

013-13/01 P. 123 T. 61859/2106

2



MV = 232/2501

R. P. Form
2324
A9885

Stamp No. 03DD 069485

03DD 069485

Sp 20550

DEED OF CONVEYANCE

A 9889

27/2/06

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 Lahabagan, 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.

Certified That the deficit Stamp duty Rs 71075 by Bank Draft No. 293105 From M. K. Saha

Deficit Stamp duty Rs 7821 As per M.R. No. 01373/05

Contd...2.

Addl. Dist. Sub Registrar Alipore South 24 Parganas

27/2/06

Addl. Dist Sub-Registrar. Alipore South 24 Parganas

1711

36056
Sold to Sulrate Km. Choudhary, D. Sr.
of Alipara Judges Court Kat 27.

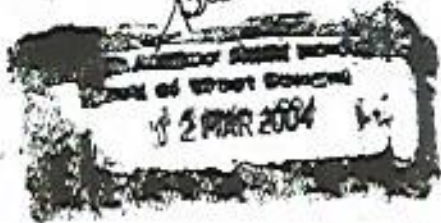
Kolkata Collectorate
Dated 20/3/2004
Executive



of the execution
to the power of
15,000
15,000

[Handwritten notes and signatures]
Rajit Kumar Das
B. P. Behar Das
P. Mahapatra

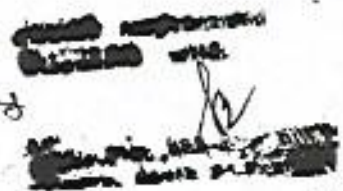
Shattacharya



[Handwritten signature]

Ranjit Kumar Das

Mala Rai Das



Shattacharya



Identified by me 12/3/04
Anon C. Mahapatra
Advocate

125



03DD 069486

= 2 =

- A N D -

1. SRI RANJIT KUMAR DEY, Son of Late Bipin Bahari Dey, by faith Hindu by occupation Business, 2. SMT. MALA 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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36059

Subrata K. Choudhury, IAS,
Alipore Judges Court, Calcutta-22.

Kolkata Collectorate
Treasury.

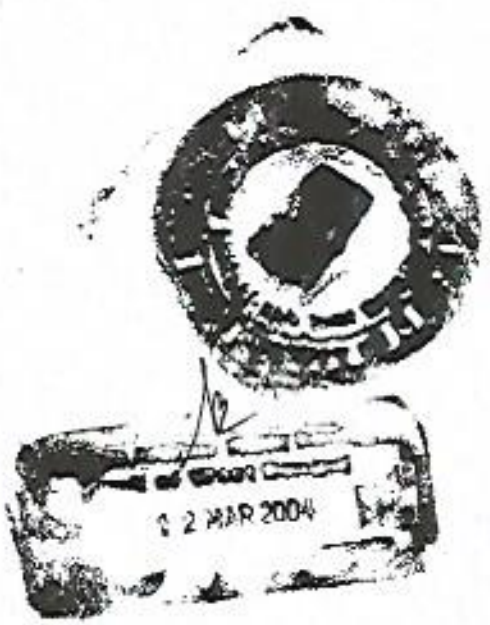
[Signature]
Treasurer.

Dated 20/11/2004.

30 - 75,000/-
20 - 15,000/-

90,000/-

Made Paise Day
w/o Rangit Kumar
Day
of 130 Bawal Man
Ret No 2 84 Hobson west
Windy 11 Talley.



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03DD 069487

= 3 =

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 - Kamdahari, J.L. No.49, R.S. No.200, Touzi No.14 Pargana - Magura, Sub-Registry Office Alipore, Police Station - Tollygunge, thereafter Jadavpore at present Regent Park, District - South 24 Parganas, Originally belonged to 1) Monir Sapui @ Moniruddin Sapui, 2) Golap Sapui, 3) Mansur Ali Sapui, 4) Amina Bibi, 5) Gahidan Bibi, 6) Achiren Bibi.

Contd...4.

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at 36054
Sold to Sachin K. Chaudhary
of Alipore Judges Club
Kol-22.

Kolkata Collectorate
Treasury.


Treasurer.

Dated 20/11/2004

₹ - 75,000/-
@ - 15,000/-
90,000/-





02BB 789484

- 4 -

AND WHEREAS the said Monir Sapui @ Maniruddin Sapui and others while thus siezed 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 Kashinath Laha, Son of Late Bhabendra Kumar Laha of 10, Mohini Mohan Roy Road, Police Station - Bhowanipore, Kolkata - 700020 by virtue of a register Bengali Kobala 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.

Contd...5.

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Sl. No. 36054
Sold to Sankata K. Choudhary & Co.,
of Alipore Judges Court
Vol. 27.

Kolkata Collectorate
Treasury.

[Signature]
Treasurer.

Dated 20/11/2004.

30 - 75,000/-
① - 15,000/-
90,000/-



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 - Magura, 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.465 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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1096, Khatian No.462 of Mouza - Kamdahari, Touze No.14,
R.S. No.200, J.L. No.49, Sub-Registry office Alipore,
Pargana - Nagura, 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 ownersh-
ip 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 last 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
Bhabendra Kumar Laha of 10, Mohini Mohan Roy Road, Kolkata-
700020 became the absolute owner of land measuring about
75 decimals in different bags and Khatians within the
Kamdahari 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

Contd...7.

= 7 =

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out of 75 decimals to the different prospective buyers by registered deeds and the remaining 35 decimals of land was in his life 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 - Kamdahari, J.L. No. 49, R.S. No. 200 Touzi No. 14, Pargana- Magura, 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. Mala 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 39

19/11

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 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 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 fulfil the desire of his father agreed to sell the piece and parcel of land measuring 12 cottahs 14 Chittacks more or less comprised in 4 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.465 and Khatian under Dag No. 1097/1624 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 ~~17,100 square feet~~ 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 lispendens.

NOW THIS INDENTURE 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 tenaments 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 tenaments and premises hereby sold)
 the Vendor doth hereby grant, transfer convey, sell, assure
 and assign unto the purchaser ALL THAT piece and parcel of
 bastu 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,
 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 Mouza -
Kandahari, J.L. 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, butted,
 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

12/9

thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor unto to upon the said land and every part thereof and all the deeds, pattahs, muniments, writings, evidences of 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 messuage tenements and premises hereby sold or expressed or intended so 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 peaceably 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 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 request 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-Kamdahari, J.L. No.49, R.S.No.200, Touzi No.14, Pargana-Masura, Sub-Registry Office Alipore, Police Station-Roget Park, District 24-Parganas (South), together with Kutchha Bamboo finishing structure having an area of 3,900 Sft., ~~together with the~~ ~~standing thereon under~~ 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>K</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	8	0
462	<u>1094</u> / <u>1624</u> /	0	8	0
462	<u>1097</u> / <u>1626</u> /	1	0	0
		12	14	0

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

ON THE NORTH BY : Land and house of Smt. Mita Dutta
 ON THE EAST BY : House of Vendor and land under Dag No. 1096.
 ON THE SOUTH BY : Land house of Smt. Sunanda Roy and Sri Soument Roy.
 ON THE WEST BY : C.M.C. Road.

Contd...15.

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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. *Cijit Kumar Bhattacharyy*
Late Lalit Mohan Bhattacharyy
143, Kanungo Park, Flat No. 3
Garia, Cal - 7000084

2. *Souvik Kr. Seal*
C/O, Subodh Kr. Seal
50/E, Kalipada Mahapatra Rd,
Barracks, Kolkata - 700008

[Signature]

Vendor.

Ranjit-kumar Ray

Mala Ran Dey

Prepared by me :

Ranjit Kumar Deb Nath
ADVOCATE.

Purchasers.

Typed by me :

Kanchan Prasad
Kanchan Prasad.

Thumb 1st finger middle finger ring finger small finger



left hand

right hand

Name *Jyoti Singh*

Signature *Jyoti Singh*



left hand

right hand

Name

Signature *Ravindra Kumar*

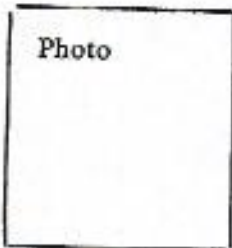


left hand

right hand

Name

Signature *Mala Ravi Dey*



left hand

right hand

Name

Signature

MS

MEMO OF CONSIDERATION :

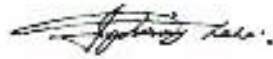
Received the sum of Rs. 9,00,000/- (Rupees Nine Lack) only from the slaveowner purchaser being the full consideration money paid by the purchaser to the Vendor in the manner hereunder written.

<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. B.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 Bhattaraj
Case: 700084



Vendor.

2. Sonu K. K. Lal