

1-00068/2014



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 005946

As a registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

04 JAN 2014

06 JAN 2014

THIS DEED OF CONVEYANCE made this 2<sup>nd</sup> day  
of January Two Thousand Fourteen BETWEEN

Contd. ....P/2

$\frac{9}{2}$  milia

B. N. - 7

Story:

Highest

(P.A. No. ABPPN 3664E)

(1) **SHIBASHISH NAG** son of Late Samarendra Nath Nag residing at 23B, Sardar Sankar Road, P.S. Tollygunge, Kolkata - 700 029 (2) **SUCHISMITA MITRA** wife of Sri Arijit Mitra residing at 5/1/B, Jogesh Mitra Road, P.S. Bhawanipur, Kolkata - 700 025 and (3) **MADHUMITA GHOSH** wife of Sri Gautam Ghosh residing at 3A, Nilgopal Mitra Lane, P.S. Bhawanipur, Kolkata - 700 025, hereinafter collectively referred to as "the **VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

(P.A. No. AFEPT 3517G)

(1) **SRI BHOLANATH TIWARI**, son of Sri Mahadeb Chandra Tiwari and (2) **SRI SHYAMAL ROY** son of Late Gopal Chandra Roy both residing at Malancha, P.O. Malancha Maynagarh, P.S. Sonarpur, South 24 Parganas, hereinafter referred to as " the **CONFIRMING PARTIES** " (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, successors, legal-representatives, administrators and assigns) of the **SECOND PART**.

AND

**ASTOUNDING ESTATES PVT. LTD.**, a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at Ganges Garden, Phase II, Block - GA 6, 3<sup>rd</sup> Floor, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102, represented by its Director **SRI RATAN AGARWAL** son of Sri Shankar Lal Agarwal residing at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the **THIRD PART**.

**WHEREAS** at all material times one Mr. Janaki Nath Basu Bahadur (since deceased) was the sole and absolute owner in respect of ALL THAT piece and parcel of Bagan Land measuring 15 Katha 3 Chittack comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21,

*Signature* *SB. N. Singh* *Regd.*



Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South hereinafter referred to as the "said Entire Property" (Out of 15 Katha 3 Chittack land referred to above the present transfer will be 2 Katha of land).

**AND WHEREAS** the said Mr. Janaki Basu Bahadur, died intestate leaving behind him surviving son Sudhir Kumar Basu and others, as his legal heirs who inherited the entirety of the said Entire Property.

**AND WHEREAS** the said Mr. Sudhir Kumar Basu, died intestate leaving behind him surviving his wife Smt. Santilata Basu and one daughter Manjula Nag as his legal heiresses who jointly inherited the entirety of the said Entire Property along with other properties with other co-owners.

**AND WHEREAS** disputes and differences arose among the said Santilata Basu and other co-owners regarding better enjoyment of their properties including the said Entire Property (**Said Disputes**) and all of them referred the Said Disputes to the arbitration and conciliation of Mr. Santi Kumar Dutt (**Arbitrator**) for passing an award settling the Said Disputes. Pursuant to the above the Arbitrator passed an award resolving the Said Disputes as per Indian Arbitration Act, 1940 by a Deed of Award in the year 1953 and the same was registered at the office of D.S.R. 24 Parganas, recorded in Book No. 1, Volume No. 45, Pages 99 to 105, Being No. 2222 for the year 1953, wherein Santilata Basu was exclusively and absolutely allotted the said Entire Property earmarked as 'E3' in the said Deed of Award.

**AND WHEREAS** the said Smt. Santilata Basu, died intestate leaving behind her surviving daughter Manjula Nag as her legal heiress who inherited the entirety of the said Entire Property.

**AND WHEREAS** the said Manjula Nag, also died intestate leaving behind her surviving son Shibashish Nag and two daughters namely Suchismita Mitra and Madhumita Ghosh as her legal heir and heiresses who jointly inherited the said Entire Property in equal shares.

*Shibashish*  
*B. N. Dutt*  
*Smt.*  
*Manjula*

**AND WHEREAS** by virtue of inheritance the said Shibashish Nag, Suchismita Mitra and Madhumita Ghosh the Vendors herein have become the joint and absolute owners and are seized and possessed of and or otherwise well and sufficiently entitled to the said Entire Property being ALL THAT piece and parcel of Bagan Land measuring 15 Katha and 3 Chittack comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, corresponding to L.R. Khatian Nos. 376, 954, 1061 and 1108, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South absolutely and forever free from all encumbrances.

**AND WHEREAS** By and under an agreement for sale dated 21.08.1996 (**Said Agreement**) the Vendors herein agreed to sell, transfer and convey the said Entire Property to the Confirming Parties and/or their nominees free from all encumbrances and liabilities whatsoever on the terms and conditions and made an advance as mentioned therein.

**AND WHEREAS** the Vendors have sold 13 Katha 03 Chittacks out of the said Entire Property vide Deed No. 1537 dated 06.05.1997 with the consent of the Confirming Parties leaving 2 Katha approx. occupied by outsiders the said Property (defined below)

**AND WHAREAS** in terms of the Said Agreement, the Confirming Parties with the consent and concurrence of the Vendors herein duly nominated the Purchaser in their place and stead to purchase the said Property being ALL THAT piece and parcel of Bagan Land measuring 02 Katha comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, corresponding to L.R. Khatian Nos. 376, 954, 1061 and 1108, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South and hereinafter referred to as the "**said Property**" for a total consideration of Rs. 5,00,000/- (Rupees five Lacs ) only comprising of a sum of Rs. 2,00,000/- (Rupees two lacs) only to be paid to the Confirming Parties as Nomination Charges as well as the reimbursement of the consideration of already advanced by the Confirming Parties to the Vendors as mentioned in the Said Agreement and a sum of Rs. 3,00,000/-(Rupees three lac) to be paid to the Vendors.

*Shibashish Nag* *B. N. Zimp* *M. Ghosh*  
*Suchismita Mitra* *Madhumita Ghosh*



A. The Vendors and Confirming Parties herein have held out, represented before, warranted and assured the Purchaser, as follows:-

- i. That the Vendors are legal owners of the said Property and that no person or persons has/have ever claimed title or ownership of the said Property or any part thereof adversely to the Vendors;
- ii. That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property and that the Vendors have not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;
- iv. That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v. That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi. That said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is

*Shilpa*

*B. H. Zaid*

*Sky*

*Nghosh*

not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;

- vii. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendors which prevent or restrict the Vendors from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by



deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- xii. That there is no defect in the Vendors' title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendors' title thereto;
- xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xiv. That the Vendors have not done anything whereby the rights title or interest of the Vendors in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. That the Purchaser relying on the aforesaid representations and assurances of the Vendors and Confirming Parties and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendors have agreed to sell with the

*[Signature]*  
S. N. D. Rao

*B. N. D. Rao*  
SBH

*[Signature]*  
N. G. Joshi

consent of the Confirming Parties ALL THAT piece and parcel of demarcated Bagan Land measuring 02 Katha comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, corresponding to L.R. Khatian Nos. 376, 954, 1061 and 1108, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and herein referred to as the 'said Property' at or for a total consideration of Rs. 5,00,000/- (Rupees five Lacs) only free from all encumbrances and liabilities whatsoever.

- C. The Confirming Parties have duly received payment of Rs. 2,00,000/- (Rupees Two lacs ) only as nomination charge and reimbursement of the amount advanced to the Vendors. The Vendors have also received a sum of Rupees Rs. 3,00,000/- (Rupees three lac). Accordingly all sums payable to the Vendors and the Confirming Parties have been duly paid and no further amount is payable to the Vendors and the Confirming Parties. The Vendors after settling the matter by the Purchaser with the outsider have put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property and the Confirming Parties confirm the same.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs. 5,00,000/- (Rupees five lacs) only duly paid by the Purchaser to the Vendors and the Confirming Parties at or before the execution of these presents (the receipt whereof the Vendors and the Confirming Parties do and each of them doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendors with the consent and concurrence of the Confirming Parties herein do and each of them doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser ALL THAT piece and parcel of Bagan Land measuring 02 Katha

B. N. Z.

Leghosh

Gray



comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, corresponding to L.R. Khatian Nos. 376, 954, 1061 and 1108, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South togetherwith all other easements and/or facilities attached thereto including the right of access to the said land more particularly described in Schedule hereunder written and herein referred to as the **"said Property"** TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispens, encumbrances and liabilities whatsoever.

*[Handwritten signature]*  
B. N. Z. P.

*[Handwritten signature]*  
B. N. Z. P.

*[Handwritten signature]*  
B. N. Z. P.

**THE VENDORS AND THE CONFIRMING PARTIES DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER:**

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors and the Confirming Parties made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendors have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or 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 presents free from all encumbrances and liabilities whatsoever and the Confirming Parties accord their consent.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors and the Confirming Parties about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors and the Confirming Parties, which if found defective or untrue at any time, the Vendors and the Confirming Parties shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendors shall remain liable for all rents, rates, taxes and all other outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property and the Confirming Parties confirm the same.

*[Handwritten signature]*  
Smita

*[Handwritten signature]*  
B. V. Z.  
SPJ

*[Handwritten signature]*  
Nagash



- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendors and the Confirming Parties or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors and the Confirming Parties.
- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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 Confirming Parties confirm the same.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendors and the Confirming Parties confirm the same.
- h) That the Vendors and the Confirming Parties do and each of them doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendors for acquisition and/or

requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.

- i) The Vendors and the Confirming Parties do and each of them doth hereby further covenant with the Purchaser that the Vendors and the Confirming Parties have or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendors may be prevented from conveying the said Property in the manner aforesaid.
- j) Further the Vendors and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and/or his successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required and the Confirming Parties confirm the same.

**AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY  
FURTHER DECLARE AND ASSURE THE PURCHASER** as follows:

*Shilpa*

*B.N. Rao*

*Ramesh*



1. **THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed and the Confirming Parties confirm the same;
2. **THAT** 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 co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regards the Vendors shall sign all documents and papers as required by the Purchaser and the Confirming Parties confirm the same.

**THE SCHEDULE ABOVE REFERRED TO**

(the Property sold herewith)

ALL THAT piece and parcel of demarcated Bagan Land measuring 02 Katha comprised in R.S. and L.R. Dag No. 1, recorded in R.S. Khatian No. 21, L.R. Khatian Nos. 376, 954, 1061 and 1108, lying and situated at Mouza - Malancha, J.L. No. 78, P.S. and Sub-registry office Sonarpur under Rajpur Sonarpur Municipality within the District 24 Parganas South and delineated in the map or plan hereto annexed and thereon bordered RED with all other easements and/or facilities attached thereto including the right of access to the said land and butted and bounded in the manner as follows:

ON THE NORTH : By 20' wide common Passage  
ON THE SOUTH : By Part of R.S./L.R. Dag No. 1  
ON THE EAST : By R.S./L.R. Dag No. 2  
ON THE WEST : By Part of R.S./L.R. Dag No. 1

IN WITNESS WHEREOF the Vendors and Confirming Parties hereto have hereto set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the  
VENDORS At Kolkata in the presence of :-

1. *Trinayan Mishra*  
Vill - Baruipur  
P.O.P.S - Baruipur

*Suteashish Nag*  
*Suchismita Mitra*

2. *Romanta Majumdar*  
Rd. Malancha-mahibagan  
KOL-145

*Madhumita Ghosh*  
( VENDORS )

SIGNED, SEALED AND DELIVERED by the  
CONFIRMING PARTIES At Kolkata in the  
presence of :-

1. *Trinayan Mishra*

2. *Romanta Majumdar*

*Bhadrinath Das*

*Shyamal Ray*

( CONFIRMING PARTIES )

Drafted by me

*Tuhin Ranjan Chakraborty*

(TUHIN RANJAN CHAKRABORTY)  
Advocate, High Court, Calcutta

WB/1319/1999



IN WITNESS WHEREOF the Vendors and Confirming Parties hereto have hereto set and subscribed their respective hands the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the  
VENDORS At Kolkata in the presence of :-

1. *Trigayal Mishra*  
Vill - Barubpur  
P.O. P.S. - Barubpur

*Shiteashish Nag*

*Suchismili Mitra*

2. *Basanta Majumdar*  
Rd. Malancha-maharajpur  
KOL - 145

*Kadhumita Ghosh*

( VENDORS )

SIGNED SEALED AND DELIVERED by the  
CONFIRMING PARTIES At Kolkata in the  
presence of :-

1. *Trigayal Mishra*

2. *Basanta Majumdar*

*Bhadrinath Dasg*

*Syama Ray*

( CONFIRMING PARTIES )

Drafted by me

*Tuhin Ranjan Chakraborty*  
(TUHIN RANJAN CHAKRABORTY)  
Advocate, High Court, Calcutta

WB/1319/1999

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lacs ) only being nomination charges and reimbursement under this Indenture as per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Draft No.</u>	<u>Bank Name &amp; Branch</u>	<u>Amount</u>	<u>Amount paid to</u>
01.01.2014	630968	Tamilnad Mercantile Bank Ltd., Kolkata Br.	1,00,000/-	Shyamal Roy
01.01.2014	630969	- Do -	1,00,000/-	Bhola Tiwari
			<u>2,00,000/-</u>	

(Rupees Two Lacs only)

WITNESSES :

1. *Rajzind Mishra*

*Bhola Tiwari*

2. *Pranita Hazra*

*Shyamal Roy*

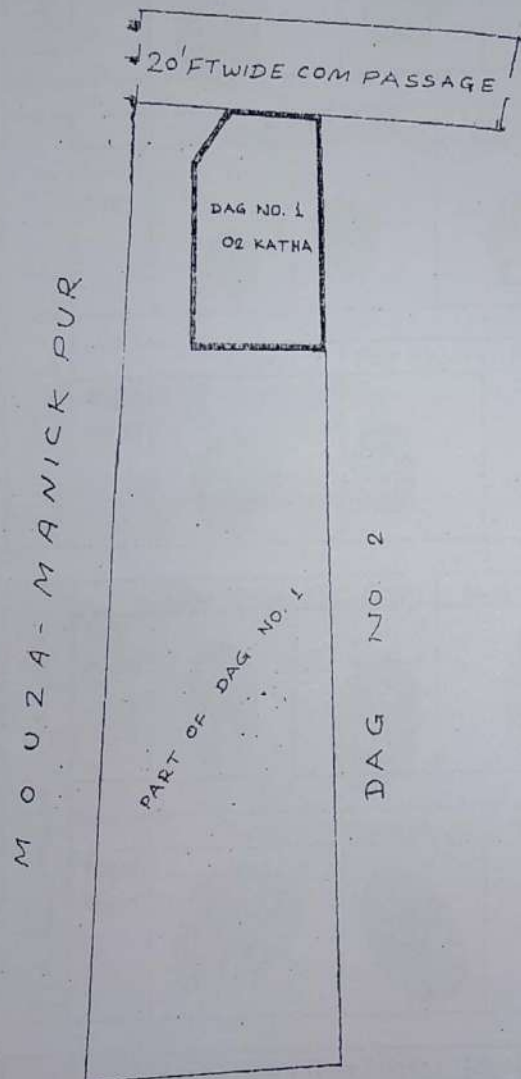
( CONFIRMING PARTIES )



# SALE DEED PLAN

MOUZA - MALANCHHA, J.L. NO. 78, R.S. KHATIAN NO. 21, L.R. KHATIAN  
NOS. 376, 954, 1061 AND 1108, R.S. & L.R. DAG NO. 1, P.S. SONARPUR,  
UNDER RAJPUR SONARPUR MUNICIPALITY, DIST. 24 PARGANS SOUTH

TOTAL SOLD AREA OF LAND : 02 KATHA SHOWN IN RED BORDER ☐



Shikesh Nag

Suchusmita Mitra

Kadhumita Ghosh

VENDORS

Bhola Nath Ray

Shyamal Ray

CONFIRMING PARTIES

# SPECIMEN FORM FOR TEN FINGERPRINTS



Shivaji Singh	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Suchismita Patra	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Madhumita Ghosh	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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



# SPECIMEN FORM FOR TEN FINGERPRINTS



*B. L. Nair*

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



*Shyam Raj*

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

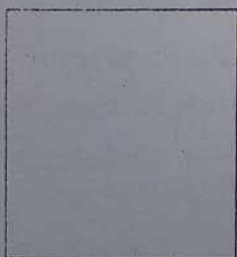


ASTOUNDING ESTATES PVT. LTD.

*Ratan Agnew*

Director

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



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



**Government Of West Bengal**  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00068 of 2014  
(Serial No. 00075 of 2014 and Query No. 1604L000021125 of 2013)

On 04/01/2014

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

Presented for registration at 16.00 hrs on 04/01/2014, at the Private residence by Shibashish Nag, - one of the Executants.

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

Execution is admitted on 04/01/2014 by

1. Shibashish Nag, son of Late Samarendra Nath Nag, 5/1/b Jogesh Mitra Rd, , Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
  2. Suchismita Mitra, wife of Arijit Mitra, 5/1/b Jogesh Mitra Rd, , Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
  3. Madhumita Ghosh, wife of Gautam Ghosh, 3a Nilgopal Mitra Lane, , Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
  4. Bholanath Tiwari, son of Mahadeb Chandra Tiwari, Malancha, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
  5. Shyamal Roy, son of Late Gopal Chandra Roy, Malancha, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
- Identified By Prasanta Majumder, son of Late D N Majumder, Malancha Mahinagar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Hindu, By Profession: Retired Person.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 06/01/2014

**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. 16968.00/-, on 06/01/2014

( Under Article : A(1) = 16929/- , E = 2500/- , M(b) = 4/- on 06/01/2014 )

**Certificate of Market Value(W.B. Registration Rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-15,39,998/-



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

06/01/2014 14:53:00

EndorsementPage 1 of 2





Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00068 of 2014  
(Serial No. 00075 of 2014 and Query No. 1604L000021125 of 2013)

Certified that the required stamp duty of this document is Rs.- 92410 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 46310/- is paid , by the draft number 229204, Draft Date 04/01/2014, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 06/01/2014
2. Rs. 46000/- is paid , by the draft number 229203, Draft Date 04/01/2014, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 06/01/2014

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

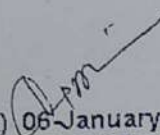
06/01/2014 14:53:00

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 1226 to 1248  
being No 00068 for the year 2014.



  
(Tridip Misra) 06 January-2014  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal