

803/13/04 P 123 T . 61857/ 2006



M.V. = 232/250

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03DD 069485

A 9889

DEED OF CONVEYANCE

Addl. Dist. Sub Registrar
South 24 Parganas

27/3/06

THIS DEED OF CONVEYANCE is made on this the 27th day

of February Two Thousand Four BETWEEN SRI JYOTIRMOY LAHA,
Son of Late Kashi Nath Laha by faith Hindu, by Occupation
Business residing at Garia Laha Bagan, Police Station -
Sonarpur, District - South 24 Parganas hereinafter called
and referred to as the "VENDOR" (which term or expression
shall unless excluded by or repugnant to the context be
deemed to mean and include his heirs, executors,
administrators, legal representatives and assigns) of the
ONE PART.

HIRA-Rules
Page-2, copy
4/11 (3f)

Certified that the duty is paid
Rs 71075/-
No. 293106
M. K. Ghosh

7821
27/3/06
27/3/06
Addl. Dist. Sub Registrar

Contd... 2.

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- A N D -

1. SRI RANJIT KUMAR DEY, Son of Late Bipin Behari Dey, by faith Hindu by occupation Business, 2. SMT. NALA RANI DEY, wife of Sri Ranjit Kumar Dey, by faith Hindu by Occupation Business, both residing at Premises No. 130, Boral Main Road, Atabagan West, Post Office - Garia, Police Station - Regent Park, Kolkata - 700084 hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administration, legal representatives and assigns) of the OTHER PART.


Contd...3.

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36054

Subj: Kr. Choudhary Adv.
of Alipore Judges Court (K-27)

Kolkata Collectorate
Treasury.


Treasurer.

Dated 20/11/2004

₹ - 75,000/-
@ - 15,000/-
90,000/-

Mak. Pura Day
w/o Panchajanya Karna
Day
1 Day Panchajanya Murti
w/o Panchajanya Murti
Panchajanya Day



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WHEREAS ALL THAT Piece and Parcel of land measuring 41 decimals out of which 5 decimals under Dag No.1093, 5 decimals under Dag No.1094, 8 decimals under Dag No.1097, 7 decimals under Dag No.1098 and 16 decimals under Dag No. 1111, appertaining to Khatian No. 465 of Mouza - Kaadabari, J.L. No.48, R.S. No.200, Touni No.14 Pargana - Nagura, Sub-Registry Office Alipore, Police Station - Tollygunge, thereafter Jadavpore at present Regent Park, District - South 24 Parganas, Originally belonged to 1) Nonir Sapui 2) Noniruddin Sapui, 2) Golar Sapui, 3) Mansur Ali Sapui, 4) Amina Bibi, 5) Gahidan Bibi, 6) Achiron Bibi.

Contd...4.

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36054
Sold to Sobhita K. Chaudhary Adv.
of Alipore Judge Court
Kol-22.

Kolkata Collectorate
Treasury.


Treasurer.

Dated 20/11/2004

₹ - 75,000/-
@ - 15,000/-
90,000/-



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= 4 =

AND WHEREAS the said Monir Sapui @ Haniruddin Sapui and others while thus seized and possessed of or otherwise well and sufficiently entitled to the said plot of land along with other properties sold transferred and conveyed the said properties to Sri Ashinath Laha, son of Late Bhabendra Kumar Laha of 10, Mohini Mohan Roy Road, Police Station - Bhowanipore, Kolkata - 700020 by virtue of a register Bengali Khabala or deed of sale dated 19.07.1948 registered at the office of the District Sub-Registrar at Alipore and recorded in Book No.1, Volume No.56, Pages 143 to 150 being No.2775 for the year 1948.

Cont...5.

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No. 36054
Billed to ... Subrata K. Choudhury & Co.,
of ... Alipore Judge Court
Vol. 27.

Kolkata Collectorate
Treasury.

[Signature]
Treasurer.

Date: 20/1/2004

Rs. 75,000/-
P. 15,000/-
90,000/-



12 MAR 2004

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AND WHEREAS thereafter such purchase the said Kashinath Laha mutated his name in the office of the Government Settlement/Office and during the Revisional Settlement his name was recorded in finally published record of right in respect of the said land.

AND WHEREAS all that piece and parcel of land measuring about 11 decimals appertaining to C.S. Dag No. 1095, C.S. Khatian No.13 of Mouza - Kamdahari, J.L. No.43, R.S. No.200, Touzi No.14, Pargana - Nagura, Police Station formerly Tollygunge at present Regent park, Sub-Registry Office at Alipore, District - South 24 Parganas within the limits of Kolkata Municipal Corporation originally belonged to Chunilal Dewan.

AND WHEREAS the said Chunilal Dewan while thus seized and possessed of or otherwise well and sufficiently entitle to the said plot of land sold transferred and conveyed the said plot of land to Sri Kashinath Laha by virtue of a registered of conveyance dated 13th day of March, 1948 registered at the office of the District Sub-Registrar at Alipore and recorded in Book No.1, Volume No.28, pages 129 to 132, being No.889 for the year 1948 and during the last Revisional Settlement the said land was recorded in R.S. Khatian No.406 in the name of said Kashinath Laha in finally published record of rights.

AND WHEREAS all that piece and parcel of land measuring 11 decimals more or less appertaining to Dag No.



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12 MAR 2004

A rectangular purple ink stamp is located in the lower center of the page. It contains the date "12 MAR 2004" in a bold, sans-serif font. Above the date, there is a handwritten number "12" in black ink. The stamp has a slightly irregular, textured appearance.

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1096, Khatian No.462 of Mouza - Kamdhari, Toure No.14, R.S. No.200, J.L. No.49, Sub-Registry office Alipore, Pargana - Magura, Police Station - Tollygunge at present Regent Park, District - South 24 Parganas originally belonged to Sri Sanat Kumar Mukhopadhyay, son of Late Raja Jyoti Kumar Mukhopadhyay who while exercising his ownership right executed a registered permanent deed of lease or Kabuliyat dated 12.04.1949 in respect of the said 11 decimals of land in favour of Kashinath Laha and the said deed was registered in the office of Sub-Registrar, Alipore and recorded in Book No.1, Volume No.30, pages 219 to 222 being No.1888 for the year 1949 and during 13th Revisional Settlement the said land was recorded in R.S. Khatian No.462 in the name of Kashinath Laha in finally published Record of Rights.

AND WHEREAS by virtue of the aforesaid registered deed of conveyance the said Kashinath Laha son of late Shabendra Kumar Laha of 10, Sohini Mohan Roy Road, Kolkata-700020 became the absolute owner of land measuring about 75 decimals in different bags and Khatians within the Kamdhari Mouza, District - South 24 Parganas and had been exercising his ownership right in respect of the said plots of land by mutating his name and paying taxes thereof.

AND WHEREAS the said Kashinath Laha while exercising his ownership right in respect of the said plots of land developed the same and time to time sold transferred and conveyed the land measuring about 40 decimals more or less



13/9/

out of 75 decimals to the different prospective buyers by registered deeds and the remaining 35 decimals of land was in his khas possession.

AND WHEREAS the said Kashinath Laha while thus seized and possessed of or otherwise well and sufficiently entitled to the plots of land measuring 12 Cottahs 14 Chittacks out of 35 decimals appertaining to R.S. Dag Nos. 1095, 1096, 1097 and 1098 R.S. Khatian No. 465 and R.S. Dag No. 1094/1624, 1097/1626, R.S. Khatian No. 462 of Mouza - Kamdhari, J.L. No. 49, R.S. No. 200 Touzi No. 14, Pargana - Nagura, Sub-Registry office Alipore District - South 24 Parganas entered into two separate agreements for sale dated 04.05.2001 with Sri Ranjit Kumar Dey and Smt. Saha Rani Dey, the Purchasers hereto with a view to sell out the said property at the rate of Rs. 70,000/- (Rupees Seventy Thousand) only per Cottah and on the date of execution of the agreement paid the sum of Rs. 4,00,000/- (Rupees Four Lacks) only to the said Kashinath Laha.

AND WHEREAS the said Kashinath Laha during his life time executed a will on 11th March, 2001 wherein he bequeathed all his moveable and immovable properties in favour of his son Sri Jyotirmoy Laha the Vendor herein. The said Kashinath Laha died on 02.02.2002 and after his death the said Jyotirmoy Laha, the Vendor herein being the executor and beneficiary of the said will applied for grant of probate of the said will executed by the said Kashinath Laha before the learned District Delegate at Alipore being Act 29



12 MAR 2004

Case No.141 of 2003 (P) and the probate of the said will was granted on 11th day of November, 2003.

AND WHEREAS by virtue of the said will the Vendor herein became the absolute owner of the properties left by the said Kashinath Laha and has been exercising all acts of ownership.

AND WHEREAS at present the Vendor is the absolute owner of plots of land measuring 4 cottahs under Dag No. 1095, Khatian No.465, 2 cottahs 2 chittacks under Dag No. 1096, Khatian No.465, 2 cottahs 12 chittacks under Dag No. 1097 Khatian No.465, 2 cottahs 8 chittacks under Dag No. 1098 Khatian No. 465, 8 chittacks under Dag No.1094/1624, Khatian No.462 and 1 cottah under Dag No.1097/1626 Khatian No 462 of Mousa - Kamdhari J.L. No.49 Tuzai No.14. R.S. No. 200 Police Station - Regent Park, District - South 24 Parganas under Ward No.111, Borough No.11 within the Kolkata Municipal Corporation and has been exercising all acts of ownership. The Vendor though applied for mutation in the office of the Municipality but the process of such mutation is going on.

AND WHEREAS the Vendor being in need of money as well as to fulfill the desire of his father agreed to sell the piece and parcel of land measuring 12 cottahs 14 Chittacks more or less comprised in 1 cottahs in Dag No.1095, Khatian No.465, 2 cottahs 2 chittacks under Dag No.1096, Khatian No.465, 2 cottahs 12 chittacks under Dag No.1097,



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Khatian No.465, 2 cottahs 8 chittacks under Dag No.1098,
Khatian No.465, 8 chittacks under Dag No.1094/1624 under
Khatian No.462 and 1 cottah under Dag No. 1097/1626 Khatian
no.462 of Mouza - Kamdahari J.L. No.49 Touzi No.14, R.S. No.
200, Police Station - Regent Park, District - South 24
Parganas under Ward No.111, Borough No.11 within the Kolkata
Municipal Corporation together with two tile shed room
3,900 Sft., Bamboo finishing structure
having an area of ~~1000 sq. ft. or there about~~ standing thereon at
or for a total consideration of Rs. 9,00,000/- (Rupees Nine
Lacks) only and the purchaser agreed to purchase the said
land subject to free from all encumbrances, charges liens
and liabilities.

NOW THIS INDEED WITNESSETH that in pursuance of
the said agreement and in consideration of the said sum of
Rs. 9,00,000/- (Rupees Nine lack) only well and truly
paid by the purchaser to the Vendor on or before the executi-
on of these presents and that being the full consideration
money of the said land messuages tenements and premises
(the receipt whereof the vendor doth hereby admit and
acknowledge as per memo of consideration hereunder written
and of and from the payment of the same and every part
thereof, the Vendor doth hereby acquit, release and forever
discharge the said purchaser as well as the said land
hereditaments messuages tenements and premises hereby sold)
the vendor doth hereby grant, transfer convey, sell, assure
and assign unto the purchaser ALL THAT piece and parcel of
bagu land measuring about 12 cottahs 14 chittacks more or
less comprised in 4 cottahs in Dag No.1095, Khatian No.465,

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2 cottahs 2 chittacks under Dag No.1096 Khatian No.465,
2 cottahs 12 chittacks under Dag No.1097 Khatian No.465,
2 cottahs 8 chittacks under Dag No.1098 Khatian No.465,
8 chittacks under Dag No.1094/1024 Khatian No.462 and 1
cottah under Dag No.1097/1026 Khatian No.462 of Mousa -
Kandahari, G.D. No.49, R.S. No.200, Touzi No.14, Pargana-
Magura, Sub-Registry office Alipore, Police Station -
Tollygunge at present Regent Park, District - South 24 Parga-
nas together with two tile shed rooms having an area of 100
square feet each standing thereon under Ward No.111, Borough
No.11 within the limit of The Kolkata Municipal Corporation
morefully and particularly described in the Schedule hereund-
er written as delineated in the map or plan annexed hereto
and shown by Red border lines or ~~HOWSOEVER OTHERWISE~~ the
said land message hereditaments, tenements and premises
now is or are or heretofore was or were situated, litted,
bounded, called, known, numbered, described or distinguished
TOGETHERWITH all paths, passages, ways, sewers, drains,
ditches water, watercourses and all other former and ancient
rights, lights, liberties, benefits, privileges, advantages,
easements, appendages and appurtenances whatsoever to the
said land messages, appendages and appurtenances whatsoever
to the said landmessages tenements and premises belonging
or in anywise appertaining thereto or usually held used
enjoyed and occupied therewith or reputed to belong or be
appurtenant thereto and the Reversion or reversions,
remainder or remainders and the rents issues and profits



THE STATE OF TEXAS
DEPARTMENT OF STATE
OFFICE OF THE CLERK
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thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into to upon the said land and every part thereof AND all the deeds, pattans, muniments, writings, evidences or title whatsoever relating to or concerning with the said land messuages tenements and premises and every part thereof which now are or hereafter may be in the custody, power, control or possession of the vendor or any person or persons from whom the said vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land hereditaments messuages tenements and premises so to be unto the said purchaser absolutely for ever free from all encumbrances and the vendors doth hereby covenant with the purchaser that notwithstanding any act, thing, deed, matters, whatsoever made done executed or knowingly suffered to the contrary the vendor now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey sell the said land message tenements and premises hereby sold or expressed or intended to be unto and to the use of the said purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents AND the purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said land hereditaments messuages tenements and premises or every part thereof and pay the rents and taxes, of appropriate authorities upon getting his name duly mutated in the office of the J.L.R.O. concerned as well as in the Calcutta Municipal Corporation and receive



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the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever of any person or lawfully or equitably claiming from under or in trust for the vendor or any of his predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the purchaser indemnified from or against all charges, estates, encumbrances created by the vendor or any of his predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming as aforesaid FURTHER the vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the vendor shall and will from time to time or at all times hereafter at the costs and requests of the purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments passages and premises to and unto the said purchaser as shall or may be reasonably required.

The vendor also declares that the land hereby has not been previously leased, mortgaged, sold or in any way transferred by the vendor and there is no charge, lien, lispendens or any attachment nor has been acquired by Govt. of West Bengal or by any local body and no such notice has been served upon the vendor. The said land is not the subject matter of any case, suit or proceeding pending before



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any Court of Law. The Vendor sold the said land while having good and marketable title and free from all encumbrances and delivered Khas possession of the said land to the purchaser.

If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any fraud is detected hereafter the Vendor shall be liable for the same.

If any error or omission is transpired in this Deed in future the vendor shall at the costs and requests of the purchaser do and execute or cause to be done and executed any supplementary deed or deed of rectification declaration in favour of the purchaser free of any remuneration.

The vendor also declares that the purchaser his heirs, executors, successors, successors, representatives, administrators and assigns shall be entitled to use the 24 feet wide C.M.C. Public Road with right to take electric, tap water, gas, telephone etc., connections through the said 24 feet Wide C.M.C. Public Road with all easement rights thereto.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring 12 Cottahs 14 Chittacks more or less under Mouza-Kandahari, J.L. No.49, R.S.No.200, Touzi No.14, Pargana-Magura, Sub-Registry Office Alipore, Police Station-Regent Park, District 24-Parganas (South), together with Kutcha Bamboo finishing structure having an area of 3,900 Sft., ~~together with kutcha~~ ~~structure having an area of 3,900 Sft.~~ standing thereon under

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Ward No. 111 Borough No. 11 within the limits of The Kolkata Municipal Corporation comprising in different Dags, Khatians and measurements as hereunder written.

<u>Khatian No.</u>	<u>Dag No.</u>	<u>R</u>	<u>Ch.</u>	<u>Sft.</u>
465	1095	4	0	0
465	1096	2	2	0
465	1097	2	12	0
465	1098	2	0	0
462	<u>1014</u> 1624	0	0	0
462	<u>1097</u> 1620	1	0	0
		12	14	0

12 (Twelve) Cottahs 14 (Fourteen) Chittahs of land more or less as shown in the plan annexed hereto and delineated with Red border being latted and bounded as follows :-

- ON THE NORTH BY : Land and house of Smt. Nita Dutta
- ON THE EAST BY : House of Vendor and land under Dag No. 1096.
- ON THE SOUTH BY : Land house of Smt. Sumanda Roy and Sri Soument Roy.
- ON THE WEST BY : C.N.C. Road.



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IN THE WITNESS WHEREOF the Vendor hereto set and subscribed his hand and seal on this the day, month year first above written.

WITNESS :

1. Ajit Kumar Bhattacharyya
Late Lalit Mohan Bhattacharyya
143, Kanungo Park, Flat No. 3
Garia, Cal - 700084

2. Souvik Kr. Seal
C/O. Subodh Bis. Seal
50/F. Kalipada Mukherjee Bldg.
Barracks, Kolkata - 700008

[Signature]

Vendor.

Ranjit Kumar Ray

Prepared by me :

Ranjit Kumar Deb Nath, Dligit
ADVOCATE.

Mala Rai Dey

Purchasers.

Typed by me :

Kanchan Prasad
Kanchan Prasad.

12 MAR 2004

Thumb 1st finger middle finger ¹⁴⁴ ring finger small finger



left hand

right hand



Name *Jyoti...*

Signature *Jyoti...*



left hand

right hand



Name

Signature *Rajit...*



left hand

right hand



Name

Signature *Mela...*



left hand

right hand

Name



12 MAR 2001

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MEMO OF CONSIDERATION :


Received the sum of Rs. 9,00,000/- (Rupees Nine Lack) only from the abovenamed purchaser being the full consideration money paid by the purchaser to the Vendor in the manner hereunder written.

<u>Date</u>	<u>Bank</u>	<u>Cheque No.</u>	<u>Amount</u>
4.4.01	Indian overseas Bank, Garia Branch	87693	Rs. 50,000/-
4.5.01	DO	847698	Rs. 50,000/-
26.5.01	DO	343601	Rs. 1,50,000/-
23.5.02	U.B.I. S.G. Patul- ia Branch.	875967	Rs. 1,00,000/-
9.12.02	DO	875971	Rs. 50,000/-
29.6.01	S.B.I. Garia Bran- ch.	102085	Rs. 1,00,000/-
21.10.01	DO	102086	Rs. 1,00,000/-
19.11.03	DO	102097	Rs. 2,40,000/-
	Cash		Rs. 60,000/-
			<hr/> Rs. 9,00,000/-

(Rupees Nine Lack) only.

WITNESS :

1. Ajit Kumar Bhattacharya
Case - 2000084


Vendor.

2. Louis K. K. Lal

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