

08576

P-00034

(8)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780742

admissible under Rule 81 in cases
 w/s 91 of W.B.L.R. Act. 1988
 full Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 23
 None Paid.

Stamp duty of Rs. 45000 + 44200
 has been realised on 4-12-06
 as per Banker's Cheque /
 Bank Draft No. 071962 / 071950
 Date 30-11-06 of Malysgate

Registrar w/s I (A)
 North 24-Parganas
 (A.R.R.-II)
 30-11-06
 01 JAN 2008

A.R.R.-II
 North 24-Parganas
 4-12-06

77.50

DEED OF CONVEYANCE

THIS INDENTURE made on this 30th day of November, Two Thousand and Six

BETWEEN

SANJIB SAHA son of GOLAK NARAYAN SAHA residing at 120A, BANGUR AVENUE, P.S. - LAKE TOWN, KOLKATA - 700 055 by faith Hindu by occupation Business hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the ONE PART.

Contd...2

JG 258-00
 LA 85-00
 335-00

250
 85
 335
 1731

3500
 3000
 3000

Sale
 13

20713
 28
 20745
 20745

CA

22/11/06
 Name: Rudrabar Roy
 Address: Alipur
 Amount: 5000/-
 Signature: [Handwritten Signature]



17 NOV 2006
 536000

Amount: 5000/-
 Registrar's Office

REGISTERED FOR REGISTRATION AT...
 ON THE...30th... DAY OF...NOV... 2006
 OF THE SADAR REGISTERED
 OFFICE AT BARASAT BY Sanjib Saha
 AS THE EXECUTANT / CLERK

263624 - 3628
5000/-

Sanjib Saha

Sanjib Saha
 District: North 24 Parganas
 Caste: Hindu / Muslim / Christian

3849
 Registrar o/s I (D)
 North 24 Parganas
 (D.A.L.-B)
 30/11/06

Sanjib Saha

Dilip Sen
 District: North 24 Parganas
 Caste: Hindu / Muslim / Christian

Dilip Sen
s/o late Upendul Sen
Kachhala, Chhannore
Kol-136

Registrar o/s I (D)
 North 24 Parganas
 (D.A.L.-B)
 30/11/06



गण्डिबबजा पश्चिम बंगाल WEST BENGAL

7807

AND

AAKANSHI AGENCY PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at BIKANER BUILDING, 8/1, LAL BAZAR STREET, 3rd FLOOR, ROOM NO. 9, KOLKATA - 700 001 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS SANJIB SAHA, the vendor herein, is the recorded owner of agricultural land measuring an area of 30 satak out of 60 satak in R.S.DAG NO. 789 & 11.50 satak out of 23 satak in R.S.DAG NO. 793 under L.R. Khatian No.- 877 situated at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SANJIB SAHA, the vendor herein, is the absolute owner of the land measuring 41.50 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which she proposes to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 41.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.18,84,000/- (Rupees Eighteen Lakhs Eighty Four Thousands) only and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 18,84,000/- (Rupees Eighteen Lakhs Eighty Four Thousands) only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers

Contd. 3

3625

22/11/06

উপস্থিত নাম... **Radhaband Ray**

Address
A. K. Sen
C/O

বিত্তিক্রম নং - 100000 টাকা

বিত্তিক্রম বন্দ (সেটসেফ নোট)

৳. ১৫. ০০. ০০০

[Handwritten signature]

সংক্রান্ত নং

সেট নং - 17 NOV 2006

এই টাকার নং - ৫ মোট কত টাকার

ইস্যু করা হয়েছে

ইস্যুকারীর নাম - **মিতা দত্ত**

536000

উপস্থিত - **মিতা দত্ত**



[Handwritten mark]

Registered a/s T (S)
North 24-Parganas
G.D. S. S. S.
30/11/06

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

780

drains , common fences , rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds patta's and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts and things

3626

22/11/06

দেওয়ান নাম... *Pranab Ch Roy*
 পাস... *Adveal*
 মোবাইল নম্বর... *1000* ...
 স্থানীয় ডেপুটি ম্যাজিস্ট্রেট
 বিধান নগর (সেন্ট্রেল, সেক্টর)
 এ. ডি. এম. ব্লক, অফিস

17 NOV 2006

536900



Registrar of Companies
 North 24 Parganas
 West Bengal
 30/11/06



पश्चिम बंगाल WEST BENGAL

78

: 4 :

whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject to any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 30 satak in R.S.DAG NO. 789 & 11.50 satak in R.S.DAG NO. 793 i.e. in total 41.50 Satak under L.R. Khatian No.- 877 within the limit of Patharghata Panchayat under Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - KALIKAPUR, J. L. No. 40, MOUZINO. 10 in the district of 24 - Paraganas (north).

Contd...5

3627

22/11/06

স্বাক্ষরিত করি... *Balchandra Roy*

মোট টাকা... *1000/-*

*Adreas
Meiers
@all*

স্থান নাম (সংস্কৃত/সংস্কৃত)
১. ১১. ১১. ১১. ১১

8000

17 NOV 2006

536000

স্বাক্ষরিত করি...
মোট টাকা...
এই টাকা...
স্বাক্ষরিত করি...
স্বাক্ষরিত করি...
স্বাক্ষরিত করি...



[Handwritten signature]

স্বাক্ষরিত করি...
North 24-Parganas
C.R.P. No
3011/06

DISTRICT NORTH 24 PARG

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document



(1) Name: SANJIB SAHA Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Sanjib Saha
Signature of the Presentant

(2) Name :
Status : Presentant/ Executant/Claimant/Attorney/
Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

(Claimant/Attorney/)



A

Magistrate a/s I (A)
North 24-Parganas
C.A. R. - 55
30/11/08



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

7807

MEMO OF CONSIDERATION

Paid by AAKANSHI AGENCY PVT. LTD., by D.D. no. 018995 dated 29.11.06 drawn on STANDARD CHARTERED BANK amounting Rs. 18,84,000/- (Rupees Eighteen Lakhs Eighty Four Thousands Only). *Netaji Subhas Road Branch*

WITNESSES :

1. *Anu Mondal*
Rudhipur, Rangsdal
Pin- 75

2. *Manj Mondal*
Village Chandrabani
Kol-102

Sejib Saha
SIGNATURE OF THE VENDOR

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. *Anu Mondal*

2. *Manj Mondal*

Saswati Poddar

Drafted by: SASWATI PODDAR, Adv.
WB/236/01

Sejib Saha
SIGNATURE OF THE VENDOR

3628

22/11/06

নং...
 আবেদনকার নাম... *Asolyan bari Roy*
 পিতা...
 আবেদনের পূর্ণা... *1000/-* টাকা মাত্র
 আবেদন প্রেরণের স্থান...
 বিধান নং... (সংসদীয় আইন)
 এ. ডি. এম. সাদ, অফিস

Shree & Shree's Court.

17 NOV 2006

536000



সি. ডি. এম. সাদ
 24-Parganas
 30/11/06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 1151 to 1163
being No 00034 for the year 2008.



A handwritten signature in black ink, appearing to be the name of the District Sub-Registrar.

(X) 25-March-2008
District Sub Registrar II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

