

07702

05614



31.8/07  
 31.8/07  
 31.8/07

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 2283 (19) — B 462424

Exemption under rule 21 and also  
 s/5 (1) of the W. B. L. R.  
 Act, 1955 duty Stamped Exempt.  
 from does not require Stamp duty  
 under the Stamp Act,  
 1989. Schedule I.A. No. 234

1-11  
 31/8/07  
 31/9/07

Fees Paid...  
 A 25883/7  
 E 71  
 RS 25890/-  
 RS 250/-  
 RS 85/-  
 RS 335/-  
 RS 270/-  
 No 5944408/19/09/107  
 2009/107  
 2009/107  
 2009/107  
 2009/107  
 2009/107

DEED OF CONVEYANCE

THIS INDENTURE made on this the 31st day of August 2007,  
 (Two Thousand Seven), BETWEEN (1) SRI ASHUTOSH GHOSH, son of  
 Manick Chandra Ghosh, (2) SRI TARAK GHOSH, son of Late  
 Karunamoy Ghosh, and (3) SMT. SUNDARI GHOSH, wife of Sri  
 Ashutosh Ghosh, all are by faith- Hindu, by Occupation -  
 Service and Housewife, by Nationality- Indian, residing at-

S -100/-  
 49000/-  
 49000/-  
 19610/-  
 117710/-  
 23,53,125/-  
 234/-  
 25883/-  
 25890/-

3232 28/6/07

Muskom Residency P. Ltd.

Regentaries - Sec 2

বিসম বন্দ (সংক্রান্ত)



21 MAY 2007

4000000

31.67 / Aug 07  
Ashutosh Ghosh

Signature

31 AUG 2007

✓ স্রী অশুতোষ গোস্বামী



2569

(1) Sri Ashutosh Ghosh  
s/o. Manik Ch Ghosh

✓ স্রী অশুতোষ গোস্বামী



2570

(2) Tanak Ghosh s/o. late  
Kamunamoy Ghosh (3) Mrs Sanderani  
Ghosh s/o. Sri Ashutosh  
Ghosh all of 80/1  
Area 87 P.S. Shyamputkur  
Kot-6.

✓ স্রী সারস গোস্বামী



2571

Sri Saran Ghosh  
s/o. Ashutosh Ghosh  
157 Arabinda Sarany  
Shyamputkur  
Kot-6

TI of Smt Sanderani Ghosh  
For Saran Ghosh

Saran Ghosh  
s/o Ashutosh Ghosh  
157, Arabinda Sarany  
Kot-6  
P.S. - Shyamputkur

31 AUG 2007

80/1, Grea Street, P.S. Shyampukur, Kolkata- 700006, hereinafter referred to as the VENDORS ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

M/S. MUSKAN RESIDENCY PVT. LTD. a Private Limited Company, having its Registered Office at- Regent Tower, Plot No. 9, Block- EN, 5th Floor, Sector- V, Salt Lake City, Kolkata- 700091, hereinafter called and referred to as the PURCHASER

(Which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Directors, executors, administrators, representatives and assigns ) of the OTHER PART.

WHEREAS Originally the schedule land belonged to one TAGAR BALA MONDAL, apertaining a plot of land measuring an area 26 Decimals situated at Mouza- Jatragachi, J.L. No. 24, R.S. No. 195, Touzi Nos. 174 & 179, comprised in C.S. Dag No. 690, R.S. Dag No. 822, under C.S. Khatian No.197, and R.S. Khatian No. 540, P.S. Rajarhat, in the District of North 24 Parganas, and while she was in Actual physical possession having exercising all acts of possession her name was so recorded in revisional settlement records of rights.



आचार्य (अध्यक्ष) के रूप में कार्य करने के लिए  
आचार्य (अध्यक्ष) के रूप में कार्य करने के लिए

31 AUG 2007

AND WHEREAS said SMT. TAGAR BALA MONDAL by a Deed of Sale Registered at the Office D.S.R. Cossipore Dum Dum, copied in Book No.I, Volume No. 23, pages 287 to 289, Being No. 1438, for the year 1963, sold transferred to SMT. PARUL BALA GANGULI, a plot of land measuring an area 26 Decimals, lying and situate at Mouza- Jatragachi, J.L. No.24, comprised in C.S. Dag No. 690, R.S. Dag No. 822, under C.S. Khatian No. 197, and R.S. Khatian No. 540, Touzi Nos. 174 & 179, P.S.- Rajarhat, in the Dist. of North 24 Parganas.

AND WHEREAS said Smt. Parul Bala Ganguli, by a Deed of Sale Registered at the Office D.S.R. Cossipore Dum Dum, copied in Book No.I, Volume No. 110, Pages No. 10 to 12, Being No.6205, for the year 1974, sold, transferred to SAMSER ALI LASKAR a plot of land measuring an area 26 decimal, lying and situated at Mouza- Jatragachi, J.L. No. 24, comprised in C.S. Dag No. 690, R.S. Dag No. 822, under C.S. Khatian No. 197, and R.S. Khatian No. 540, Touzi No.174 & 179, P.S.- Rajarhat, in the District of North 24 Parganas.

AND WHEREAS by a registered Deed of Sale registered at the Office at the D.S.R. Cossipore Dum Dum, copied in Book No.I, Volume No. 54 , Pages 39 to 42 , Being No. 2739 , for the year 1976, said SAMSER ALI LASKAR sold, transferred to (1) SRI ASHUTOSH GHOSH (Vendor No. 1), (2) SMT. SURJOMANI GHOSH the jointly aforesaid Plot of land measuring an area 26 Decimals lying and situated at Mouza-



Handwritten signature or scribble above the text:  
KANTONALI SPITRALNI URAD  
Kantonale (Poli) Koda 1121

31 AUG 2007

JATRAGACHI, J.L. No. 24, comprised in C.S. Dag No. 690, R.S. Dag No. 822, under R.S. Khatian No. 540, R.S. No.195, Touzi No. 174 & 179, P.S. Rajarhat, in the District of North 24 Pgs.

AND WHEREAS at the time of L.R. Settlement operation the said SRI ASHUTOSH GHOSH, (the vendor herein No.1) due to mutated his name under present L.R. Khatian No. 101/2, (Area of land 13 Decimals).

AND WHEREAS at the time of L.R. Settlement operation the said SMT. SURJOMANI GHOSH due to mutated her name under present L.R. Khatian No.996/1, (Area of land 13 Decimals).

AND WHEREAS when the said SMT. SURJOMANI GHOSH, was exclusive possession in respect of the aforesaid property, the said SMT. SURJOMANI GHOSH died leaving behind one son namely SRI TARAK GHOSH (The vendor herein No.2) and SMT. SUNDARI GHOSH (The vendor herein No.3) as her legal heirs and successors, and according to the Hindu Law inheritance the Schedule land devolved upon them.

AND WHEREAS while the said (1) SRI ASHUTOSH GHOSH, (2) SRI TARAK GHOSH and (3) SMT. SUNDARI GHOSH (the vendors herein) are well seized and possessed of and/or otherwise well and sufficiently entitled to the said property of legal heirs, and successors and Sale Deed owners enjoy the same peacefully, freely absolutely and with any interruptions from any corners and recorded in names in the L.R. records and paying Govt. rents, upto date against his/their names as absolute owners and occupiers thereof.



*[Handwritten signature]*

COMMUNICATIONS SECTION  
FEDERAL BUREAU OF INVESTIGATION

31 AUG 2007



AND WHEREAS the vendors hereby agreed to sell and the purchaser hereby agreed to purchase ALL THAT piece or parcel of a plot of Sali land measuring an area 15 Cottahs 11 Chittacks 30 Sq.ft. more or less 26 Decimals, lying and situated at Mouza- Jatragachi, J.L. No.24, R.S. No. 195, Touzi No. 174 and 179, comprised in C.S. Dag No. 690, R.S. Dag No. 822, under C.S. Khatian No.197, R.S. Khatian No.540, and L.R. Khatian Nos 101/1, and 996/1, P.S. Rajarhat, in the District of North 24 Parganas, mentioned in the schedule hereinafter written at or for the Total consideration of Rs.23,53,125.00 (Rupees Twenty Three Lacs Fifty three thousand ~~One Hundredtwenty~~ <sup>five</sup> only free from all sors of encumbrances, and for greater clearance for the said property are site plan is annexed herewith, and delineated in R E D marked which will be treated as the part of this Deed of Conveyance.

MSB 2025/25/25/25

NOW THIS INDENTURE WITNESSETH in pursuance of the said Agreement and in consideration of Rs. 23,53,125/- (Rupees Twenty three lacs fifty three thousand one hundred, twenty, five) to the vendors paid by the purchaser as per memo below at or immediately before the execution of these presents (the receipt whereof the vendors do hereby as well as by the receipt whereof written, admit and acknowledge and of and from the same every part thereof hereby acquit, re lease and forever discharge the said purchaser) as well as the land particularly described in the schedule hereunder written the vendors doth hereby sell, grant, transfer and convey and assign and unto the purchaser free from all

MSB 2025/25/25/25



AMERICAN MEDICAL ASSOCIATION  
1100 North Dearborn Street, Chicago, IL 60610

31 AUG 2007

encumbrances, charges, liens, lispendences, ALL THAT piece or parcel of land with common passage and all easement right and appurtenances as particularly described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser as absolutely and forever free from all encumbrances, whatsoever.

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER :

- 1) THAT free and clear and freely and clearly and absolutely acquired, exonerated and release or otherwise by and at the costs and expenses of the vendors are and sufficiently saved defended kept harmless and other estate right, title, claims, mortgages, charges, liens, lispendens, attachments, encumbrances whatsoever.
- 2) THAT no notice issued under the public demand recovery Act has been served on the Vendors nor any such notice have been published.
- 3) THAT the Vendors have not yet received any notice or requisition or acquisition of the property described in the Schedule below.
- 4) THAT the Purchaser and all person or persons claiming through under its shall have undisputed and all manner of right through over or under the Common Passage.



*[Handwritten signature]*  
~~CONFIDENTIAL~~

31-AUG 2007

5) IT IS transpired that the said property hereby sold, conveyed transferred and assigned by the Vendor or Vendors if not free from all encumbrances as herein before covenants the Vendors shall be bound to refund to the Purchaser the full consideration money paid hereunder together with cost of the stamp and registration charges and legal fees incurred by the purchaser herein together with the damages which the purchaser herein any or suffered.

AND the vendors deliver this day khas possession of the said land into the purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of SALI LAND consisting an area of 15 (Fifteen) Cottahs 11 (Eleven) Chittacks 30 (Thirty) Sq.ft. out of 26 Decimals, be the same a little more or less, with a House on the land measuring an area 12 x 10 = 120' Square Feet, comprised in C.S. Dag No. 690, R.S. Dag No. 822, under C.S. Khatian No.197, R.S. Khatian No. 540, and L.R. Khatian Nos. 101/1 and 996/1, in the limits of Rajarhat Police Station, lying and situated at Mouza- JATRAGACHI, J.L. No. 24, R.S. No. 195, Touzi Nos. 174 and 179, Additional District Sub- Registration Office Bidhan Nagar (Salt Lake City), and according to the L.R. Settlement Records of Right, finally published the Plot is comprised at Pargana- KALIKATA, under Jyangra Hatiara 2 No. Gram Panchayet.



Handwritten signature or initials.

अतिरिक्त प्रमुख (अतिरिक्त) डेटा

31 AUG 2007

- : 8 : -

The Annual proportionate rent of Rs. — paise is payable to the Collectorate of North 24 Parganas, on behalf of the Govt. of West Bengal.

The saleable land is delineated in the map or plan annexed hereto and bordered RED herein and butted and bounded as follows :-

ON THE NORTH BY : Part of R.S. Dag No. 299.  
ON THE SOUTH BY : R.S. Dag Nos. 821 & 823.  
ON THE EAST BY : 12'-0" Wide Common Passage.  
ON THE WEST BY : R.S. Dag No. 298.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their hands after going through the contents of this Deed on the day, month and year first above written;

SIGNED SEALED AND DELIVERED

by the vendors at Kolkata  
in the presence of :-

1. Samraj Ghose  
157, Acharya Sarani,  
Kolkata-6.
2. Radip Mondal  
Kolkata purana.

সমরাজ গোস্বামী  
রাজীন্দ্র মন্ডল



LT1 of Smt Sundry  
Ghose  
for Samraj Ghose

SIGNATURE OF THE VENDORS.

contd.....p/9.



~~CONFIDENTIAL~~  
~~SECRET~~

31 AUG 2007



MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser a sum of Rs.23,53,125/- (Rupees Twenty three lacs fifty three thousand one hundred twenty five) being the full consideration money of the said plot of land and payment as per Memo below :-


M E M O

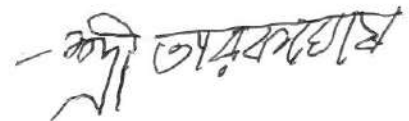
Paid by Ch. No. 099512, dt. 7.8.07, Drawn on UTI Bank, Kalindi Branch,	Rs. 11,76,563.00
Paid by Ch. No. 099513, dt. 7.7.07, Drawn on UTI Bank, Kalindi Branch.	Rs. 5,88,281.00
Paid by Ch. No. 099514, dt. 7.8.2007, Drawn on UTI Bank, Kalindi Branch.	Rs. 5,88,281.00
TOTAL-	<u>Rs. 23,53,125.00</u> =====

(Rupees Twenty three Lacs Fifty Three Thousand One Hundred Twenty five only).

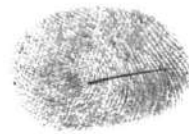
WITNESSES :-

1. Samarjho 

2. 








LT / of Smt  
Sunderighes  
for Samarjho

DEED PREPARED BY :-

Md. Ayub Ali  
Adv.  
Baras at Court

SIGNATURE OF THE VENDORS.

TYPED BY :-

  
SADANANDA MONDAL, OF  
A.D.S.R.O. BIDHANNAGAR  
KOLKATA- 700091.  
\*\*\*\*\*



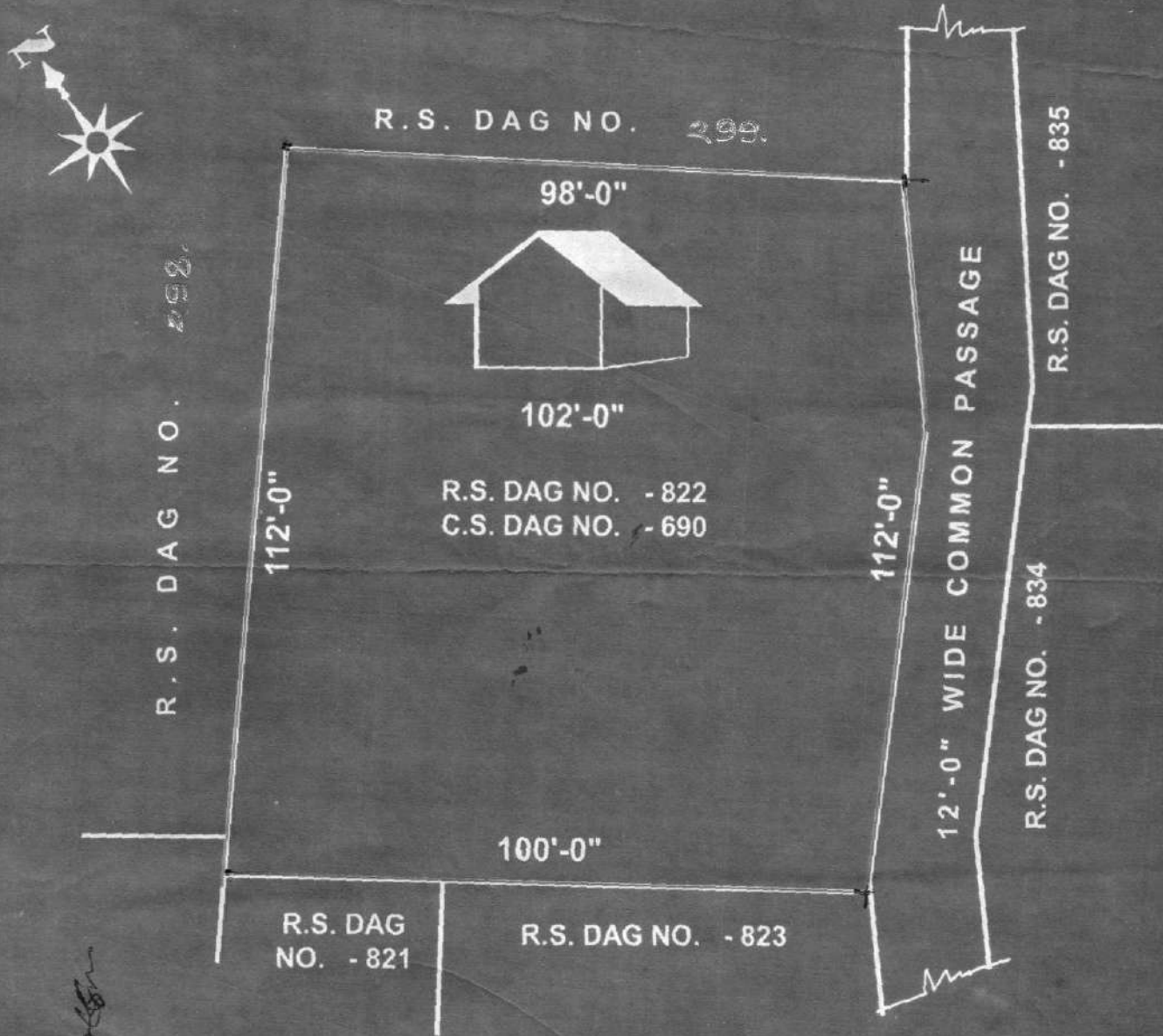
राष्ट्रीय स्वास्थ्य सेवा ब्यूरो  
नया दिल्ली

31 AUG 2007

SITE PLAN OF C.S. DAG NO. - 690, R.S. DAG NO. - 822, AT MOUZA -  
 JATRAGACHHI, J.L. NO. - 24, R.S. - 195, TOUZI NO. - 174/179, R.S. KHATIAN  
 NO. - 540, L.R. KHATIAN NOS. - 996/1, 101/2, P.S. - RAJARHAT, DIST. - NORTH 24  
 PARGANAS. SCALE - 1" = N.T.S.

VENDEE - MUSKAN RESIDENCY (P) LTD.

VENDORS - ASHUTOSH GHOSH, & 2 others.



REFERENCE :

COLOUR	C.S. DAG NO.	R.S. DAG NO.	AREA			
			ACRE	K.	CH.	SFT.
	690 (P)	822 (P)	-13	07	13	37.8
	690 (P)	822 (P)	-13	07	13	37.8
TOTAL AREA MORE OR LESS			-26	15	11	30.6

N.B. - AS PER RECORDED AREA

LT 1 of Smt Sunderigha  
 For Samar Ghosh

COPIED BY - N. ISLAM  
 N. Islam (Surveyor)  
 22/06/07

VENDORS' SIGNATURE

*Handwritten signature and notes on the left side of the page.*
















UNITED STATES POSTAL SERVICE  
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY

31 AUG 2007

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO












# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>শ্রী অক্ষয় কুমার</i>	LH.					
	RH.					












ATTESTED :-

*শ্রী অক্ষয় কুমার*

 <i>শ্রী অরুণ কুমার</i>	LH.					
	RH.					

ATTESTED :-

*শ্রী অরুণ কুমার*

 <i>LTI of Smt Sunderi Ghosh For Suman Ghosh</i>	LH.					
	RH.					

ATTESTED :-



*LTI of Smt Sunderi Ghosh  
For Suman Ghosh*



*A*  
National Bureau of Investigation  
Department of Justice

31 AUG 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 10853 to 10865  
being No 05614 for the year 2007.



*[Handwritten signature]*

(MD. Nurul Amin Khan) 11-October-2007  
Additional District Sub Registrar  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

*This sheet of endorsement u/s 60  
attached with the document is  
the part of the document*