

**II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispendens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;



viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land 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 Purchaser, 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 said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

#### SCHEDULE OF THE PROPERTY

ALL THAT, piece or parcel of "Danga" land measuring an area **08 Cottahs 10 Chittaks 41 Sq.ft;** comprised in R.S. Dag No. **554**, under R.S. Khatian No. **183** and an area **10 Cottahs 10 Chittaks 27 Sq.ft;** comprised in R.S. Dag No. **557**, under R.S. Khatian No. **453**, being total area **19 Cottahs 05 Chittaks 23 Sq.ft;** at Mouza – Kodaliya, Police Station – Khardah now Gholā, Holding No. 107, 107/A and 107/B, Satyen Bose Sarani, within the limits of New Barrackpore Municipality, Addl. District Sub-Registrar Office Barrackpore, and according to the settlement Record of rights finally published the plot is comprised at J.L. No. 36, R.S. No. 93, in the District of 24-Parganas (North).

<u>R.S. DAG NO.</u>	<u>SOLD AREA</u>	<u>NATURE</u>
554	08 Cottahs 10 Chittaks 41 Sq.ft.	DANGA
557	10 Cottahs 10 Chittaks 27 Sq.ft. 19 Cottahs 05 Chittaks 23 Sq.ft.	DANGA

The said plot of land is butted and bounded as follows: -

ON THE NORTH	:	House of Rani Bala Nath, Amal Saha and Swapan Sharma.
ON THE SOUTH	:	Satyen Bose Sarani.
ON THE EAST	:	Canal.
ON THE WEST	:	Owners House comprised in Dag No. 557 (Sri Basudeb Chowdhury).

IN WITNESS WHEREOF, the VENDORS and PURCHASER have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the

VENDORS & PURCHASER At Kolkata in presence of: -

1. *Rajib Ghosh*  
B-134 Bidhan Baner  
Barasat -

*Godindo Ghosh*  
GOBINDO GHOSH  
PAN No. AEMPG9646L

*Santana Ghosh*

SANTANA GHOSH  
PAN No. AEMPG9647M

SIGNATURE OF THE VENDORS

2. *Debdutta Ray*  
23, Rafi Ahmed Kidwai Road  
KOL-55

For Aatreyee Nirman Pvt. Ltd.

*(T2) (JAYATI) Indrajit Ray*  
Director Director

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

- 1) Paid by *Deena Datta* - Ch 1029 Rs: 40,00,00/- Rs. 90,00,000.00  
 dt - 18/6/13 on S.B.I.  
 B.B. Ganguly Street
- 2) Paid by *Deena Datta* - Ch 1030 Rs: 50,00,00/-  
 dt 18/6/13 on S.B.I.  
 B.B. Ganguly Str -

Total : Rs. 90,00,000.00

*Gradeindo Anand*

(Rupees Ninety Lac) only.

Witness: -

- 1. *Reyis Choudhury*
- 2. *Debdatta Ray*

*Gradeindo Anand*  
*Santana Ghosh*  
*Santana Ghosh*  
*Gradeindo Anand*  
 SIGNATURE OF THE VENDORS

Drafted by: -












*Arun Kumar Bhaumik*  
**Mr. Arun Kumar Bhaumik (Advocate)**  
 Calcutta High Court  
 Registration No.905/1983  
 63/21, Dum Dum Road, Surer Math,  
 Kolkata-700 074, ☎ : No.2529-2531.



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>Santana Ghosh</i>	LH.					
	RH.					

ATTESTED: *Santana Ghosh*

PHOTO	LH.					
	RH.					

ATTESTED :









PHOTO	LH.					
	RH.					

ATTESTED :


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>Indrajit Ray.</i>	LH.					
	RH.					

ATTESTED: *Indrajit Ray.*

 <i>(JAYANTI 21)</i>	LH.					
	RH.					

ATTESTED: *J2 (JAYANTI 21)*

 <i>Gadeindoo</i>	LH.					
	RH.					

ATTESTED: *Gadeindoo*

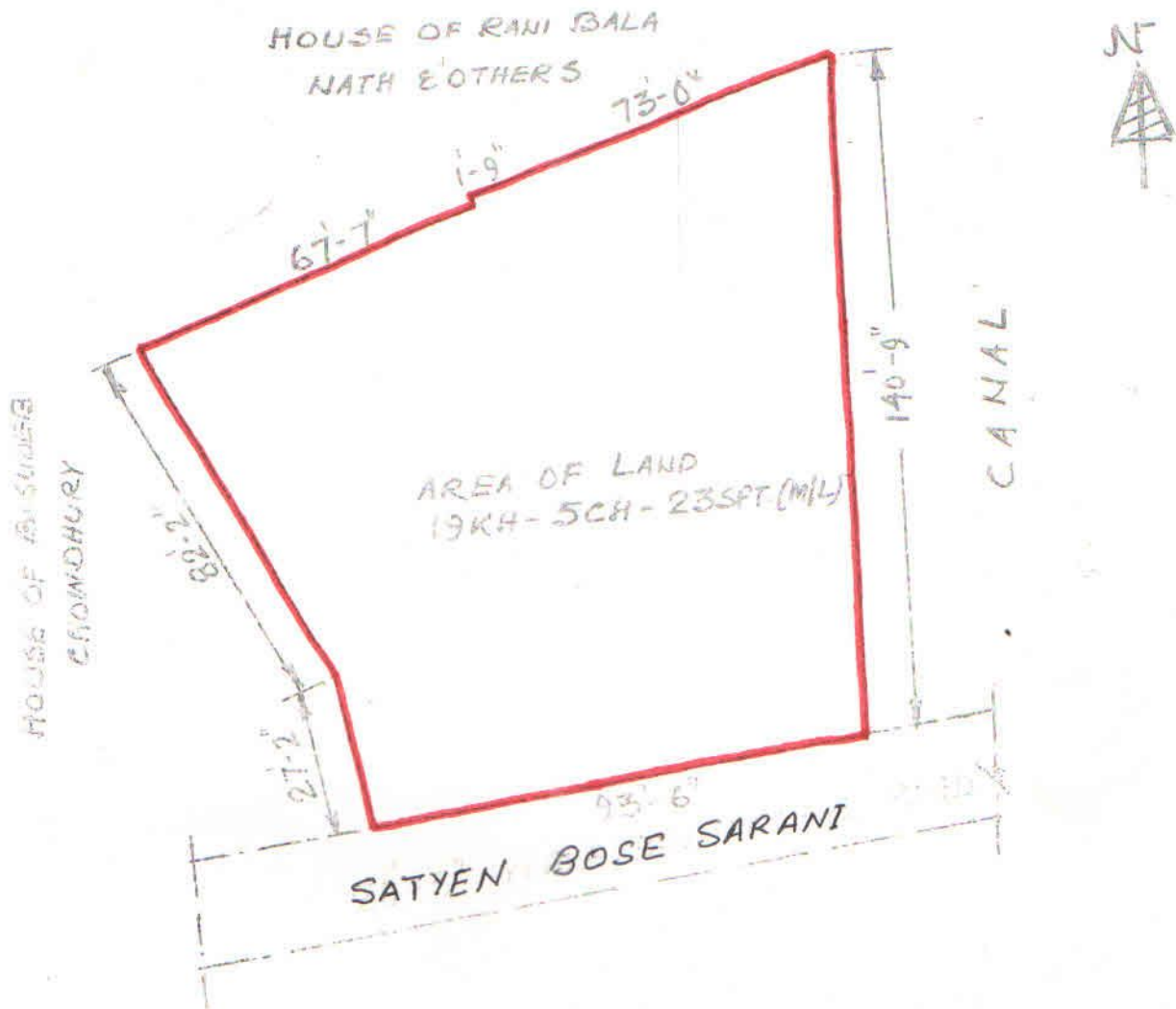


SITE PLAN OF LAND IN PART OF R.S. DAG NOS - 554 & 557 AT MOUZA -  
 KODALIYA, WARD NO - 18, J.L - 36, P.S - GHOLA, R.S. KHATIAN NOS - 453  
 & 188, R.S. NO - 93, HOLDING NO - 107, 107/A, 107/B, SATYEN BOSE SARANI  
 DIST - 24P45(N) WITH IN THE LIMIT OF NEW BARRACKPORE MUNICIPALITY.

SCALE = 1" = 20'-0"

LAND AREA OF R.S. DAG NO - 554 = 08KH - 10CH - 41SPT.  
 LAND AREA OF R.S. DAG NO - 557 = 10KH - 10CH - 27SPT.

TOTAL AREA OF LAND - 19KH - 5CH - 23SPT (M/L)



For Aatreyee Nirman Pvt. Ltd.

(JAYANTI) Director  
 Indjit Das Director

Santana Ghosh  
 Gopal Chandra

SIG. OF THE VENDOR

SIG. OF THE PURCHASER


DRAWN BY



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 27  
Page from 3944 to 3965  
being No 08825 for the year 2013.



  
(Dulal chandra Saha) 21-June-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

2088 ডঃ 12-6-13 1000/-

ক্রেতার নাম \_\_\_\_\_  
সাথ \_\_\_\_\_  
স্টাম্প ভেডার স্বাক্ষর \_\_\_\_\_  
বিধান নগর (সেন্ট্রেল গার্ড এন্ড ডি.এস. অফিস) \_\_\_\_\_  
মোট স্টাম্প ক্রয় তার \_\_\_\_\_  
মোট কত টাকা খরিদ \_\_\_\_\_

ARUN KR BHOSWICK  
ADVOCATE  
HIGH COURT KOLKATA

22 MAY 2013

টেকারী বাবাকপুর ভেডার মিতা দত্ত

800000

বঃ (স্বাক্ষর) .



e-4998

For Aatreyee Nirman Pvt. Ltd.

Director (স্বাক্ষর) Director



e-4999

For Aatreyee Nirman Pvt. Ltd.

Director (স্বাক্ষর) Director



e-5000

(স্বাক্ষর)

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
18 JUN 2013

x Rajib Bhoswick  
R.C. Bhoswick  
Rajib Bhoswick  
Rajib



08455/013

8825/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 922097

Handwritten notes: 8/26/13, 4-15, 14/6/13, M.V. 1490



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar of Assurance II  
Kolkata

Additional Registrar of Assurance II  
Kolkata

DEED OF CONVEYANCE

Handwritten signature and date: 20/6/13

THIS INDENTURE made on this 18<sup>th</sup> day of July Two Thousand

and Thirteen BETWEEN (1) MR. GOBINDO GHOSH son of Late Gopal Chandra Ghosh, (2) MRS. SANTANA GHOSH wife of Mr. Gobindo Ghosh, both are by

faith - Hindu, by Occupation - Business, both residing at 125/A/1, Bagmari Road, Police Station - Maniktala, Kolkata - 700 054, both are Indian Citizen,

hereinafter called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs,

executors, administrators, representatives and assigns) of the FIRST PART.

Handwritten note: 1/8/13

Handwritten note: 1/8/13



AND

M/S. AATREYEE NIRMAN (P) LTD., a private limited company, having Income Tax Permanent Account No. (PAN) "AAHCA1189Q", registered under the Companies Act, 1956, having its office at 9/12, Lal Bazar Street, Third Floor, Block - C, Kolkata – 700 001 represented by its Directors (1) SMT. JAYATI RAY wife of Indrajit Ray, having Income Tax Permanent Account No. (PAN) "ACXPR9705L", (2) SRI INDRAJIT RAY son of Bimal Kumar Ray, having Income Tax Permanent Account No. (PAN) "ACXPR9706K", both are by faith – Hindu, by Occupation – Business, both residing at 50, Gorakshabasi Road, Kolkata – 700 028, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the OTHER PART.

WHEREAS by a Deed of Conveyance dated 26.09.1957 registered at the office of the Sub-Registrar Barrackpore, copied in Book No. I, Being No. 5097 for the year 1957, Sk. Atahar Rahaman and others sold, transferred and conveyed to Smt. Dolly Rani Chowdhury and Sri Basudeb Chowdhury ALL THAT piece or parcel of land measuring an area 26 Satak comprised in R.S. Dag No. 554, under R.S. Khatian No. 183, at Mouza – Kodaliya, Police Station – Khardah, within the limits of New Barrackpore Municipality, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS Sk. Ajjar Rahaman, Sk. Atiyar Rahaman, Mst. Asia Khatoon, were minor at the time of registration of a Deed of Conveyance Being No. 5097 for the year 1957 and for perfection of title of the Purchaser by a Deed of Conveyance registered at the office of the Sub-Registrar Barrackpore, copied in Book No. I, Being No. 4490 for the year 1960 Sk. Ajjar Rahaman sold, transferred and conveyed to Smt. Dolly Rani Chowdhury and Sri Basudeb





Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 08825 of 2013  
(Serial No. 08455 of 2013 and Query No. 1902L000018261 of 2013)

On 18/06/2013

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

Presented for registration at 16.15 hrs on :18/06/2013, at the Private residence by Smt Jayati Ray, one of the Claimants.

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

Execution is admitted on 18/06/2013 by

1. Mr Gobindo Ghosh, son of Late Gopal Chandra Ghosh , 125/ A/1, Bagmari Road, Kol, Thana:-Manicktola, District:-Kolkata, WEST BENGAL, India, Pin :-700054, By Caste Hindu, By Profession : Business
  2. Mrs Santana Ghosh, wife of Mr Gobindo Ghosh , 125/ A/1, Bagmari Road, Kol, Thana:-Manicktola, District:-Kolkata, WEST BENGAL, India, Pin :-700054, By Caste Hindu, By Profession : Business
  3. Smt Jayati Ray  
Director, M/s. Aatreyee Nirman ( P ) Ltd, Block - C, 3rd Floor, 9/12, Lal bazar Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
By Profession : Business
  4. Sri Indrajit Ray  
Director, M/s. Aatreyee Nirman ( P ) Ltd, Block - C, 3rd Floor, 9/12, Lal bazar Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
By Profession : Business
- Identified By Rajib Bhowmik, son of Late R C Bhowmik, B- 134, Bidhan Park, Bgarasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

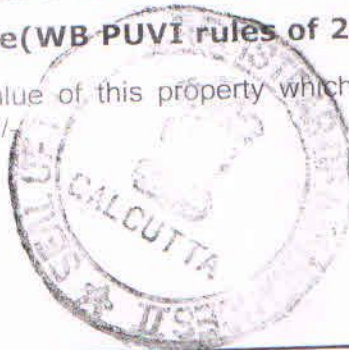
On 19/06/2013

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 1,26,488/- paid online on 17/06/2013 10:41AM with Govt. Ref. No. 192013140001482012 on 15/06/2013 12:03PM, Bank: State Bank of India, Bank Ref. No. 90000324 on 17/06/2013 10:41AM, Head of Account: 0030-03-104-001-16, Query No:1902L000018261/2013

**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.-1,14,90,600/-



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

20/06/2013 13:15:00



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 08825 of 2013  
(Serial No. 08455 of 2013 and Query No. 1902L000018261 of 2013)

Certified that the required stamp duty of this document is Rs.- 804362 /- and the Stamp duty paid as:  
Impresive Rs.- 1000/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Stamp duty Rs. 8,03,362/- paid online on 17/06/2013 10:41AM with Govt. Ref. No. 192013140001482012 on 15/06/2013 12:03PM, Bank: State Bank of India, Bank Ref. No. 90000324 on 17/06/2013 10:41AM, Head of Account: 0030-02-103-003-02, Query No:1902L000018261/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 20/06/2013**

**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, 5 of Indian Stamp Act 1899.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

20/06/2013 13:15:00

EndorsementPage 2 of 2



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
eChallan Form

GRN: 19-201314-000148201-2

Payment Mode Counter Payment

GRN Date: 15/06/2013 12:03:32

Bank : State Bank of India

DEPOSITOR'S DETAILS

Id No. : 1902L000018261/4/2013

[Query No./Query Year]

Name : ARUN KUMAR BHOUMK  
Contact No. : 03325292531 Mobile No. : +91 9830038790  
E-mail : arun\_bhoumik@yahoo.com  
Address : 63/21, DUM DUM ROAD, SURERMATH  
Applicant Name : A K Bhowmick  
Office Name : A. R. A. - II KOLKATA, Kolkata  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	1902L000018261/4/2013	Property Registration- Stamp duty	0030-02-103-003-02	803362
2	1902L000018261/4/2013	Property Registration- Registration Fees	0030-03-104-001-16	126488

Total

929850

In Words : Rupees Nine Lakh Twenty Nine Thousand Eight Hundred Fifty only

User Name	137-000	137-000 RAJUMDAR
Sl. No.		
S.R.I.	17 JUN 2013	137-000
Dist.		
Amount		
Signature		Initials

Note: Produce this challan to any State Bank of India  
Please ensure, encashment of your payment by banking

22/06/2013

Chowdhury ALL THAT piece or parcel of land measuring an area 13 Satak comprised in R.S. Dag No. 554, under R.S. Khatian No. 183, at Mouza – Kodaliya, Police Station – Khardah, within the limits of New Barrackpore Municipality, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS Smt. Dolly Rani Chowdhury and Sri Basudeb Chowdhury, were thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 26 Satak comprised in R.S. Dag No. 554, under R.S. Khatian No. 183, at Mouza – Kodaliya, Police Station – Khardah now Gholā, within the limits of New Barrackpore Municipality, in the District of 24-Parganas (North).

AND WHEREAS some land of Smt. Dolly Rani Chowdhury and Sri Basudeb Chowdhury, has been acquisitioned by the contingent neighbor and rest of the land measuring an area 11 Cottahs 02 Chittaks 42 Sq.ft; comprised in R.S. Dag No. 554, under R.S. Khatian No. 183, at Mouza – Kodaliya, Police Station – Khardah, within the limits of New Barrackpore Municipality, in the District of 24-Parganas, are well seized and possessed by them and duly recorded their names in the records of New Barrackpore Municipality being Holding No. 107A, 107B, Satyen Bose Sarani.

AND WHEREAS by a Deed of Exchange dated 04.10.1962 registered at the office of the Registrar of Assurances, Calcutta, copied in Book No. I, Volume No. 195, Pages 216 to 219, Being No. 5575 for the year 1962, Smt. Hiran Bala Bhoumik and Basudeb Chowdhury (minor) became the owners of land measuring an area 36 Satak comprised in R.S. Dag No. 557 under R.S. Khatian No. 453, at Mouza – Kodaliya, Police Station – Khardah, within the limits of New



Barrackpore Municipality, in the District of 24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS Smt. Hiran Bala Bhoumik, died on November 1975 leaving behind her two sons viz; Rabi Ranjan Bhoumik, Bhabaranjan Bhoumik alias Gouranga Bhoumik and two daughters viz; Minu Rani Bhoumik and Swapna Bhoumik as her legal heirs in respect of the aforesaid land.

AND WHEREAS Rabi Ranjan Bhoumik died intestate in the year 1978 leaving behind him his five sons viz; Dulal Chandra Bhoumik, Sagar Bhoumik, Kanti Bhoumik, Goutam Bhoumik and Swapan Bhoumik as his legal heirs in respect of his share in the aforesaid property. His wife predeceased him.

AND WHEREAS by a Deed of Gift dated 13.05.1981 registered at the office of the Registrar of Assurances Calcutta, copied in Book No. I, Being No. 4010 for the year 1981 Bhabaranjan Bhoumik alias Gouranga Bhoumik, Minu Rani Bhoumik, Swapna Bhoumik, Dulal Chandra Bhoumik, Sagar Bhoumik, Kanti Bhoumik, Goutam Bhoumik and Swapan Bhoumik, granted, transferred and assigned to Sri Basudeb Chowdhury, ALL THAT piece or parcel of land measuring an area 36 Satak comprised in R.S. Dag No. 557 under R.S. Khatian No. 453, at Mouza – Kodaliya, Police Station – Khardah now Gholia, within the limits of New Barrackpore Municipality, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Sri Basudeb Chowdhury, was thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 36 Satak comprised in

R.S. Dag No. 557 under R.S. Khatian No. 453, at Mouza – Kodaliya, Police Station – Khardah now Ghola, within the limits of New Barrackpore Municipality, in the District of 24-Parganas (North) and duly mutated his name in the records of New Barrackpore Municipality being Holding No. 107, Satyen Bose Sarani.

AND WHEREAS by a Deed of Conveyance dated 10.04.2012 registered at the office of the District Sub-Registrar – I, Barasat, copied in Book No. I, CD Volume No. 11, Pages 1115 to 1134, Being No. 02358 for the year 2012, Smt. Dolly Rani Chowdhury, Sri Basudeb Chowdhury described therein as the vendors, sold, transferred and conveyed to Mr. Gobindo Ghosh, Mrs. Santana Ghosh ALL THAT piece or parcel of "Danga" land measuring an area **08 Cottahs 10 Chittaks 41 Sq.ft;** comprised in R.S. Dag No. **554**, under R.S. Khatian No. **183** and an area **10 Cottahs 10 Chittaks 27 Sq.ft;** comprised in R.S. Dag No. **557**, under R.S. Khatian No. **453**, being total area **19 Cottahs 05 Chittaks 23 Sq.ft;** at Mouza – Kodaliya, Police Station – Khardah now Ghola, Holding No. 107, 107/A and 107/B, Satyen Bose Sarani, within the limits of New Barrackpore Municipality, J.L. No. 36, R.S. No. 93, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Mr. Gobindo Ghosh, Mrs. Santana Ghosh, the Vendors herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the "Danga" land measuring an area **08 Cottahs 10 Chittaks 41 Sq.ft;** comprised in R.S. Dag No. **554**, under R.S. Khatian No. **183** and an area **10 Cottahs 10 Chittaks 27 Sq.ft;** comprised in R.S. Dag No. **557**, under R.S. Khatian No. **453**, being total area **19 Cottahs 05 Chittaks 23 Sq.ft;** at Mouza – Kodaliya, Police Station – Khardah now Ghola, Holding No.



107, 107/A and 107/B, Satyen Bose Sarani, within the limits of New Barrackpore Municipality, J.L. No. 36, R.S. No. 93, in the District of 24-Parganas (North).

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of "Danga" land measuring an area **19 Cottahs 05 Chittaks 23 Sq.ft;** comprised in R.S. Dag No. **554, 557**, under R.S. Khatian No. **183, 453**, at Mouza – Kodaliya, Police Station – Khardah now Ghola, Holding No. 107, 107/A and 107/B, Satyen Bose Sarani, within the limits of New Barrackpore Municipality, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 90,00,000/-** (Rupees Ninety Lac) only.

**NOW THIS INDENTURE WITNESSETH THAT :-**

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 90,00,000/-** (Rupees Ninety Lac) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Danga" land measuring an area **19 Cottahs 05 Chittaks 23 Sq.ft;** comprised in R.S. Dag No. **554, 557**, under R.S. Khatian No. **183, 453**, at Mouza – Kodaliya, Police Station – Khardah now Ghola, Holding No. 107, 107/A and 107/B, Satyen Bose Sarani, within the limits of New Barrackpore Municipality, in the District of 24-Parganas (North), morefully described in the schedule

hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;