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T. 4244/2009

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

515508

Sushanta Das Gupta.

V.C. NO. 44584-29/7/09
 100 - 250
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 450

...this document is admitted to
 ...attached with this
 ...of this document.

District Sub-Registrar-IV
 Alipore, South 24-Parganas

30/7/09

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 29th day of

July 2009 (Two Thousand Nine) B E T W E E N

1092

22.06.09

SM.

M. Saha Advocate
Alipore Police Court
Howrah
Nov 27

SL No: 1092 - Rs 500/-
Original Five thousand only

Sushanta Das Gupta.

Sushanta Das Gupta.

for self and as constituted
attorney of vendors Achinlyā
Kumar Dasgupta and son
Krishna Roy (Dasgupta)



Aryan Das Gupta
S/O SUSHANTA DASGUPTA
24, HEM CHANDRA NASKAR ROAD,
FLAT-4A; KOLKATA - 700011

District Sub-Registrar-IV
Alipore, South 24-Parganas

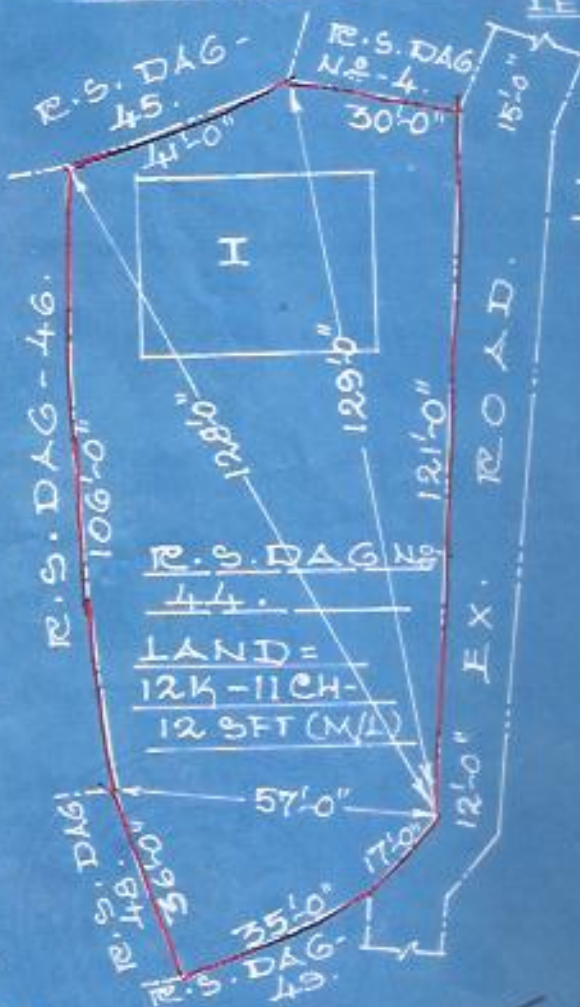
SITE PLAN OF R.S. DAG No-44 AT MOUZA-BALIA, J.L. No-46, P.S.-SONARPUR, DIST-24-PGS. (S.), WARD No-1, UNDER RAJ.-SON. MUNICIPALITY.

SCALE: -1"=330"

TOTAL LAND AREA (JOINT PROPERTY) = 21 DECIMALS SHOWN IN RED BORDER LINE =

OUT OF WHICH SOLD LAND AREA = 8.7 DECIMALS (UNDIVIDED) I-STORIED BUILDING MEASURING MORE OR LESS 1000 SFT (UNDIVIDED)

OUT OF WHICH SOLD AREA OF 500 SFT BUILDING MEASURING MORE OR LESS 500 SFT. (UNDIVIDED).



R.S. DAG No-44
LAND =
125-11 CH
12.9 SFT (M/A)

DRAWN BY-

PARTHA SARATHI MANDAL

GARGACHIA BARRA, CAL. M.

REG. NO. 123456789

SIGNATURE *Partha Sarathi Mandal*

DATE 22/7/09

*Sushanta Dasgupta
 for self and as constributor
 attorney & vendors
 Achintya Kumar Dasgupta
 as att. Krishna Roy (Dasgupta)*

SIG. OF VENDOR'S.



District Sub-Registrar-IV
Alipore, South 24-Parganas

Aryan Dasgupta
S/O SUSHANTA DASGUPTA
24, HEM CHANDRA NASKAR ROAD,
FLAT-4A; KOLKATA - 70001

District Sub-Registrar-IV
Alipore, South 24-Parganas

Doc. No. 03608/2009

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 21439/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:30/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1950000/-

Certified that the required stamp duty of this document is Rs 117010 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the Bankers cheque number 463378, Bankers Cheque Date 27/07/2009 Bank Name State Bank Of India, ALIPORE, received on :30/07/2009. 2.Rs 49000/- is paid, by the Bankers cheque number 463377, Bankers Cheque Date 27/07/2009 Bank Name State Bank Of India, ALIPORE, received on :30/07/2009. 3.Rs 14020/- is paid, by the Bankers cheque number 463374, Bankers Cheque Date 27/07/2009 Bank Name State Bank Of India, ALIPORE, received on :30/07/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 20.00 hrs on :30/07/2009,at the Private residence by Sushanta Dasgupta,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 30/07/2009 by

1. Sushanta Dasgupta, son of Lt. Ramani Mohan Dasgupta ,24,hemchandra Naskar Rd ,Thana Beliaghata,Pin 700010, By caste Hindu,by Profession :Others
Identified By Anjan Dasgupta, son of Sushanta Dasgupta 24,hemchandra Naskar Rd 700010 Thana: Beliaghata, by caste Hindu,By Profession :Others.

Executed by Attorney



[Panceali Munshi]

DISTRICT SUB-REGISTRAR-IV

OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-PARGANAS

Govt. of West Bengal

Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE

Endorsement For deed Number :I-04244 of :2009
(Serial No. 03608, 2009)

Execution By Sushanta Dasgupta, son of Lt. Ramani Mohan Dasgupta ,24,hemchandra Naskar Rd ,Thana: Beliaghata,700010 By caste Hindu,by Profession :Others,as the constituted attorney of 1. Achintya Kumar Dasgupta 2. Krishna Roy (dasgupta) is admitted by him.
Identified By Anjan Dasgupta, son of Sushanta Dasgupta 24,hemchandra Naskar Rd 700010 Thana: Beliaghata, by caste Hindu,By Profession :Others.

[Panchali Munshi]
DISTRICT SUB-REGISTRAR-IV

OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-PARGANAS

Govt. of West Bengal



Sushanta Das

(1) SRI ACHINTYA KUMAR DASGUPTA son of Late Ramani Mohan Dasgupta, (2) SRI SUSHANTA DASGUPTA son of Late Ramani Mohan Dasgupta, (3) SMT. KRISHNA ROY (DASGUPTA) wife of Malay Sekhar Roy daughter of Late Ramani Mohan Dasgupta, all are by faith - Hindu, all are residing at Flat No. 4A, 24, Hemchandra Naskar Road, P.O. & P.S. - Beliaghata, Kolkata - 700010 hereinafter jointly and collectively called and referred to as the OWNERS/VENDORS (which terms and expressions shall unless repugnant to or excluded by the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators, or assigns) of the FIRST PART, represented by Sushanta Dasgupta the Owners/Vendors No.2 for self and as Constituted Attorney of other Owners/Vendors by virtue of the General Power of Attorney duly registered at the office of the D.S.R. Alipore and recorded in its Book No. IV, Volume No. 19, Pages 127 to 131, Being No. 1173 for the year 1982.

AND

1. MRS. JAMUNA SARKAR wife of Sri Bablu Sarkar by faith : Hindu, By occupation : Business, residing at 3No. Kankulia Road, P.S.Gariahat, P.S.Gariahat, Kolkata 700029, 2. MR. HARISH KUMAR SARAWOGI son of Mr. Kamal Kumar Saraogi, by Occupation Student, residing at 6/21, Poddar Nagar Colony, Jodhpur Park, P.A. Shah. Road, Kolkata-700068, 3. MR. SURIYA KUMAR SAHA son of Late Madhab Chandra Saha By Occupation-Business, residing at 38, Madhab Niloy, Srinagar Main Road, P. S. Sonarpur, Kolkata-700094, 4. MRS. KRISHNA SAHA wife of Sri Malay Saha By Occupation-Business, residing at Village-Subagpur, Garia, P.O.Panchpota, P.S.Sonarpur, Kolkata-700152, hereinafter called and referred to as the PURCHASERS (which terms and expressions shall



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District Sub-Registrar-IV
Alipore, South 24-Parganas

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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**.

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WHEREAS All That undivided un- demarcated piece and parcel of Danga land now **Bast** measuring **8.7 Decimals** equivalent to **3796.33 sq. ft.** 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 **500 sq. ft.** covered area 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 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, 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 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, C. 46, 48, 49, 50 and while was peacefully possessing and enjoying the same as Dhananjay Mondal alias Dhananjay Roy Mondal by a Bengal Record



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**District Sub-Registrar-IV
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Sushanta

Sat 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 Barahalal 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 Sat 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 A.D.S.R. Sonarpur and recorded in its Book No. 1, Volume No. 20, Pages 75 to 78, Being No. 1226 for the year 1970.

AND WHEREAS in the manner aforesaid, said Ramani Mohan Dasgupta, Jayanta Dasgupta, Santana Dasgupta, Achintya Kumar Dasgupta and Sushanta Dasgupta became the rightful joint owners/vendors in respect of ALL THAT piece and parcel of Salt, Danga, Pakur, Bagan and Bastu land measuring more or less as per the detail as recorded in R.S. Khatian No. 76, in R.S. Dag No. 44, area of ... and recorded in ...

Sushanta

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 Ballia 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 ~~14 decimals of danga in total being 26 decimals vide LA Case No. LAII/60 of 1975-~~

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7th and previously State of W.B. acquired 9 decimals land of R. S. Dag No. 50 for which compensation has already been paid. Thus the Vendors herein along with other co-sharer jointly have 21 decimals of land in R.S. Dag No. 44 and vendors along with other co-shares are the joint owners of 21 decimals of land and have been possessing and enjoying the same peaceably and uninterruptedly.

AND WHEREAS the owners/vendors herein on 25.04.2007 entered into a Memorandum of agreement with Abhijit Bandyopadhyay son of Sri Kiron Bandyopadhyay for the purpose of Development of the aforesaid property by construction a new building thereon for various terms and conditions as set forth therein. But due to non performance on the part of the said Abhijit Bandyopadhyay, the owners/vendors herein by a letter dated 27.03.2008 cancelled the said Memorandum Agreement dated 25.04.2004 as entered in between the owners and said Abhijit Bandyopadhyay.

AND WHEREAS said Jayanta Dasgupta by an Indenture (Bengali recited sat bikray Kobala) dated 7th October 1997 most illegally sold his share in the aforesaid joint property in favour of Amal (Binoy) Das clarifying therein that a mutual partitioned were held amongst the co-sharer and he by his own constructed the one storeyed house thereon and was in possession of the said property since 1966 such story which has been recited in the said Indenture was totally false, fabricated, concocted as no such partition either verbal or written of the joint property was made amongst the co-sharer and the one storeyed house had been constructed by Ramani Mohan Dasgupta since deceased and moreover since the time of construction of the said said Deed in favour of Amal (Binoy) Das



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entire joint property were/are in occupation of the existing tenants except some portion which is in khas possession of the Owners/Vendor and due to such illegal transactions by said Jayanta Dasgupta the present owners herein has filed a Title Suit being T.S.No. 82/2008, against said Jayanta Dasgupta and Amal (Binoy) Das and the said title suit is pending before the Ld. Civil Judge (Sr. Division) at Baruipur.

AND WHEREAS Smt. Santana Dasgupta since deceased executed a "Deed of Gift" in favour of Sushanta Dasgupta and thereby transferred her undivided 6/35th share in the aforesaid joint property and the said Deed of Gift dt. 30.06.2008 was registered at the office of the A.D.S.R. Sonarpur and recorded in its Book No. 1, CD Volume No. 18, Pages 540 to 563, Being No. 06660, for the year 2008 and thus Sushanta Dasgupta became the owner to the extent of 11/35th + 6/35th = 17/35th share in the said undivided un-demarcated 21 decimals of land and building structure standing thereon thus the Vendors jointly have 29/35th share in the said undivided and un-demarcated 21 decimals of land being the entire joint property more fully mentioned in the Schedule "A" hereunder written.

THE OWNERS/VENDORS HAVE REPRESENTED AND GUARANTEED THE PURCHASERS as follows :-

- A) Save and except the Memorandum of Agreement with Avijit Bandhopadhyay which has been cancelled and the aforesaid Title Suit, the Owners/Vendors have not entered into any other Agreement and/or Arrangement and/or have not done any act, or thing whereby the Owners/Vendors are in respect of the entire schedule mentioned



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- Santhosh*
- B) Save as aforesaid there is no statutory, judicial and/or quasi judicial and/or departmental order and/or restrictions which may prevent the Owners/Vendors from transferring and/or conveying entire schedule mentioned property together with all user and easement rights appertaining thereto to the Purchasers free from all encumbrances.
- C) Save as aforesaid the Owners/Vendors have confirmed that they have good and clear marketable title and absolute authority to sell their 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 owners/vendors, have got the title of the owners/vendors in respect of the schedule mentioned property investigated through the Purchaser's Ld. 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 Owners/Vendors, the Purchasers have agreed to purchase the entire schedule "B" property together with all user and easement rights attached therein and thereto at the full and final price or consideration of **Rs.19,50,000/- (Rupees Nineteen Lac Fifty Thousand only)** as offered to the Owners/Vendors and the Purchasers on or before execution of these presents and the Purchasers on or before execution of



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Vendors and on receiving the entire consideration money from the Purchasers the Vendors have this day delivered peaceful possession partly khas and partly tenanted of the entire schedule mentioned properly and also delivered all original papers and documents in relation to the said property in favour of the Purchasers and in terms whereof the Vendors 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.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of a total sum of Rs.19,50,000/- (Rupees Nineteen Lac Fifty Thousand 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 attorney of the Vendors the receipt whereof the attorney of the Owners/Vendors 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 Vendors herein for ever release, discharge, acquit and exonerate the Purchasers and the property hereby transferred and conveyed, the Vendors 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 Dunga land now Bas^h measuring **8.7 Decimals** equivalent to **3796.33 sq. ft.** 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 **500 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.



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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 Vendors 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 - 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 VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS as

follows :-

THAT the interest which the Vendors profess to transfer, subsists and the Vendors have good right, full power, absolute authority and indefeasible title to



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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 Vendors have 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 land and one storyed 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 Vendors or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendors.

THAT the said "property" (i.e. the land and one storeyed building structure and the rights and interest attached thereto) is free and clear, freely and clearly and absolutely acquired, executed, released and for ever discharged from and by the Vendors and the Purchasers and the Vendors undertake to



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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 Vendors or any person or persons, rightfully claiming through or under or interest for the Vendors.

Sunder

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 Vendors or any person or persons lawfully or equitably claiming any right, or interest or estate therein from under or in trust for the Vendors.

AND THAT the Vendors 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 Vendors 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.

AND the Vendors hereby agree, promise and declare that whatever right, title and interest they had in the said "property" hereby conveyed, henceforth ceased for ever and ever and do for good vest in favour of the said Purchasers as absolute beneficial joint owners thereof each of the purchaser have 1/4th equal



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AND THAT the Vendors hereby further agree, promise and declare 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 measuring 21 Decimals be the same a little more or less lying and situate at Mouza - Balia, J.I., 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 more specifically delineated in the site sketch map or plan depicted with "RED" border lines attached hereto 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.

SCHEDULE "B" ABOVE REFERRED TO

Sushanta

All that undivided un-demarcated piece and parcel of Danga land now Basti measuring **8.7 Decimals** equivalent to **3796.33 sq. ft.** 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 **500 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

SCHEDULE "C"

List of document original and photocopy handed over to the Purchasers in presence of the witness are as listed below :-

- 1) R. S. Parcha (Photocopy).
- 2) Municipal Tax Receipts 1 (Original).
- 3) B.L.&L.R.O Taxes Receipts 2 (Original).
- 4) Application for information from B.L. and L.R.O (Photocopy).
- 5) West Bengal Form No. 5463.....(Original Parcha).
- 6) Deed of Conveyance No. 2 (Original Certified Copy).
- 7) Deed of Conveyance No. 1 (Original Certified Copy).
- 8) General Power of Attorney in favour of Sushanta Dasgupta (Photocopy).



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- 9) Sanction plan for the existing one storeyed building (Blue Print).
- 10) Photocopy of letter to Collector, L.A. Alipore for intimation of Writ Petition Order (Sushanta Dasgupta Vs State of W. Bengal).
- 11) Certified copy of the Order of Hon'ble High Court in the Writ Petition between (Sushanta Dasgupta & Others Vs State of W. Bengal and Others) (Photocopy).
- 12) "Information Status" relating to case pending at Ld. 2nd Civil Judge (Senior Division) at Baruipur Court (Original).
- 13) "Cancellation of Agreement" letter to Abhijit Bhandhopadhyay sent as dated 27.03.2008 (Photocopy).
- 14) Acknowledgement Due Card of Ld. Advocate Anjana Mallick to whom revocation of General Power of Attorney in favour of Jayanta Dasgupta was revoked dt. 24th June 1997 along with such intimation letter (Photocopy).
- 15) Photocopy of Deed of Sale of Amal (Binoy) Das.
- 16) Original Deed of Gift executed by Santana Dasgupta.
- 17) Photocopy of Reason Order dispatched by L.A. in lieu of order u/s 226.

IN WITNESS WHEREOF the attorney of the Vendors 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. Anjan Dasgupta
24, Hem Chandra Naskar Rd;
Flat-4A; Kolkata - 700010 .

2. Tapan Mandal
Father Nagan Mandal
Garia Station Road (G.M.D.A)
West. Balia. Kol - 84

Sushanta Dasgupta

SIGNATURE OF SUSHANTA DASGUPTA
FOR SELF AND AS CONSTITUTED
ATTORNEY OF THE VENDORS

SRINIVAS KUMAR DASGUPTA &



District Sub-Registrar - IV
Alipore, South 24-Parganas

MEMO OF CONSIDERATION

Received of and from the within named Purchasers the within mentioned sum of Rs.19,50,000/- (Rupees Nineteen Lac Fifty Thousand) only as and by way of full and final consideration of this Deed of Conveyance,- in the manner as per memo below:-

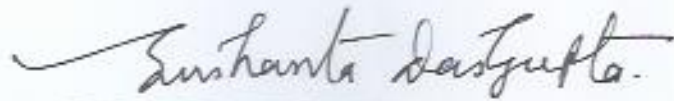
MEMO OF RECEIPT

<u>Sl. No.</u>	<u>D.D.NO.</u>	<u>BANK.</u>	<u>DATE.</u>	<u>AMOUNT.</u>
1.	485416	S.B.I.	22.06.2009	Rs.9,00,000/-
2.	485417	-DO-	22.06.2009.	Rs.9,00,000/-
3.	485418	-DO-	22.06.2009.	Rs.1,35,523/-
4.	By cash		29.07.2009.	Rs. 14,477/-
			Total=	<u>Rs.19,50,000/-</u>

(Rupees Nineteen Lac Fifty Thousand) only

WITNESSES :

1. Anjan Das Gupta
24, Hem Chandra Naskar
Road; Flat-4A,
Kolkata-700010



SIGNATURE OF SUSHANTA
DASGUPTA FOR SELF AND AS
CONSTITUTED ATTORNEY OF THE
VENDORS ACHINTYA KUMAR
DASGUPTA & KRISHNA ROY
(DASGUPTA)

2. Tapan Mandal
Father: Nrojan Mandal
Gravel Station Road (E.M.DA)
West. Barulia Kol- 5#












Dated By :-

(Signature)

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature Jamuna Sarker

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					



[Handwritten signature]

District Sub-Registrar-IV
Alipore, South 24-Parganas



left hand



right hand



Name

Signature *Sunjoy K. Saha*

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left hand



right hand



Name

Signature *Krishna Saha*

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left hand



right hand



Name

Signature *Harish Kumar Sarangi*

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left hand



right hand



Name

