

08576.

P-00034

(8)



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

780742

ADMINISTERED under Rule 21 & 22
of S. 11, of W.B.L.R. Act. 1888
2nd Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No.
Zero P.M.

Registrar w/a 1/20
Barth 24-Pargana
G.D.E.R. No.
30/11/06
01 JAN 2008

Stamp Duty of Rs. 45000 + 40200
has been realized on 4.12.06
as per Banker's Cheque /
Bank Draft No. 071962 dated 19.11.06
date 30.11.06 of M.R. S. 23

D.G.R. II
Santosh Kumar Dasgupta
4.12.06

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

10/250/-
10/85/-
335/-

27/11/06

Bihar Board Roy
Protocol
Affix
Date

पर्याप्त दस्तावेज़ नहीं दिया गया - 10000/- टाका देना
दोष देखाये जाना -
विद्यालय (संस्कृत संस्कृत)
कोटि, एवं बारात, अस्सी
प्रमाण पत्र
गोपनीय श्रीमान डॉ. रमेश कुमार चौधरी
पर्याप्त दस्तावेज़ नहीं दिया गया -
शास्त्रीय एवं विज्ञान संस्कृत
प्रैटोरीय वायरल वायरल

17 NOV 2006

आमार निकट 5000/-
गुरुवार शाम 7 बजे (१००००/-)
पर्याप्त दस्तावेज़ नहीं दिया गया -
पर्याप्त दस्तावेज़ नहीं दिया गया -

53600/-

53600/-

DEED FOR REGISTRATION IN THE SADAR REGISTRATION OFFICE AT BARASAT BY SANJIB SAHA OF THE RECIPIENT / CLAIMANT

Sanjib Saha

Sanjib Saha

3849
Registration No. I (1)
North 24 Parganas
C.R.L.-55
30/11/06

Sanjib Saha

P.S. P.O.
District - North 24 Parganas
Caste - Hindu, Muslim / Christian

Sanjib Saha

Dilip Son
Registration No. I (1)
North 24 Parganas
C.R.L.-55
30/11/06

Dilip Son

Dilip Son
5/10 date Gopal Son
Kusikhali Chittaranjan
Rancho 136
Barasat

Registration No. I (1)
North 24 Parganas
C.R.L.-55
30/11/06



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,

SG25

22/11/06

..... Belpurbardh Ray Address
.....

..... 1000/-

..... 1000/-
..... C.W.D.

.....

.....

.....

..... = 17 NOV 2006

.....

.....

.....

536000

.....



..... a/c 100
North 24-Parganas
C.B.I.B. No.
30/11/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল 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 hs 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 NOTWITHSTABNDING 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

জেল সাম্

Babulal Roy

সা.

Adarsh

গোপনীয় শনি - 1000/- টাকা

যাত্রা ত্বরণের খাত্র

ACKnow

ack.

বিধান বাস (শেফিল্ড, সেক্ষ)

৫, পি. এস. লাই, অসম

1800/-

মোট উদ্দৰ্শ্য কর্তৃত তা
ই ১৭ NOV 2006

জেল সাম্পর্ক মৌলিক কর্তৃত

চৌপাল অধিকারী কর্তৃত

প্রেসার নাম— প্রক্ষুল

536000

ভোগ— দিতা দূর্ঘ



Secretary u/s T
North 24-Parganas
C.M.C. N.E.A.
30/11/06



78
विक्रेता का प्राप्ति परिवार बंगाल WEST BENGAL

: 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 or 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

AL E 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 with in 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, MOUZI NO. 10 in the district of 24 - Paraganas (north).

Contd...5

BG27

22/11/06

কল্পনা বাবু... B. G. Roy.

Address
Alipore
Calcutta

100/- টাঙ্কা

বিদ্যমান আজৰ

বিদ্যমান নথি (মেট্রোপলিটন সংস্থা)

C.I.D. এবং আই. পিসি

80302

17 NOV 2006

যোগী কালী মন্দির কার্যকৰ্ত্তা

বৈশাখ পুরুষ মহীয় মোড় কাউ কাউ প্রক্ষেত্ৰ

বৈশাখ পুরুষ কাউ কাউ প্রক্ষেত্ৰ

কৈশোরী মাঝ— কাকুনু

কৈশোরী— নিটা কু

536000



Office of the Collector
North 24 Parganas
(D.B.P.C.B.)
30/11/06

DISTRICT NORTH 24 PARGA

OFFICE OF THE

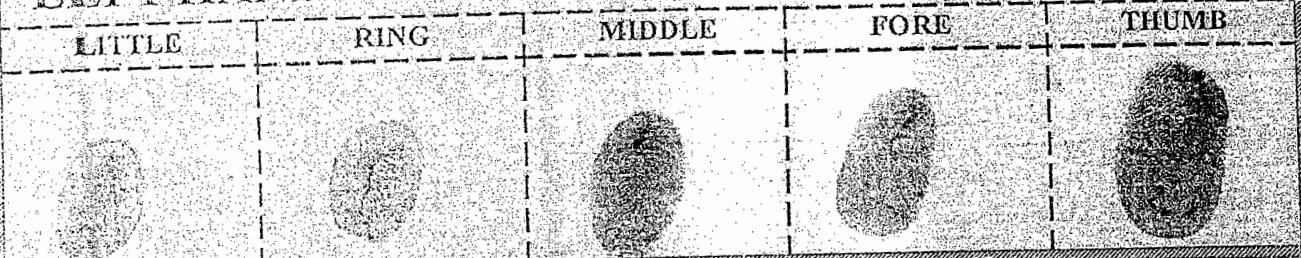
Photo of the presentant should be pasted
in the front page of the document

(1)

Name: SANJIB SAHA Status - Presentant

SANJIB SAHA

LEFT HAND FINGER PRINTS (বাম হাতের আঙুলের ছাপ)



RIGHT HAND FINGER PRINTS (ডান হাতের আঙুলের ছাপ)



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

Signature of the Presentant

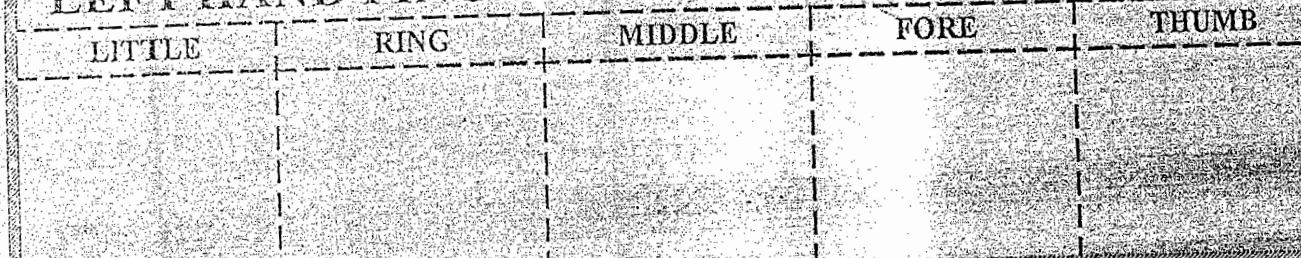
(2)

Name:

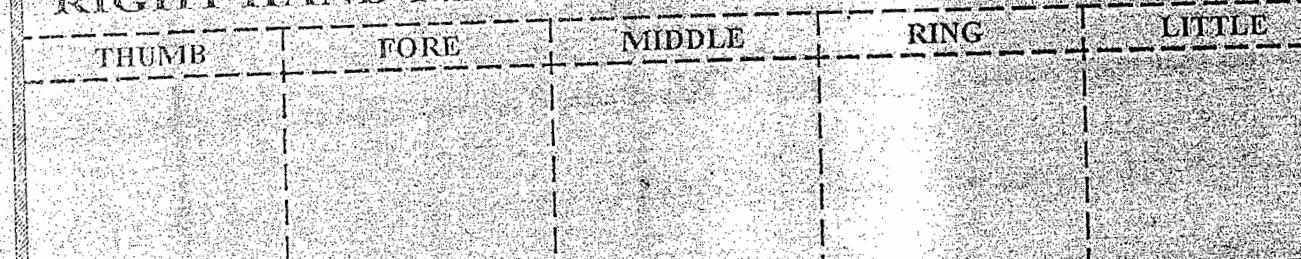
Status : Presentant/ Executant/Claimant/Attorney/

Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙুলের ছাপ)



RIGHT HAND FINGER PRINTS (ডান হাতের আঙুলের ছাপ)



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



THE SULTAN R/ S T (15)
North 24 Parganas
C.R.A.B.-B
30/11/08



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল 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. *Arun Mondal*
Ranikpur Rangarhat
C. No. 135

2. *Mony Mondal*
Village Chandan
X 01 - 102

Sayid Sohe
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. *Arun Mondal*

2. *Mony Mondal*

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

Sayid Sohe
SIGNATURE OF THE VENDOR

3628

02/11/06

কলকাতা নাম..... Bodhjanantri Ray.

বাস্তু পদা..... 100/- টাকা মাত্ৰ
মোট কোষাদেশ পাওয়া..... Address &
A/c No. 60000
Card.

বিশেষ নথি (সংজ্ঞায় নথি)

১২/১১/০৬ মোট পাওয়া.....

তারিখ উপর উন্নত আইন..... E, 17 NOV 2006

বিশেষ নথি নং-এ যোগ কৃত হওয়া

কৃত কোষাদেশ পাওয়া হচ্ছে

কলকাতা নাম..... ১০০/-

কোষাদেশ পাওয়া..... 100000

100000



কলকাতা ৬/১
অংক 24-Pargana

C.R.B.#6

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, written in cursive script, is placed over the circular stamp.

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

