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L-3241/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that this document is admitted to Registration. The signature sheet and the statement sheet attached to the document are part of this document.

[Signature]
Additional District Sub Registrar
Secidah

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 18th day of October, Two Thousand and Twelve (2012) BETWEEN SMT. KANAKLATA GHUGHU (Voter Card No. WB/23/109/018081), wife of Pabitra Kumar Ghughu, by faith - Hindu, by nationality - Indian, by occupation - No. Housewife, residing at Chingrighata, Canal South Road, Police Station - Tiljala now Pragoti Maidan,

Contd.

3013, Value 10000,
No. 18.10.2012
Date
Sold to Rachana Apparels Pvt Ltd.
Address: 105, Range South Pal
Kee-105.
Vendor: Sealdah Civil Court
(ALOKA MUKHERJEE)

gibon Anand



NET 9-3821

Rachana Apparels Pvt. Ltd.

gibon Anand
Director



NET 9-3822

Kanaka Saha



NET 9-3823

Rachana Apparels Pvt. Ltd.

Anindita Saha

Director



Swapan Saha
3/0 Lt. Shirendra Ch. Saha
'101/108, Sec-B' Metropolitan
Co-operative Housing Society Ltd.
Kolkata - 700105
CCO - Swaminarayan

D. R. S. STAMP
18 OCT 2012
Dist. South 24 Parganas

Kolkata, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART

A N D

RACHANA APPARELS PVT. LTD., its regd. office at 105, Canal South Road, Kolkata - 700 105, represented by directors

1) SRI JIBAN KUMAR SAHA, son of Late Dharendra Chandra Saha and 2) SMT. ANINDITA SAHA, wife of Sri Subhankar Saha, both are by faith - Hindu, Nationality - Indian, by occupation - Business, residing at P-101 & 108, Sector - B, Metropolitan Co-operative Housing Society, Police Station - Pragati Maidan, Kolkata - 700105, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS Kulada Ranjan Roy @ Kulada Rasul Roy became owner in respect of a plot of sali land area measuring 1.06 Acres appurtenant to and comprised in Dag No. 173, 174 & 175 under

Khatian No. 17 under Khanda Khatian No. 294 in Mouza - Nimak Poktan, J.L. No. 1, Touzi No. 1298/2833 in Division IV under Sub-Division "K" within the limits of KMC in Ward No. 57, Police Station - formerly Tollygunge and thereafter Jadavpur and thereafter Tiljala and at present Pragati Maidan, District - 24 Parganas (South) and mutated his name before the office the B.L.R.O.

AND WHEREAS said Kuluda Ranjan Roy died intestate on 07.11.1968 leaving behind his wife Basanti Lata Roy and his five sons and one daughter namely Mihir Ranjan Roy, Nehar Ranjan Roy, Tushar Ranjan Roy, Kalyan Ranjan Roy, Amitava Roy and Dipali Talukdar, wife of Dipak Talukdar as legal heirs and successors of Kuluda Ranjan Roy since deceased and they became owners in respect of said property by Law of Inheritance.

AND WHEREAS said Basanti Lata Roy, Mihir Ranjan Roy, Nehar Ranjan Roy, Tushar Ranjan Roy, Kalyan Ranjan Roy, Amitava Roy and Dipali Talukdar nee Roy, wife of Dipak Talukdar jointly sold, conveyed, transferred and assigned in favour of Smt. Kanaklata Ghughu, wife of Pabitra Kr. Ghughu in respect of a plot of land area measuring 30 decimals more or less under Dag No. 173 under Khatian No. 294 in Mouza - Nimak Poktan J.L. No. 1, Touzi No. 1298/2833 by a Deed of Conveyance which was registered before the office of the D.R. Alipore and recorded in Book No. I, Volume No. 202, Pages 46 to 52 being Deed No. 7195 for the year 1983.

AND WHEREAS said Basanti Lata and her aforesaid five sons and one daughter jointly sold, conveyed, transferred and assigned in favour of Smt. Ranjana Bala Ghughu, wife of Late Mohendra Nath Ghughu in respect of plot of land area measuring 39 decimals more or less as (under R.S. Dag No. 174 area 34 decimals and R.S. Dag No. 175 area 05 decimals under R.S. Khatian No. 294 in Mouza - Nimok Poktan, J.L. No. 1, Touzi No. 1298/2893 of aforesaid property by a Deed of Conveyance which was registered before the Office of the D.R. Alipore and recorded in Book No. I, Volume No. 202, Pages 39 to 45, Deed No. 7194 for the year 1983.

AND WHEREAS said Kanak Lata Ghughu and Ranjana Bala Ghughu became the absolute joint owners in respect of said Sali land appurtenant to and comprised in Dag No. 173, 174 & 175 under Khatian No. 294 in Mouza - Nimak Poktan, Touzi No. 1298/2833, J.L. No. 1 and they mutated their names before the competent authority.

AND WHEREAS said Kanaklata Ghughu and Ranjana Bala Ghughu agreed to sell the said property into small plots of land with the Scheme of Development through M/s. Progressive Construction having its registered office at 71/1A, Patuatola Lane, Police Station - Amherst Street, Kolkata - 700 009.

AND WHEREAS said Kanaklata Ghughu and Ranjan Bala Ghughu sold, transferred, conveyed and assigned through M/s. Progressive Construction as Confirming Party in respect of several plots of land and the remaining plot of land being layout Scheme Plot No.55 area measuring 7 (seven) Cottahs 0 (zero) Chittacks 0 (zero) Sq.ft more or less is still in the name of Smt. Kanaklata Ghughu, wife of Pabitra Kumar Ghughu as absolute Owner appurtenant to and comprised in R.S. Dag No. 173 under R.S. Khatian No. 294 in Mouza - Nimokpoktan, Touzi No. 1298/2833, J.L. No. 1, within the limits of K.M.C. in Ward No. 57, Police Station - formerly Tiljala now Pragati Maidan, District - South 24-Parganas.

AND WHEREAS by the said Kanaklata Ghughu, wife of Pabitra Kumar Ghughu herein Vendor seized and possessed or otherwise and entitled to as absolute Owner in respect said plot of land Being Plot No. 55 and paying taxes thereof before the competent authority and the class of land has been changed and recorded from "Sali" to "Bastu" under L.R. Dag No. 519 and under R.S. Khatian No. 122 before the office of B.L.R.O. in the name at Smt. Kanaklata Ghughu herein Vendor.

AND WHEREAS due to need of money the Vendor has decided to sell, convey and transfer the same as is where is basis in respect of 2 (two) Cottahs more or less in respect of said Plot being No. 55

out of total land 7 (seven) Cottahs hereinafter referred to as "said/
sold Property" and the same is free from all encumbrances AND
accordingly the Vendor has contracted with the Purchaser
abovenamed for Sale in respect of the said Property morefully
described in the Schedule below, hereinafter referred to as the "sold
Property" which is free from all other encumbrances as it is where is
basis at or for the price of Rs. 5,00,000/- (Rupees Five Lac) only.

NOW THIS INDENTURE WITNESS that in pursuance of the
agreement and in consideration of a total sum of Rs. 5,00,000/-
(Rupees Five Lac) only paid by the Purchasers to the Vendors
hereunder written and the receipt whereof the Vendors and the
doth hereby admit and acknowledge and of and from the payment
of the same the Vendors herein forever admit and doth hereby release,
discharge acquit and exonerate the same for ever and every part
thereof and the said property estimated by an area measuring
2 (two) Cottahs be the same a little more or less ^{Bastu} ~~and~~ Land lying,
situate at and comprised in R.S. Dag No. 173 & L.R. Dag Nos. 519
under R.S. Khatian No. 294 & L.R. Khatian No. 122 in Mouza -
Nimak Poktan, J.L. No. 01, Touzi No. 1298/2833, K.D.G. 4, Police
Station - formerly Tiljala now Progoti Maidan, District - South 24
Parganas which is depicted, shown and delineated in the sketch
map marked with "RED" border attached herewith hereby granted,

Handwritten note:
Kandk loto eghughm

transferred and conveyed on sale the Vendors doth hereby grant, sell, transfer, convey, assign and assure by way of absolute sale unto and in favour of the Purchaser ALL THAT piece and parcel of land mentioned and described in the Schedule hereto TOGETHER WITH right of exclusive use and enjoyment of all ancient rights and liberties, hereditaments situated in the said property which is situated, butted, bounded, called, known, numbered described and distinguished and ALL THAT the estate right, title and interest of the Vendors together with paths, passage, drains, road, supply of water by the authority concern if any, cable, telephone line, electricity, right, liberties, easements and/or quasi easements and appurtenances whatsoever for beneficial use and enjoyment of the said landed property or any part thereof belonging to ALL THAT deeds, writings, monuments and evidences of title whatsoever relating to the said land or any part thereof which is now or hereinafter shall or may be in the possession, power or control of the Vendors or any other person whatsoever and which is free from all encumbrances and/or alienation TO HAVE AND TO HOLD the said plot of land and each and every part thereof and rights and properties appurtenant thereto unto and to the use of the Purchasers absolutely and forever as heritable and transferable immovable property within the meaning of any law for the time being in force and also subject to the payment of revenue, taxes dues and duties now chargeable upon the same or

Contd.

which may hereafter become payable in respect thereof to the Government of West Bengal, the Kolkata Municipal Corporation or any other authorities concerned. And the Vendors covenant with the Purchaser that the interest, which the Vendors hereby profess to transfer, subsists and the Vendor have good right, title, full power and absolute authority to grant, conveyed, transferred, assigned and assured the same unto and in favour of the Purchaser absolutely and forever And the Purchasers, their heirs, executors, Successors, administrator and assigns shall and may at all times hereafter peacefully and quietly possess, hold, occupy and enjoy exclusively the said plot of land and every part thereof and/or construct house, building receive the rents, issue and profits therefrom for their own, without any suit, lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the Vendors or any person or persons lawfully claiming or to claim through under or in trust for the Vendors and all persons having or lawfully claiming any estate right or interest whatsoever at law for the property hereby granted, sold, conveyed, expressed so to be by, from, under or in trust for the Vendors. And that the Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers make, do acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds, conveyance, matters and things whatsoever for further betterment or more

perfectly assuring and absolutely granting the property and every part thereof hereby granted and sold, unto and to the use of the Purchaser as and when shall and may be reasonably required. And the Vendors covenant with Purchasers that there is no statutory, judicial and/or quasi-judicial order and/or restrictions which may prevent the Vendors from transferring the said property and at the same time the Vendors have not at any time done or executed any Deed or documents whereby the said property can or may be impeached, encumbered or affected in title.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the sold property)

ALL THAT piece and parcel of a plot of ^{"Basti"} land being part of Plot No. 55 area measuring 2 (two) Cottahs to be a little more or less with R.T. Shed area measuring 100 Sq.ft. out of total land area 7 (seven) Cottahs more or less appurtenant to and comprised in R.S. Dag No. 173 and Hal L.R. Dag No. 519 under R.S. Khatian No. 294 and L.R. Khatian No. 122 in Mouza - Nimak Poktan, J.L. No. 1, Touzi No. 1298/2833, within the limits of Kolkata Municipal Corporation in and unassessed premises number of Canal South Road under Ward No. 57, Police Station - formerly Tiljala, now Pragati Maidan, Kolkata - 700 105, District - South 24-Parganas and A.D.S.R. Sealdah and D.R. Alipore and the said property shown herein annexed site

Kanaka Lata Chughan

Advt.

Plan marked with "RED" border as part of this Conveyance togetherwith all right, title and interest and common passage shown herein "GREEN" border over the said property and all facilities of water, electricity, sewerage alongwith all other amenities, easements, appurtenances connect or attached with the said/sold property and the total land being Plot No. 55 is butted and bounded as follows :

- ON THE NORTH : By land under R.S. Dag No. 391 ;
ON THE SOUTH : By Plot No. 54 & 58 ;
ON THE EAST : By 12 ft. wide common passage ;
ON THE WEST : By land under R.S. Dag No. 148 ;

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

WITNESSES :

1. Subal Ch. Halder
Ropaza
P-24 P-5-Bassara
Kd-700070

Kanabata Jynglu
Signature of the Vendor

2. Snehan Saha.
P-101/108, Sec-B1
Metropolitan Co-operative
Housing Society Ltd.
Kolkata-700105

Snehan Saha
Anindita Saha
Rachana Apparels Pvt. Ltd

Signature of the Purchaser

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 5,00,000/- (Rupees Five Lac) only being the full amount of the within mentioned consideration in manner stated in the Memo of Consideration hereunder written :

MEMO OF CONSIDERATION

By Demand Draft No. 496993,
dated 17.10.2012,
drawn on Indian Overseas Bank,
Sreemani Market, Kolkata.

Rs. 5,00,000/-

(Rupees Five Lac only)

WITNESSES :-

1. *Uday Ch. Datta*
Ropar
P.O. TP & Gaeson
21-700270
2. *Swapan Behera*
P-101/108, Sec - IV
Metropolitan Co-operative
Housing Society Ltd.
Kolkata - 700105

Kamakanta Ghosh
Signature of the Vendor

Drafted & Prepared by :-

Swapan Maity
(Swapan Maity)

Sealdah Court Complex,
5th floor, Room No. 501,
Kolkata - 700 014

Computerised by :-

Srijib
(Srijib Adhya)

Amity Computer,
Sisir Market, Sec - IV,
Kolkata - 700 014



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

Endorsement For Deed Number : I - 03221 of 2012
(Serial No. 05196 of 2012)

On

Payment of Fees:

On 18/10/2012

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

Presented for registration at 21.15 hrs on :18/10/2012, at the Private residence by Jiban Kr Saha ,
one of the Claimants.

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

Execution is admitted on 18/10/2012 by

1. Kanaklata Ghughu, wife of Lt Pabitra Kr Ghughu , Chingri Ghata Canal South Road, Kolkata,
Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By
Profession : House wife
2. Jiban Kr Saha
Director, Rachana Appreals Pvt Ltd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business
3. Anindita Saha
Director, Rachana Apparels Pvt Ltd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business
Identified By Swapan Saha, son of Lt Dharendra Ch Saha, P-101/108, Metropolitan Co-operative
Housing Society Ltd., Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL,
India, Pin :-700105, By Caste: Hindu, By Profession: Business.

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/10/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 19/10/2012

Amount by Draft

Rs. 20130/- is paid , by the draft number 568124, Draft Date 18/10/2012, Bank Name State Bank of
India, CHINGRIGHATA, received on 19/10/2012

(Under Article : A(1) = 20108/- ,E = 14/- ,Excess amount = 8/- on 19/10/2012)



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

19/10/2012 17:46:00



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

Endorsement For Deed Number : I - 03221 of 2012
(Serial No. 05196 of 2012)

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.-18,28,500/-

Certified that the required stamp duty of this document is Rs.- 109730 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 44000/- is paid, by the draft number 568122, Draft Date 18/10/2012, Bank Name State Bank of India, CHINGRIGHATA, received on 19/10/2012
2. Rs. 40000/- is paid, by the draft number 568121, Draft Date 18/10/2012, Bank Name State Bank of India, CHINGRIGHATA, received on 19/10/2012
3. Rs. 24750/- is paid, by the draft number 568123, Draft Date 18/10/2012, Bank Name State Bank of India, CHINGRIGHATA, received on 19/10/2012

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

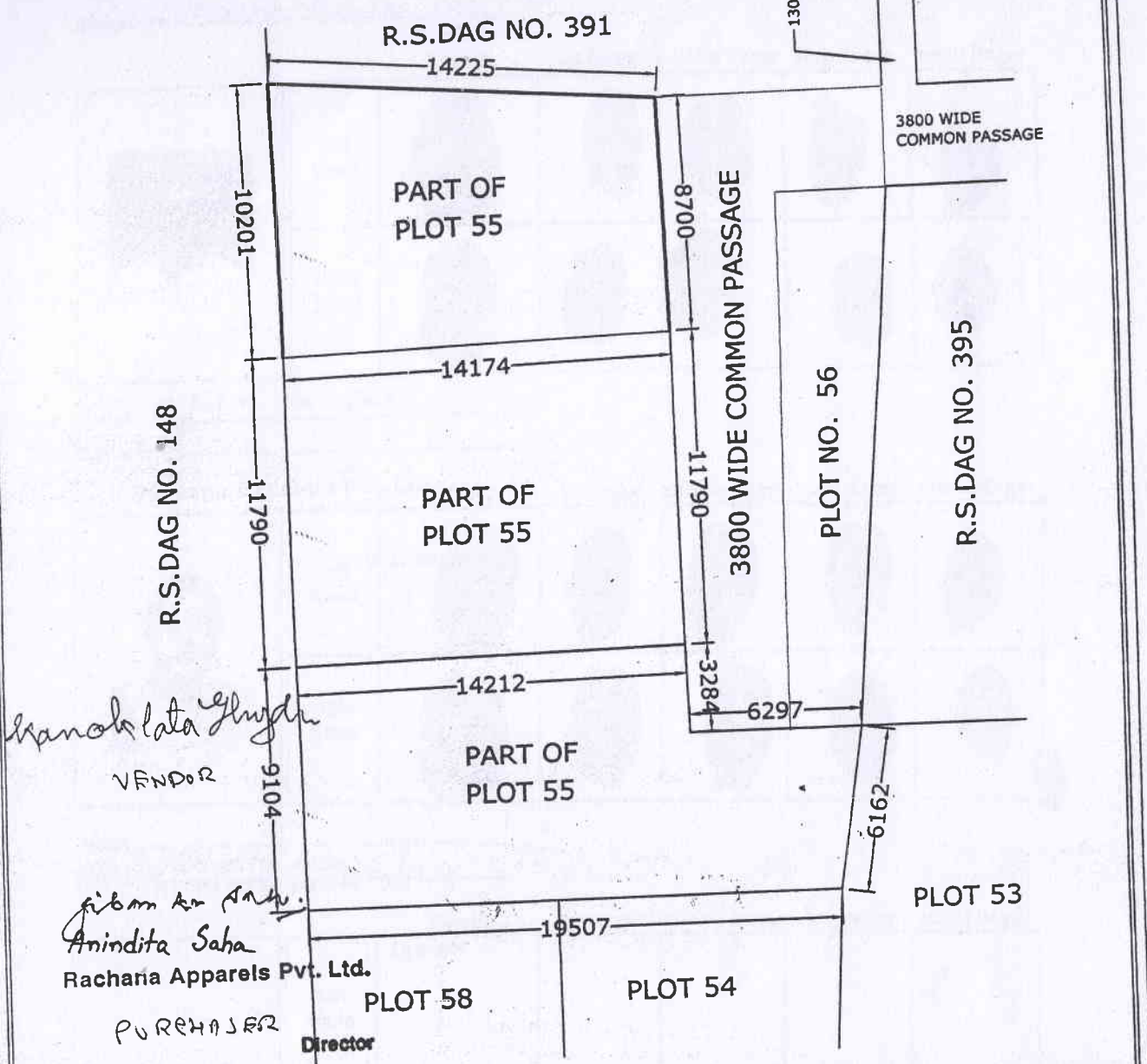
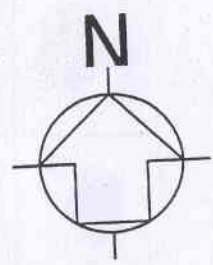
19/10/2012 17:46:00












PORTION OF A LAND AT A PORTION OF R.S. DAG NO. 173,
 NO.-294, C.S. DAG. NO.- 128, L.R. KH. NO.- 122,
 NIMAKPOKTAN, J.L. NO.- 1, K,M,C. WARD NO.- 57,
 PRAGATI MAIDAN, KOLKATA- 105.

LAND AREA : 02 Cottah- 00 Chattak- 00 Sft. (More or less)
 LAND NAMED BY 'PART OF PLOT-55' & SHOWN IN RED BORDER












AREA OF THE PORTION OF COMMON PASSAGE : 1 COTTAH- 10 CHATTAK- 05 Sft.
 SHOWN IN GREEN WASH

ALL DIMENSIONS ARE IN MILLIMETER
 SCALE 1:200














		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name
 Signature *Manoj K. Lata Ghosh*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name *Sibon An. Saha*
 Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand	Director 				
	right hand					

Name
 Signature *Anindita Saha*
Rachana Apparels Pvt. Ltd.


		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand	Director				
	right hand					

Name
 Signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 112 to 128
being No 03221 for the year 2012.




(Jaideb Pal) 20-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal