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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 765724

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

Additional District Sub Registrar
Seal/ah

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 12th 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,

3012. Value 1000/-
Date 18/10/2012
Sold to Rachana Apparels Pvt Ltd
Address 105, Canal Bank Rd,
Kolkata-105,
Vendor Sealdah Civil Court
(ALOKA MUKHERJEE)

ban to sale




viety-3822

Rachana Apparels Pvt. Ltd.

ban to sale
Director



viety-3822

Anandkanta Ghosh



viety-3823

Rachana Apparels Pvt Ltd.

Anindita Saha

Director



Swapan Saha
LT. Director Ch. Saha
101/108, Sec-'D' Metropolitan
Co-operative Housing Society Ltd
Kolkata-700105
Col- Burimera.

18 OCT 2012
Office of the Addl. Dist Sub-Registrar Sealdah

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 8 (eight) Chittacks 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 8 (eight) Chittacks** be the same a little more or less ^{Bastu} ~~Sak~~ 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

*Kandak later
Cyhugler*

sketch map marked with "RED" border attached herewith hereby granted, 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 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,

Contd.

said property shown herein annexed site 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. *Sushal Ch. Haldar*
Ropaga
P.O. + P.S. Basidwar
Kul - 700170

Kankalata Ghosh
Signature of the Vendor

2. *Susovan Saha*
P-101/108. Sec - B
Metropolitan Co-operative
Housing Society Ltd.
Kolkata - 700105

Anindita Saha
Rachana Apparels Pvt. Ltd.
Signature of the Purchaser

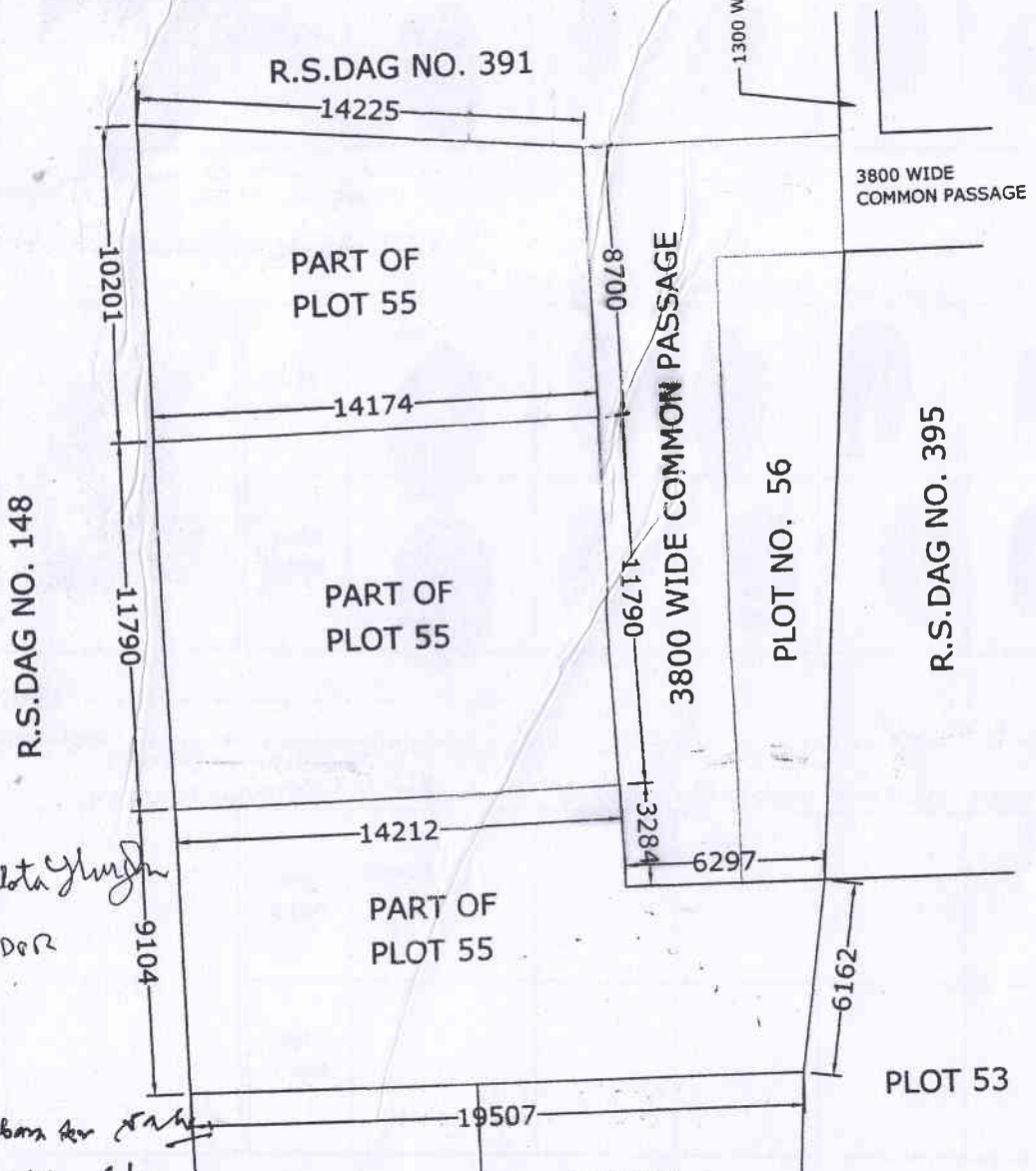
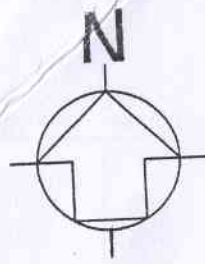
Director

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

LAND AREA : 02 Cottah- 08 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














Kanaka K. Ghosh
 VENDOR

Jibon K. Ghosh
 S. No.












PLOT 54

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

Name
 Signature Kanaklata Ghosh

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

Name Jiban K. Saha
 Signature
 Rachana Apparels Pvt. Ltd.

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

Name
 Signature Anindita Saha

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



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

Endorsement For Deed Number : I - 03218 of 2012
(Serial No. 05197 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 21.12 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. 25100/- is paid , by the draft number 568128, Draft Date 18/10/2012, Bank Name State Bank of India, CHINGRIGHATA, received on 19/10/2012

(Under Article : A(1) = 25058/- ,E = 14/- .Excess amount = 28/- on 19/10/2012)



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 03218 of 2012
(Serial No. 05197 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.-22,78,500/-

Certified that the required stamp duty of this document is Rs.- 136730 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 47000/- is paid, by the draft number 568126, Draft Date 18/10/2012, Bank Name State Bank of India, CHINGRIGHATA, received on 19/10/2012
2. Rs. 45000/- is paid, by the draft number 568125, Draft Date 18/10/2012, Bank Name State Bank of India, CHINGRIGHATA, received on 19/10/2012
3. Rs. 43750/- is paid, by the draft number 568127, Draft Date 18/10/2012, Bank Name State Bank of India, CHINGRIGHATA, received on 19/10/2012

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

