R. S. KHATIAN NO. - 249, I. R. KHATIAN NO. - J.L. NO. - 3, R.S. NO. - 109, TONZI NO. - P.S. - DUM DUM AIRPORT, DIST - NORTH 24 PARGANAS SCALE - 1" = N.T.S.

**VENDORS - 1. GAYATRI CHAKRABORTY, 2. SARBANI MAJUMDER
3. BHABANI PRASAD CHAKRABORTY**

VENDEE -



Marvellous Nirman Private Limited

Director
Director

Paramour Nirman Private Limited

Director
Director

Pillar Realtors Private Limited

Director
Director

Triveni Promoters Private Limited

Director
Director

REFERENCE :

PLOT & COLOUR	C.S. DAG NO.	R.S. DAG NO.	AREA			
			ACRE	K.	CH.	SFT.
3	464 (P)	525 (P)	1022	06	03	00
TOTAL AREA MORE OR LESS			1022	06	03	00

N.B. - AS PER RECORDED AREA

VENDOR'S SIGNATURE

COPIED BY M. S. SARKAR
M. S. Sarkar
28/11/16

RECEIVED on and from the withinnamed PURCHASER/S by the withinnamed OWNERS/VENDORS the withinmentioned sum of Rs. 7,27,290/- (Rupees seven lacs twenty seven thousands two hundred ninety) only in full and final satisfaction as per Memorandum of consideration below :-

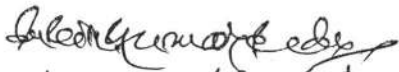
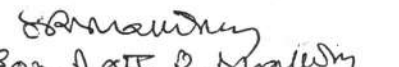
MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs).</u>	<u>Names of Owners</u>
1.	25.11.06	467254	Vijaya Bank	Service Branch Kolkata	1,81,825.00	Bhabani Prosad Chakraborty
2.	25.11.06	721411	The Federal Bank Limited	Drawee Branch Kolkata	1,81,825.00	Bhabani Prosad Chakraborty
3.	25.11.06	467253	Vijaya Bank	Service Branch Kolkata	90,910.00	Gayatri Chakraborty
4.	25.11.06	721405	The Federal Bank Limited	Drawee Branch Kolkata	90,910.00	Gayatri Chakraborty
5.	25.11.06	467252	Vijaya Bank	Service Branch Kolkata	90,910.00	Sarbani Mazumdar
6.	25.11.06	721406	The Federal Bank Limited	Drawee Branch Kolkata	90,910.00	Sarbani Mazumdar

T O T A L: Rs. 7,27,290.00

(Rupees seven lacs twenty seven thousands two hundred ninety) only.

WITNESSES:

- 
A. K. Chakraborty
21 A, Kalyalala Rd
Kolkata - 22
- 
Son of A. P. Chakraborty
21 A, Kalyalala Rd
Kolkata - 22

L.T.G. of
Bhabani prosad chakraborty
by the pen of
Mika chakraborty

Gayatri chakraborty
Sarbani Mazumdar.

SIGNATURE OF THE OWNER/VENDOR.