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T-815/11

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 022948

ক. 1043/11
12-51

certified that the documents are submitted to Register. The 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

[Signature]
 Deputy Sub Registrar,
 The Registrar U/S T (3) of
 Registration Act 1908
 Court 64 Parganas
 24 FEB 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 4th day of February 2011 (Two Thousand Eleven) B E T W E E N

5000/

No. 531 Date 02/02/11

Name

Address

Vender Sri. Subhankar Das
Alipore Collectory
South 24 Parganas

MALAY SAHA
Advocate
Alipur Police Court
Kolkata - 700027

SUBHANKAR DAS
STAMP - VENDOR
Alipore Police Court
Kolkata-700027

শ্রী সূৰ্ভাঙ্কৰ দাস
আলিপুর কালেক্টৰী
দক্ষিণ ২৪ পরগণা



Sub-Registrar
South 24 Parganas









Identified by me
Aloke Dasgupta
Advocate
Alipore court
700027.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00752 / 2011, Deed No. (Book - I , 00815/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Krishna Saha	 04/02/2011	 LTI 04/02/2011	<i>Krishna Saha.</i> 04/02/11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amal Kumar Das Address -A/177 Ramkrishna Nagar, Kol 84, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 04/02/2011	 LTI 04/02/2011	<i>Amal Kumar Das.</i>
2	Sekhar Chandra Biswas Address -Mangalam 258 Srirampur North (milan Park), Kol 84, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 04/02/2011	 LTI 04/02/2011	<i>Sekhar Chandra Biswas</i>
3	Krishna Saha Address -Nabagram Garia, Kol 152, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 04/02/2011	 LTI 04/02/2011	<i>Krishna Saha.</i>

Name of Identifier of above Person(s)
Aloke Biswas
Alipore Court, Kol 27, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

Aloke Biswas.
Adv.
04/02/11





Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00815 of 2011
(Serial No. 00752 of 2011)

On

Payment of Fees:

On 04/02/2011

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 16528/-, on 04/02/2011

(Under Article : A(1) = 16489/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/02/2011)

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.-1500000/-

Certified that the required stamp duty of this document is Rs.- 90010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid, by the draft number 830486, Draft Date 03/02/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 04/02/2011
2. Rs. 30000/- is paid, by the draft number 830369, Draft Date 02/02/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 04/02/2011
3. Rs. 10020/- is paid, by the draft number 830484, Draft Date 03/02/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 04/02/2011

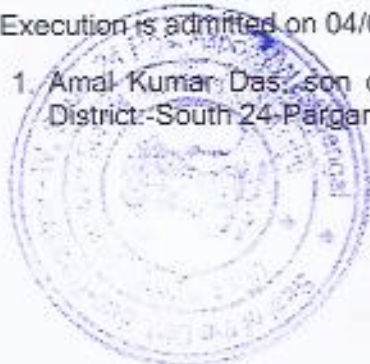
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.51 hrs on :04/02/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Krishna Saha , one of the Claimants.

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

Execution is admitted on 04/02/2011 by

1. Amal Kumar Das, son of Madhusudan Das , A/177 Ramkrishna Nagar, Kol 84, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business



(Dulai ChandraSaha)
DISTRICT SUB-REGISTRAR-IV
EndorsementRage 1 of 2



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00815 of 2011
(Serial No. 00752 of 2011)

2. Sekhar Chandra Biswas, son of Lt Dharendra Nath Biswas , Mangalam 258 Srirampur North (milan Park), Kol 84, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
3. Krishna Saha, wife of Malay Saha , Nabagram Garia, Kol 152, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
Identified By Alope Biswas, son of . . , Alipore Court, Kol 27, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

SRI AMAL KUMAR DAS son of Madhusudan Das by faith – Hindu, by occupation- Business Nationality-Indian, residing at A/177, Ramkrishnanagar, P.O.Garia, P.S. – Sonarpur, Kolkata – 700084 hereinafter called and referred to as the OWNER/VENDOR (which terms and expressions shall unless repugnant to or excluded by the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators, or assigns) of the FIRST PART.

AND

1. SRI SEKHAR CHANDRA BISWAS son of Late Dhirendra Nath Biswas residing at 'Mangalam', 258 Srirampur North (Milan park), P.O. Garia, P.S. Jadavpur, Kolkata – 700 084, 2. MRS. KRISHNA SAHA wife of Sri Malay Saha By Occupation-Business, residing at Village- Nabagram, Garia, P.O.Panchpota, P.S.Sonarpur, Kolkata-7000152, hereinafter jointly called and referred to as the PURCHASERS (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, legal representative or assigns of the SECOND PART.

WHEREAS All That undivided un- demarcated piece and parcel of Danga land now Bastu measuring **1.8 Decimals** be the same a little more or less lying and situate at Mouza – Balia, J.L. No. 46, R.S. No. 30, Touzi No. 274, comprised in R.S. Khatian No. 76, in Dag No. 44, in L.R.Khatian No.302, L.R.Dag No.10, out of total area of **21 decimals** of land as per R.O.R. together with undivided **100 sq. ft.** covered area in one storied dilapidated building having more or less 1200 sq. ft covered area standing thereon with existing tenant under P.S. and S.R. office at Sonarpur at present with in the local limits of Rajpur Sonarpur Municipality, Ward No. 1(22), in the District 24 Parganas (together with all water and sewerage rights in water, water landings, road, pump,



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Registrar - IV, South 2A (A)
Patna, Bihar
4 FEB 2011

water, electric and telephone line and connection along with all other rights, facilities, privileges benefits and advantages attached therein and thereto which is more fully described in the Schedule "B" hereunder written . is the subject matter of this Deed of Conveyance and the entire joint property has been more fully described in the schedule "A" hereunder written.

AND WHEREAS one Dhananjay Mondal alias Dhananjay Roy Mondal son of Late Harmohan Mondal was the rightful recorded owner in respect of the aforesaid land along with other landed properties measuring more or less 63 decimals at Mouza – Balia and his name has been finally published in the Revisional Settlement Record of Rights under R. S. Khatian No. 76, in R. S. Dag No. 44, 47, 46, 48, 49, 50 and while was peacefully possessing and enjoying the same said Dhananjay Mondal alias Dhananjay Roy Mondal by a Bengali Recited Saf Kobala (Deed of Sale) dated 03.03.1965 sold conveyed and transferred his aforesaid entire recorded property at Mouza – Balia, in R. S. Khatian No. 76, in favour of (1) Sri Ramani Mohan Dasgupta son of Late Sarada Prasad Dasgupta, (2) Sri Ardhendu Bhusan Sengupta son of Late Nalini Kanta Sengupta, (3) Sri Jayanta Dasgupta son of Ramani Mohan Dasgupta, (4) Sri Barhalal Agarwala son of Babulal Agarwal, (5) Sri Kamala Pati Mukherjee son of Late Pramatha Nath Mukherjee, (6) Smt. Santana Dasgupta wife of Ramani Mohan Dasgupta, (7) Smt. Usha Rani Dasgupta wife of Late Jadunath Dasgupta and the said indenture was duly registered at the office of the District Registrar at Alipore and recorded in its Book No. 1, Volume No. 16, Pages 221 to 231, Being No. 816 for the year 1965.

AND WHEREAS by a Bengali Recited Saf Kobala (Deed of Sale) executed on 18.04.1970 said Barahalal Agarwala, Kamalapati Mukherjee, Usha Rani Dasgupta and Ardhendu Bhusan Sengupta jointly sold, conveyed and transferred their undivided 4/7 share unto and in favour of Achintya Kumar Dasgupta and Sushanta Dasgupta both son of Late Ramani Mohan Dasgupta and the said Deed of Sale was duly registered at the office of the District Registrar and recorded in its Book No. 1, Volume No. 20, Pages



District Sub-Registrar
1st Dy. Registrar WEST G.
Registration Act 1908
South 24 Parganas
24 FEB 2011

AND WHEREAS in the manner aforesaid said Ramani Mohan Dasgupta, Jayanta Dasgupta, Santana Dasgupta, Achintya Kumar Dasgupta and Sushanta Dasgupta became the rightful joint Owner/Vendor in respect of ALL THAT piece and parcel of Sali, Danga, Pukur, Bagan and Bastu land measuring more or less 63 decimals comprised in R.S. Khatian No. 76, in R.S. Dag No. 44, area of land recorded 21 decimals danga, R.S. Dag No. 47, area of land recorded 8 decimals danga, R. S. Dag No. 46, area of land recorded 14 decimals pukur, R. S. Dag No. 48, area of land 4 decimals Bagan, R. S. Dag No. 49, area of land recorded 7 decimals danga, R. S. Dag No. 50, area of land recorded 9 decimals doba.

AND WHEREAS while were said, Ramani Mohan Dasgupta and others jointly possessing the property by constructing a one storeyed building thereon and enjoying the same by inducting tenants on the said property by paying rates and taxes, said Ramani Mohan Dasgupta died intestate on 10.06.1968 leaving behind him surviving his wife Smt. Santana Dasgupta, his three sons Sushanta Dasgupta, Achintya Kumar Dasgupta, Jayanta Dasgupta and daughter Smt. Krishna Roy (Dasgupta) who by virtue of inheritance became the rightful absolute owners in respect of the aforesaid $1/7^{\text{th}}$ undivided share in the joint property as left by said Ramani Mohan Dasgupta since deceased having unequal share in the aforesaid joint property i.e. said Santana Dasgupta has $1/7^{\text{th}} + 1/35^{\text{th}} = 6/35^{\text{th}}$ undivided share, said Jayanta Dasgupta has $1/7^{\text{th}} + 1/35^{\text{th}} = 6/35^{\text{th}}$ undivided share, said Achintya Kumar Dasgupta has $2/7^{\text{th}} + 1/35^{\text{th}} = 11/35^{\text{th}}$ undivided share, said Sushanta Dasgupta has $2/7^{\text{th}} + 1/35^{\text{th}} = 11/35^{\text{th}}$ undivided share and said Krishna Roy (Dasgupta) has $1/35^{\text{th}}$ undivided share in the aforesaid joint property.

AND WHEREAS for the purpose of Eastern Metropolitan By-Pass the State of W.B. has acquired entire land at Mouza Balia under R. S. Dag No. 46, 47, 48 & 49 being 14 decimals of tank, 8 decimals of danga land and 4 decimals of Bagan and 7 decimals of danga in total being 33 decimals vide LA Case No. LA1160 of 1975- 76 and previously



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Registrar of Companies
S. 24 Parganas W/S 24 P
Registered ACT 1956
South 24 Parganas
4 FEB 2011

State of W.B. acquired 9 decimals land of R. S. Dag No. 50 for which compensation has already been paid. Thus said Sushanta Dasgupta along with other co-sharer jointly have 21 decimals of land in R.S. Dag No. 44, and have been possessing and enjoying the same peaceably and uninterruptedly.

AND WHEREAS said Jayanta Dasgupta (therein referred to as the Vendor of the one part) most wrongly by an Indenture (Bengali recited saf bikray Kobala) dated 7th October 1997, registered at the office of the A.D.S.R. Sonarpur and recorded in its Book No.1, Volume No.122, Pages 242 to 250, Being No.7443, for the year 1999, wrongly sold much bigger area measuring more or less 11-1/2 decimals of land though his undivided share being 6/35th out of 21 decimals of land on the said R.S.Dag No. 44, comes to more or less 3.6 decimals of land in favour of Amal Kumar Das (therein referred to as the Purchaser of the other part, herein referred to as the Vendor) and due to such illegal transactions by said Jayanta Dasgupta the previous owners have filed a Title Suit being T.S.No. 82 of 2008, against said Jayanta Dasgupta and Amal Das and the said title suit is pending before the Ld. Civil Judge (Sr. Division) at Baruipur.

AND WHEREAS the present Vendor hereby admits that by virtue of the said Deed of Conveyance he only became the owner of undivided portion of land measuring more or less 3.6 decimals together with undivided 200 sq. ft. covered area in one storied dilapidated building having more or less 1200 sq. ft covered area standing thereon at Mouza-Balia, in R.S.Khatian No.76, R.S. Dag No.44, P.S. Sonarpur, and he further declares that he has not or shall not have any claim or demand of any more area of land in the said R.S. Dag No.44, then that of undivided 3.6 decimals of land, in near future also, though inadvertantly higher quantum of land measuring 11-1/2 decimals together with undivided 500 sq. ft. covered area in one storied dilapidated building at Mouza-Balia, in R.S.Khatian No.76, R.S. Dag No.44, P.S. Sonarpur, has been wrongly written in place of actual sold area of measuring more or less 3.6decimals together with undivided 200 sq. ft.



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Registrar of Companies - IV, South 24 Parganas, West Bengal
Registration ACT 1956
24 FEB 2011



covered area in one storied dilapidated building standing thereon at Mouza-Balia, in R.S.Khatian No.76, R.S. Dag No.44, P.S. Sonarpur, in the said Deed of Conveyance Being No.7443, for the year 1999, and the Vendor hereby further declares that all his right, claim, title, interest whatsoever he acquired by virtue of the said Deed of Conveyance Being No.7443, for the year 1999, hereby relinquished for ever and ever and all such Vendor's right, claim, title, interest whatsoever shall now vest upon the purchasers for all true intent and purpose.

AND WHEREAS through the intervention of well-wishers and common friends, the Vendor herein and the purchaser No.2(being one of the co-sharer) have been able to amicably resolve and settle all their disputes and differences and claims and counter claims made in and/or being the subject matter of the said pending court case and the said Vendor herein and the purchasers have agreed to conclude the said Title Suit on reference on the basis of this Deed of Conveyance.

THE OWNER/VENDOR HAVE REPRESENTED AND GUARANTEED THE PURCHASERS as follows :-

- A) Save and except the aforesaid Title Suit, the Owner/Vendor has not entered into any other Agreement and/or Arrangement and/or have not done any act, or thing whereby the Owners/Vendor ' title in respect of the entire schedule mentioned property may get alienated and/or encumbered.
- B) Save as aforesaid there is no statutory, judicial and/or quasi judicial and/or departmental order and/or restrictions which may prevent the Owner/Vendor from transferring and/or conveying entire schedule mention property together with all user and easement rights appertaining thereto to the Purchasers free from all



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Sub-Registrar,
South 24 Parganas
Registration Act 1908
FEB 2011



- C) Save as aforesaid the Owner/Vendor has confirmed that he has good and clear marketable title and absolute authority to sell his entire schedule "B" property and guaranteed that upon purchase, the Purchasers shall acquire a clear and marketable title in respect of the entire schedule "B" property, free from all encumbrances, liens, mortgage, lease or attachments whatsoever.
- D) The Purchasers have scrutinized all the documents in the custody of the owner/vendor, have got the title of the Owner/Vendor in respect of the schedule mentioned property investigated through the Purchaser's L.d. Advocate, conducted necessary searches and took necessary information from the office of B.L. & L.R.O., Land Acquisition Department, K.M.D.A. Department and all other allied authorities and after being satisfied fully about the marketable title of the Owner/Vendor, the Purchasers have agreed to purchase the entire schedule "B" property together with all user and easement rights attached therein and thereto as is where is basis at the settled full and final price or consideration of **Rs.15,00,000/- (Rupees Fifteen Lac only)** and the Purchasers on or before execution of this Deed of Conveyance has paid the entire consideration money to the Vendor and on receiving the entire consideration money from the Purchasers the Vendor have this day delivered peaceful possession partly khas and partly tenanted of the entire schedule mentioned property and also delivered all original papers and documents in relation to the said property in favour of the Purchasers and in terms whereof the Vendor are hereby selling conveying, transferring the entire schedule "B" mention property free from encumbrances whatsoever unto and in favour of the Purchasers for ever and for good.



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District Sub-Registrar,
1-C, Registrar H/ST B,
Kolkata-700 001
South 24 Parganas
4 FEB 2011

That in pursuance of the said agreement and in consideration of a total sum of **Rs.15,00,000/- (Rupees Fifteen Lac only)** being the lawful money of the Union of India well and truly paid by the Purchasers on or before execution of these presents to the Vendor the receipt whereof the Owner/Vendor hereby and also by the memo, hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof, the Vendor herein for ever release, discharge, acquit and exonerate the Purchasers and the property hereby transferred and conveyed, the Vendor do hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchasers. All That undivided un- demarcated piece and parcel of Danga land now Basu measuring **1.8 Decimals** be the same a little more or less lying and situate at Mouza – Balia, J.L. No. 46, R.S. No. 30, Touzi No. 274, comprised in R.S. Khatian No. 76, in Dag No. 44, in L.R.Khatian No.302, L.R.Dag No.10, out of total area of **21 decimals** of land as per R.O.R. together with undivided **100 sq. ft.** covered area in one storeyed dilapidated building having more or less 1200 sq. ft covered area standing thereon with existing tenants under P.S. and S.R. office at Sonarpur at present with in the local limits of Rajpur Sonarpur Municipality, Ward No. 1(22), in the District 24 Parganas (South) along with all user and easement rights on paths and passages and all other benefits, facilities attached therein and thereto which is more fully and particularly mentioned and described in the Schedule hereunder written TOGETHER WITH the right of exclusive use and enjoyment of all other rights and liberties, or at any time hereafter was situate, butted, bounded, called, known, numbered, described and distinguished and ALL THAT the estate, right, title and/or interest of the Vendor in the aforesaid property and all deeds, pattahs, muniments of title whatsoever exclusively relating to the properties, aforesaid TOGETHER WITH all passages, paths, sewers, stairs, roof, underground and overhead drainage and sewerage line and connections and all manner of former or other rights, liberties, easements, privileges, together with all user and easement and/or quasi –



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Chief Sub Registrar,
S-4, Registrar U/S 7 (2),
Registration Act 1908
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easement rights attached therein and thereto in connection with the beneficial use and enjoyment of the property (all hereafter, collectively called "the property"), free from all encumbrances whatsoever TO HAVE AND TO HOLD the property mentioned in the Schedule "B" hereunder written including all rights attached thereto, and each and every part thereof unto and to the use of the Purchasers absolutely and forever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS as follows :-

THAT the interest which the Vendor profess to transfer, subsists and the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, transfer, convey, assure, confirm, release and relinquish the property and all rights and profits hereby granted, sold, conveyed, transferred, assigned, assured, released and relinquished or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents.

THAT save and except as aforesaid the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any deeds, documents, or writing whereby the property more fully and particularly mentioned and described in the Schedule hereunder written together with all user and easement and/or quasi-easement rights and all other appurtenances attached therein and thereto or any part thereof can or may be impeached, encumbered or affected in title.

THAT "the property" (i.e. the undivided share of land and undivided share in the one storeyed building structure and the rights and interest attached thereto) is free from all charges, mortgages, liens, attachments, lease, acquisition, requisition, restrictions, litigations, lispendens, covenants, uses, debutter, trusts, made or suffered by the Vendor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendor.



Registrar - IV, South 24 P.S. Anandpur West, Bengal
Registrar U/S 7 (3)
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THAT the said "property" (i.e. the undivided share of land and undivided share in the one storeyed building structure and the rights and interest attached thereto) is free and clear, freely and clearly and absolutely acquitted, exonerated, released and for ever discharged from and by the Vendor unto and in favour of the Purchasers and the Vendor undertake to keep the Purchasers, saved, defended, harmless and indemnified from and against all estates, charges liens, mortgage, attachment, debutter, trusts, claims, demands and encumbrances whatsoever made, done and occasioned by the Vendor or any person or persons, rightfully claiming through or under or interest for the Vendor .

AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into, hold, possess, use, own and enjoy the schedule mentioned "property" and receive the rents, issue and profits there from without any lawful hindrance, eviction, interruption, disturbances, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right, or interest or estate therein from under or in trust for the Vendor .

AND THAT the Vendor doth hereby and hereunder absolutely declare, disclaim, disown and relinquish and for ever and ever discharge all and every such pretended right, title, secular interest, claim or demand in respect of the said purchase or the said property in excess of his legitimate ownership claim which has been most wrongly inserted and or written by virtue of the said Deed of Conveyance Being No.7443, for the year 1999 and such pretended right, title, secular interest, claim or demand of the Vendor shall hence forth vest in favour of the Purchasers.

AND THAT the Vendor and all people having or lawfully, rightfully or equitably claiming any estate or interest in the said property or any 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 Purchasers, make do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the "property" and every part thereof as shall or may be reasonably

required by the Purchasers.



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Sub Registrar
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owners thereof each of the purchaser have equal undivided share in the "schedule B" property.

AND THAT the Vendor hereby further agrees, promises and declares that the property is not subject to any previous sale, mortgage, lease, exchange or security of the debts of anybody else nor the subject or object of any claim, acquisition, charge or lien and has a good and clear marketable title to sell the same and every part thereof unto and in favour of the Purchasers.

AND further the Purchasers, shall hereafter, have the absolute right and liberty to sell, convey, transfer and or in any way encumber the entire schedule "B" mentioned "property" or part or portion thereof to any person or persons at any price or consideration as per their choice.

SCHEDULE "A" ABOVE REFERRED TO

(Entire joint property)

All That undivided piece and parcel of Danga land now Bastu measuring 21 Decimals be the same a little more or less lying and situate at Mouza - Balia, J.L. No. 46, comprising in R.S. No. 30, Touzi No. 274, comprised in R.S. Khatian No. 76, in Dag No. 44, in L.R.Khatian No.302, L.R.Dag No.10, together with undivided share in one storied dilapidated building having more or less 1200 sq. ft covered area standing thereon with existing tenants under P.S. and S.R. office at Sonarpur at present the local limits of Rajpur Sonarpur Municipality, Ward No. 1(22), in the District 24 Parganas (South), which is butted and bounded in the manner as follows :-

ON THE NORTH	:	R.S.Dag No.45 & R.S.Dag No.4.
ON THE SOUTH	:	R.S.Dag No.49.
ON THE EAST	:	12' ft. Road.
ON THE WEST	:	R.S.Dag No.46 & R.S.Dag No.48.



Registrar of Companies
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SCHEDULE "B" ABOVE REFERRED TO

(The property hereby sold, conveyed and transferred)

All That undivided un- demarcated piece and parcel of Danga land now Bastu measuring 1.8 Decimals be the same a little more or less lying and situate at Mouza – Balia, J.I. No. 46, R.S. No. 30, Touzi No. 274, comprised in R.S. Khatian No. 76, in Dag No. 44, in L.R.Khatian No.302, L.R.Dag No.10, out of total area of 21 decimals of land as per R.O.R. together with undivided 100 sq. ft. covered area in one storied dilapidated building out of 1200 sq. ft covered area standing thereon with existing tenants under P.S. and S.R. office at Sonarpur, at present with in the local limits of Rajpur Sonarpur Municipality, Ward No. 1(22), in the District 24 Parganas (South) together with all user and easement rights in stairs, landings, roof, pump, motor, electric and telephone line and connection along with all other rights, facilities, privileges benefits and advantages attached therein and thereto is the subject matter of this Deed of Conveyance.

IN WITNESS WHEREOF the attorney of the Vendor hereto has set and subscribed hand and Signature this the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF

WITNESSES:

1. Malay Saha
Advocate
Alipore court
1402-27.

2. Aloice Biswas.
Advocate
Alipore court
1402-27.


SIGNATURE OF THE VENDOR

1. Saral Chandra Bhowmik
2. Krishna Saha.

SIGNATURE OF THE PURCHASERS

Thumb Finger First Finger Middle Finger Ring Finger Small Finger



Left Thumb					
Right Thumb					

Seth Chand Prasad

Thumb Finger First Finger Middle Finger Ring Finger Small Finger



Left Thumb					
Right Thumb					

Anil Kumar Dn.

Thumb Finger First Finger Middle Finger Ring Finger Small Finger



Left Thumb					
Right Thumb					

Krishna Saha.

Thumb Finger First Finger Middle Finger Ring Finger Small Finger

Left Thumb					
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FEB 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4153 to 4171
being No 00815 for the year 2011.




(Dulal Chandra Saha) 07-February-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

Alakar Gaha

MEMO OF CONSIDERATION

Received of and from the within named Purchasers the within mentioned sum of Rs.15,00,000/- (Rupees Fifteen Lac only) as and by way of full and final consideration of this Deed of Conveyance.- in the manner as per memo below:-

MEMO OF RECEIPT

By Demand Draft No.523364 Dated 01.02.2011.

issuing branch State Bank of India, New Garia Sarinagar, Calcutta ... Rs.15,00,000/-

(Rupees Fifteen Lac only)

WITNESSES :

1. Malay Saha
Advocate



SIGNATURE OF THE VENDOR

2. Aloice Biswas.
Advocate

Drafted By :-

Malay Saha
Malay Saha
Advocate

Alipore Court, Kolkata-700027



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Registrar and Registrar:
Registrar J/SI (2)
Registration ACT 1956
South 24 Parganas
4 FEB 2011