

S-3112

D 2459/13



8/13

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is duly registered. The Signature sheet and the endorsement sheets attached with this document are the part of this document

A 693161

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

Q.No: - 4211/13

Addl. Dist Sub-Registrar
 Sonarpore, South 24 Pgs.
 - 1 MAR 2013

---: DEED OF CONVEYANCE :---

Sushma Anand Patil

P.S. - Sonarpur, Mouza - Baikunthapur,

Land - 1 Cottah 3 Chittaks 9 Sq. Ft.

Govt. Value Rs. 4,08,000/-.

ORIGINAL Value Rs. 3,50,000

THIS DEED OF CONVEYANCE made this 1st day of March, Two Thousand and Thirteen.

2886 27.2.13
 5000/- Mr. Jyoti Todi.
 3d Extra Grant
 ay. of



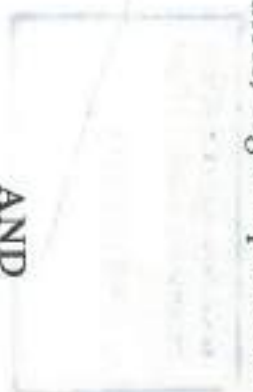
Addl. Dist Sub-Registrar
 Sonarpore, South 24 Pgs.
 1 MAR 2013

Dipak Naskar
 Kanto Das Naskar
 Hazipur P.O. - Rajpur
 Business

BETWEEN

1) **SRI SUDDHIR KUMAR NATH**, Son of Late Shibapada Nath,
2) **SMT. UJJALA NATH**, Wife of Sri Sudhir Kumar Nath, both by
faith - Hindu, by occupation - Business and Housewife, both Residing
at - R, A/B, 8/2, Raghunathpur, Kolkata - 700059, hereinafter 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, legal representatives and assigns) of the

FIRST PART.



(1) **TODI CONSTRUCTION PVT. LTD.** (Pan - AAACCT9689F)
a Company incorporated under the Companies Act, 1956 and having
its registered office at 32, Ezra Street, Kolkata - 700001, represented by
its Director **MR. MANISH TODI**, Son of Late N.M. Todi,

(2) **TODI NIKETAN PVT. LTD.** (Pan - AABCTP8788Q), a
Company incorporated under the Companies Act, 1956 and having its
registered office at 32, Ezra Street, North Block, Kolkata - 700001,
represented by its Director **MRS. VINETA TODI**, Wife of Sri Sanjoy
Todi,

PRESENTANT/
EXECUTANT



| LEFT HAND | RIGHT HAND |
|-----------|------------|
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| | |

NAME Sri Sudhir K. NATH SIGNATURE Sudhir Nath

PRESENTANT/
EXECUTANT



| LEFT HAND | RIGHT HAND |
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NAME Smt Ujjala Nath SIGNATURE Ujjala Nath

PRESENTANT/
EXECUTANT



| LEFT HAND | RIGHT HAND |
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NAME Ms. Manisha Todt SIGNATURE Manisha Todt

PRESENTANT/
EXECUTANT

| LEFT HAND | RIGHT HAND |
|-----------|------------|
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NAME Mrs NINEETA TODT SIGNATURE Nineeta Todt

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | | |
|---|--------------|---|---|---|---|---|---|
|  | Manil Todi | Little Finger Ring Finger Middle Finger Fore Finger Thumb |  |  |  |  |  |
| | | Thumb Fore Finger Middle Finger Ring Finger Little Finger |  |  |  |  |  |
| Vineeta  | Vineeta Todi | Little Finger Ring Finger Middle Finger Fore Finger Thumb |  |  |  |  |  |
| | | Thumb Fore Finger Middle Finger Ring Finger Little Finger |  |  |  |  |  |
|  | Ranjany Todi | Little Finger Ring Finger Middle Finger Fore Finger Thumb |  |  |  |  |  |
| | | Thumb Fore Finger Middle Finger Ring Finger Little Finger |  |  |  |  |  |
| MVS  | Manoj Todi | Little Finger Ring Finger Middle Finger Fore Finger Thumb |  |  |  |  |  |
| | | Thumb Fore Finger Middle Finger Ring Finger Little Finger |  |  |  |  |  |

SPECIMEN FORM FOR TEN FINGER PRINTS

Sushil



Sushil Kumar

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Shalini Todi

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Netai



Netai Chakras

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

PHOTO

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|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

(3) **N.P.K. FINANCIAL SERVICES PVT. LTD.** (Pan - AAACN8924F) a Company incorporated under the Companies Act, 1956 and having its registered office at 32, Ezra Street, 11th Floor, Kolkata - 700001, represented by its Director **MR. SANJOY TODI**, Son of Late N.M. Todi,

(4) **ARCHITA BRICKS PVT. LTD.** (Pan - AAHCA3824F) a Company incorporated under the Companies Act, 1956 and having its registered office at 32, Ezra Street, Kolkata - 700001, represented by its Director **MR. MANOJ TODI**, Son of Late N.M. Todi,

(5) **AMBEY NIRMAN PVT. LTD.** (Pan - AAGCA2844R) a Company incorporated under the Companies Act, 1956 and having its registered office at 32, Ezra Street, North Block, Kolkata - 700001, represented by its Director **MR. SUSHIL AGARWAL**, Son of Late J.K. Agarwal,

(6) **DAYLIGHT SALES PVT. LTD.** (Pan - AADCA0952A) a Company incorporated under the Companies Act, 1956 and having its registered office at 23A, N.S. Road, 7th Floor, Kolkata - 700001, represented by its Director **MRS. SHALINI TODI**, Wife of Sri Manish Todi,

(7) **SAGNIK VINIMAY PVT. LTD.** (Pan - AAMCS1732L) a Company incorporated under the Companies Act, 1956 and having its

registered office at 33, C.R. Avenue, 9th Floor, Room No. 908 B, Kolkata - 700013, represented by its Authorised Representatives MR. NITAI CHANDRA DAS, Son of Late G.S. Das, hereinafter referred to as the "PURCHASERS" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS Sri Sudhir Kumar Nath and Smt. Ujjala Nath the Vendors of this deed the absolute owners of the under mentioned property in R.S. Dag No. 343 under R.S. Khatian No. 1448, of Mouza - Baikunthapur, J.L. No. 37, P.S. & A.D.S.R.O. at Sonarpur, within the limits of Rajpur - Sonarpur Municipality, District - South 24 Parganas of Danga land measuring 01 Cottah 3 Chittaks 9 Sq. Ft. out of their purchased $8\frac{1}{4}$ Decimals of land is the sold property of the Sale Deed.

WHEREAS previously Sudhir Chandra Bhattacharrya was in khas possession and occupation from inherited of his father and thereafter a Civil Suit for partition held on 1949 at Second Sub Judge at Alipore, being Case No. 111 and at that partition case he possessed above land and another and at previous Recorded his name in Revisional Settlement Record of Danga land measuring 12 Decimals out of 69 Decimals of land.


AND WHEREAS above Sudhir Chandra Bhattacharyya possessed from above Partition Deed measuring 13 Cottahs 1 Chittaks 4 Sq. Ft. from North side of above Dag No. 343 and was in khas possession and occupation then sold 5 Cottahs 1 Chittak 30 Sq. Ft. from North - South Side out of 13 Cottahs 1 Chittak 4 Sq. Ft. of above Dag to Sri Madan Mohan Shaw and Smt. Gita Rani Shaw by a Registered Sale Deed and that Deed was Registered from A.D.S.R. Office at Sonarpur, being Deed No. 257, for the year 1974.

AND WHEREAS above Sri Madan Mohan Ghosh and Smt. Gita Rani Ghosh have peacefully possession and occupation of above purchased land and muted their name and sanctioned Building plan from Rajpur - Sonarpur Municipality and also constructed building thereon sold to Sri Achinta Das for their urgent necessity of money by a Registered Sale Deed and that deed was Registered from A.D.S.R. Office at Sonarpur, being Deed No. 6158 for the year 1993.

AND WHEREAS above Sri Achinta Das have peacefully possession and occupation of above purchased property to sell for his urgent necessity of money the above Vendors by way of Registered Sale Deed and that deed was Registered from A.D.S.R. office at Sonarpur, Being Deed No. 4715, for the year 2003.

AND WHEREAS we the above Vendors the absolute owners seized and possessed and well sufficiently entitled of the said purchased property and has been enjoying all the rights, title, interest and free from all encumbrances.

AND WHEREAS we the above Vendors offered to sell the said Vacant land from our purchased property for our urgent need of money, the purchasers to purchase the said land which is morefully and particularly described in the schedule herein below and also had delineated in the **RED** borders in the map annexed herein and the said map is annexed herein and the said map is being treated as the part of the Deed and the purchasers has agreed to purchase at a consideration of money for Rs. 3,50,000/- (Rupees ~~THREE~~ Lacs Fifty Thousand) only which is the highest price available in said locality for that said property.

Suzelma Kumar 

The Vendors do hereby covenant with the Purchasers -

That the Vendors have good & perfect title to convey right full power absolute authority and indenfeasible title to grant sell convey and transfer the said plot of land hereby granted sold conveyed transferred assignee and secured or expressed intended so to be unto and to the use of the purchaser in the manner aforesaid according to the true intent and meaning of these present free from all encumbrances and liabilities whatsoever and performance of the terms and conditions of the rules and Regulations under which the said plot of land is held.

That the Vendors assures the purchaser that all rent, taxes and all other outgoing payable in respect of the said plot of land have been paid and cleared off till this day of execution and registration of document of sale on or before this date of registration of this document of sale any rent or taxes are found to be due and payable by the Vendors, the purchasers shall be entitled to reimburse by the Vendors or their heirs, successors, representatived, executors and assigns.

AND the purchasers shall hereaftre peacefully hold, use and enjoy the said property described hereinbefore as their own property without hindrence, interruption, claims or demands whatsoever by or from the Vendors or any other person whatsoever.

THAT THE VENDORS have assured the purchasers that the aforesaid property fully described herein before is free from all encumbrances or defect in title and if any defect in title is found out for which the purchasers is in any way put to any loss inconvenience or hardship. The Vendors doth hereby undertake to indemnify the loss the Purchasers may be put to due to any defect in title or in case of this possession over the said property or in any portion thereof the purchasers shall be at lieberty to realise the entire consideration money from the aforesaid Vendors or their heirs, executors, administrators, representators, representatives, assigness with interest.

That the Purchasers shall and will any may from time to time and at all time hereafter peacebly and quietly enter into hold possess and enjoy the said plot of land hereby granted sold and conveyed according to the tenure and nature there of and received and take the rents issues and profits here of and every part there of without any lawful let suit trouble hindrance eviction interruption claim and demand whatsoever from of or by Vendors or any other person whomsoever.

That no notice has been served upon the Vendors for acquisition under the aforesaid Acts and laws and the Vendors have no knowledge.

-- : SCHEDULE OF THE PROPERTY : --

ALL THAT the piece or parcel of Danga land measuring 1 (One) Cottahs 3 (Three) Chittaks 9 (Nine) Sq. Ft. out of our purchased land $8\frac{1}{4}$ Decimals or 5 Cottahs 1 Chittaks 30 Sq. Ft. comprised in R.S. Dag No. 343 (Three Hundred Forty Three) under R.S. Khatian No. 1448 (One Thousand Four Hundred Forty Eight) of Mouza - Baikunthapur, J.L. No. 37, Touzi No. 251, Pargana - Medammolla, P.S. & A.D.S.R. Office at Sonarpur, under Rajpur - Sonarpur Municipality, Ward No. 17, District - 24 Parganas (South), the area of sold land is marked by **RED** corder as in the plan attached herewith. The original price of the said land Rs.3,50,000/- only.

Out of the yearly total rent of land under R.S. Khatian No. 1448, the annual proportionate Rent for the sold land is payable as per current Govt. rate and the aforesaid sold land is free from all encumbrances.

The Land is Butted and Bounded By :-

- ON THE NORTH : R.S. Dag No. 343.
- ON THE SOUTH : Land of Todi Construction (P) Ltd. & Others.
- ON THE EAST : Land of Todi Construction (P) Ltd. & Others.
- ON THE WEST : Land of Todi Construction (P) Ltd. & Others.

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

WITNESSES :-

1. Bipak Nath
Gopalpur P.O. Rajpur

Sunder Kumar
17/01/2022

2. Sunder Nath


SIGNATURE OF THE VENDORS

Rajpur

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 4280 to 4297
being No 02459 for the year 2013.



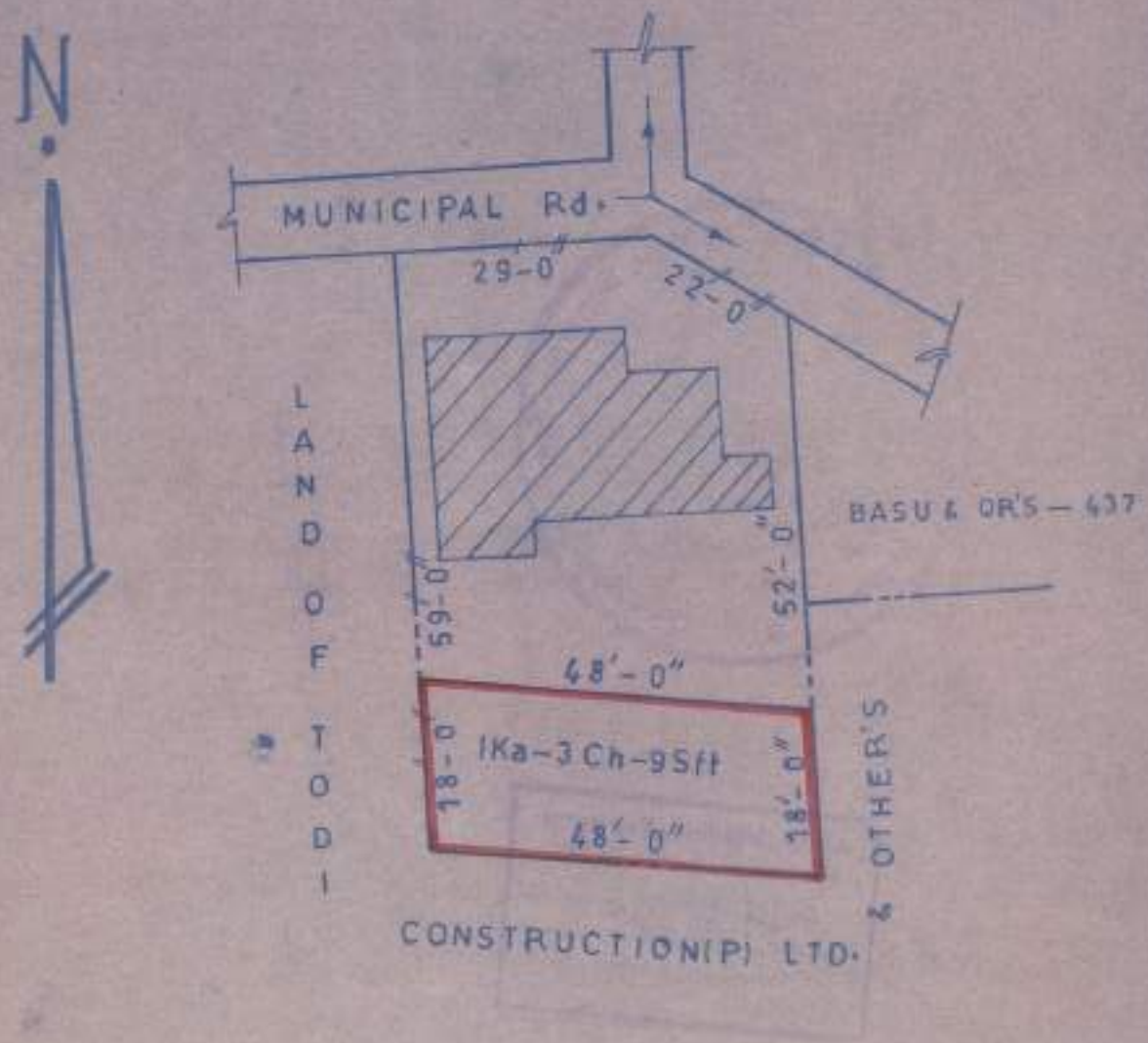

(Biswajit Dey) 01 March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal

SITE PLAN OF LAND AT DAG No.— 343

MOUZA— BAIKUNTHAPUR, J. L. No.— 37

P. S.— SONARPUR, DIST.— SOUTH 24 PGS.

SCALE— 1"=20'-0"



Ref— AREA MARK BY RED BORDER

Redrawn By

Rajib Biswas
28.02.13.



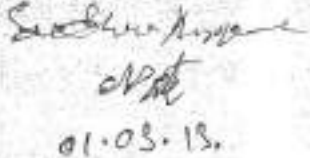
RAJIB BISWAS
Enlisted Building Surveyor
Rajpur-Sonarpur Municipality
Harinavi, South 24 Pgs
Licence No.
269, RJPSON / E.B.S

Sudhakar Kumar

Ref: 1935

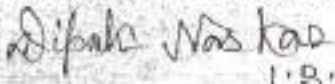
Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 03112 / 2013, Deed No. (Book - I , 02459/2013)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|---|--|
| Sudhir Kr. Nath R, A/ B, 8/2, Raghunathpur, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700059 |  01/03/2013 |  LTI 01/03/2013 |  01.03.13. |

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|---|---|--|
| 1 | Sudhir Kr. Nath Address -R, A/ B, 8/2, Raghunathpur, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700059 | Self |  01/03/2013 |  LTI 01/03/2013 |  02459/2013) |
| 2 | Ujjala Nath Address -R, A/ B, 8/2, Raghunathpur, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700059 | Self |  01/03/2013 |  LTI 01/03/2013 |  |

| Name of Identifier of above Person(s) | Signature of Identifier with Date |
|---|---|
| Dipak Naskar Gazipur, Thana:-Sonarpur, P.O. :-Rajpur District:-South 24-Parganas, WEST BENGAL, India, |  1.8.2013 |



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

Endorsement For Deed Number : I - 02459 of 2013
(Serial No. 03112 of 2013)

On 01/03/2013

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:

Amount By Cash

Rs. 4491.00/-, on 01/03/2013

(Under Article : A(1) = 4477/- ,E = 14/- on 01/03/2013)

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.-4,08,000/-

Certified that the required stamp duty of this document is Rs.- 24500 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 19500/- is paid , by the draft number 488479, Draft Date 27/02/2013, Bank : State Bank Of India, SUBHASHGRAM, received on 01/03/2013

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

Presented for registration at 13.55 hrs on :01/03/2013, at the Office of the A.D.S.R. SONARPUR by Sudhir Kr. Nath , one of the Executants.

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

Execution is admitted on 01/03/2013 by

1. Sudhir Kr. Nath, son of Lt. Shiba Pada Nath , R, A/ B, 8/2, Raghunathpur, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Business
2. Ujjala Nath, wife of Sudhir Kr. Nath , R, A/ B, 8/2, Raghunathpur, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : House wife

Identified By Dipak Naskar, son of Kesto Das Naskar, Gazipur, Thana:-Sonarpur, P.O. :-Rajpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

RECEIVED Rs. 3,50,000/- (Rupees Three Lacs Fifty Thousand)

only as per the Memo of Consideration given below.

--: MEMO OF CONSIDERATION :--

RECEIVED Rs. 1,75,000/- as Draft from Axis Bank, Tollygunge Branch, Kolkata, NO 124843, dated 27/12/2018 and Rs. 1,75,000/- as Draft from above Bank and above Branch NO 124844, dated 27/12/2018, today.

WITNESSES :-

1. Dipak Das
Rajpur PO - Rajpur
Suetin Manu
Rajpur
2. Subhas Nelt
Rajpur

SIGNATURE OF THE VENDORS

Drafted By Me :-

A. K. Chatterjee (Adv.)
Sealdah Court,

Reg No. W.B. 644/88.

Typed By Me :-
SubhadEEP Mukherjee
Sonarpur Sub Registry Office.