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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 765744

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

*Jacob*  
Additional District Sub Registrar  
Saidah

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 19<sup>th</sup> day of October, Two Thousand and Twelve (2012) **BETWEEN** **SMT. APARNA LAHIRI (nee CHATTERJEE)** (PAN : AGOPL7697L), daughter of Sri Sushil Chatterjee and wife of Sri Anish Lahiri, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at Premises No. 42/209, Bedia Danga, Second Lane, Police

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Station - Kasba, Kolkata - 700 039, 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**

**DHIHI HOMEIO LAB PVT. LTD.**, its regd. office at 105, Canal South Road, Police Station - Pragati Maidan, Kolkata - 700105, represented by Directors 1) **SRI JIBAN KUMAR SAHA**, son of Late Dharendra Chandra Saha and 2) **SRI SUBHANKAR SAHA**, son of Late Surendra Chandra 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 - 700 105, 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** Kuluda Ranjan Roy, one 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. formerly 1298 and thereafter 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 his 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) jointly sold, conveyed, transferred and assigned in favour of Smt. Kanaklata Ghughu, wife of Pabitra Kr. Ghughu in respect of a portion 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.

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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 land area measuring 39 decimals more or less (area 34 decimals under R.S. Dag No. 174 and area 05 decimals under R.S. Dag No. 175) in Mouza Nimak Poktan, J. L. No.1, Touzi No. 1298/2833 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 R.S. Dag No. 173, 174 & 175 under R.S. 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.

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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 a plot of Sali land being layout Scheme Plot No.53 area measuring 2 (two) Cottahs 10 (ten) Chittacks 10 (ten) Sq.ft more or less in favour of Malina Chatterjee, wife of Sri Sushil Chatterjee by a Deed of Conveyance which was registered before the office of D.R. Alipore and recorded in Book No. I, Volume No. 150, Pages 177 to 197, Deed No. 7731 for the year 1994.

AND WHEREAS by the said Deed of Conveyance Smt. Malina Chatterjee, wife of Sri Sushil Chatterjee became owner in respect of a plot of Sali land area measuring 2 (two) Cottahs 10 (ten) Chittacks 10 (ten) Sq.ft. to be a little more or less appurtenant to and comprised in Dag No. 173, 174 & 175 and Hal L.R. Dag No. 524/978 & 524/979 under R.S. Khatian No. 294 & L.R. Khatian No. 473 in Mouza - Nimak Poktan, J.L. No. 1, Touzi No. 1298/2833 within the limits of Kolkata Municipal Corporation in Ward No. 57 Police Station - formerly Tiljala now Pragati Maidan, District 24 Parganas (South) and she mutated her name before the office of B.L.R.O. and paid taxes there of and the class of land has been changed from "Sali" to "Danga".

AND WHEREAS said Malina Chatterjee died intestate on 18.05.2000 leaving behind her husband Sri Sushil Chatterjee and her one son and one daughter namely Sri Arnab Chatterjee and Smt. Aparna Chatterjee as the legal heirs and successors of the said Molina Chatterjee since deceased and the right, title and interest in respect of aforesaid property have been devolved as undivided 1/3rd share each of said property as Owners.

AND WHEREAS said Smt. Aparna Lahiri (nee Chatterjee), herein Vendor/One Part being seized and possessed of or otherwise well and sufficiently entitled to the said Property as Owner of undivided 1/3rd share of total land, i.e. 634 Sq.ft. more or less which is morefully described in the Schedule below hereinafter referred to as the "said/sold Property" and the same is free from all encumbrances AND due to need of money the Vendor has decided to sell, convey and transfer the same as is where is basis 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 "said/sold Property" which is free from all other encumbrances as it is where is basis at or for the price of Rs. 2,00,000/- (Rupees Two Lac) only.

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NOW THIS INDENTURE WITNESS that in pursuance of the agreement and in consideration of a total sum of Rs. 2,00,000/- (Rupees Two Lac) only paid by the Purchasers to the Vendor hereunder written and the receipt whereof the Vendor and the doth hereby admit and acknowledge and of and from the payment of the same the Vendor 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 undivided 1/3rd share of land, i.e. 634 Sq.ft. to be a little more or less Danga Land lying, situate at and comprised in R.S. Dag Nos. 173, 174 & 175 & L.R. Dag No. 524/978 & 524/979 under R.S. Khatian No. 294 & L.R. Khatian No. 473 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, transferred and conveyed on sale the Vendor 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

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the estate right, title and interest of the Vendor 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 Vendor 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 Vendor covenant with the Purchaser that the interest, which the Vendor hereby profess to transfer, subsists and the Vendor has good right, title, full power and absolute authority to grant, conveyed,

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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 Vendor or any person or persons lawfully claiming or to claim through under or in trust for the Vendor 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 Vendor. And that the Vendor 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 Vendor covenant with Purchasers that there is no

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statutory, judicial and/or quasi-judicial order and/or restrictions which may prevent the Vendor from transferring the said property and at the same time the Vendor has 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 said/sold property)

ALL THAT piece and parcel of a plot of Danga (now proposed Bastu) land being Plot No. 53 area measuring  $1/3$ rd undivided share of total land 2 (two) Cottahs 10 (ten) Chittacks 10 (ten) Sq.ft. to be a little more or less i.e. 634 Sq.ft. herein sold property, appurtenant to and comprised in R.S. Dag No. 173, 174 & 175 and Hal L.R. Dag No. 524/978 & 524/979 under R.S. Khatian No. 294 and L.R. Khatian No. 473 in Mouza - Nimak Poktan, J.L. No. 1, Touzi No.

1298/2833 in Division-IV, Sub-Division - "K" within the limits of And unassessed premises number of canal booth Road under Kolkata Municipal Corporation in Ward No. 57 Police Station -

formerly Tiljala, now Pragati Maidan, Kolkata and A.D.S.R. Sealdah and D.R. Alipore and the said plot as total 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 same is butted and bounded as follows :

ON THE NORTH : By House of Late Bhim Ghughu ;

*Savit*  
ON THE SOUTH : By 20 ft. wide ~~road~~ *Common passage*

ON THE EAST : By Plot No. 52 ;

ON THE WEST : By Plot No. 54 & 55 ;

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. *Loumendra Narayan Ghosh*  
P-59/B-EA, M.E.H.S. Ltd  
Sector - A, Canal South Road  
Kolkata - 700105.

*Asarina Lakshmi*  
Signature of the Vendor

2. *Swapan Saha*  
P-101/108, Sec-13  
Metropolitan Co-operative  
Housing Society Ltd.  
Kolkata - 700105

*Swapan Saha*  
*Subhankar Saha*  
DHIHI HOMEOLAB PVT. LTD.  
Signature of the Purchaser

Director

**RECEIPT**

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees Two 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. 497002, Rs. 2,00,000/-  
dated 18.10.2012,  
drawn on Indian Overseas Bank,  
Sreemani Market, Kolkata.

**(Rupees Two Lac only)**

**WITNESSES :-**

1. Loumencha Nayyan Ghosh  
P-59/B-BA, M.C. H.S. Ltd.  
Sector - A,  
Canal South Road  
Kolkata - 700105

Aparna Saha  
Signature of the Vendor

2. Swapan Saha  
P-101/108 Sec-IV  
Metropolitan Co-operative  
Housing Society Ltd.  
Kolkata - 700105

Drafted & Prepared by :-

Swapan Maity,  
(Swapan Maity)

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

Computerised by :-

Srijib Adhya  
(Srijib Adhya)

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



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

Name .....  
 Signature *Aparna Talwar*



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

Name *Joban Arora* .....  
 Signature .....  
 DIRECTOR DHIM HOMEOPATHY LAB PVT. LTD.



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

Name *Subhankar Saha* .....  
 Signature .....  
 DIRECTOR DHIM HOMEOPATHY LAB PVT. LTD.

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

PHOTO  
 Name .....  
 Signature .....



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

**Endorsement For Deed Number : I - 03230 of 2012**  
**(Serial No. 05205 of 2012)**

On

**Payment of Fees:**

**On 19/10/2012**

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

Presented for registration at 17.40 hrs on :19/10/2012, 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 19/10/2012 by

1. Aparna Lahiri Alias Aparna Chatterjee, daughter of Sushil Chatterjee , 42/209, Bedia Danga 2nd Lane, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : House wife
2. Jiban Kr Saha  
Director, Dhihi Homeo Lab Pvt Ltd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, .  
, By Profession : Business
3. Subhankar Saha  
Director, Dhihi Homeo Lab Pvt Ltd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, .  
, By Profession : Business

Identified By Swapan Saha, son of Lt Dharendra Ch Saha, Secb, 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 30/10/2012**

**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.-8,36,528/-

Certified that the required stamp duty of this document is Rs.- 50212 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

( Jaideb Pal )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 31/10/2012**

**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




( Jaideb Pal )

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 166 to 183  
being No 03230 for the year 2012.



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

DATED THIS THE 1<sup>st</sup> DAY OF NOVEMBER, 2012

BETWEEN

SRI SUKHA RANJAN NAHA ROY

... VENDOR

AND

SRI RAJIB GHOSH & ORS.

.... PURCHASERS

DEED OF CONVEYANCE