

Deed. 4376 for 2007. A.D.S.R

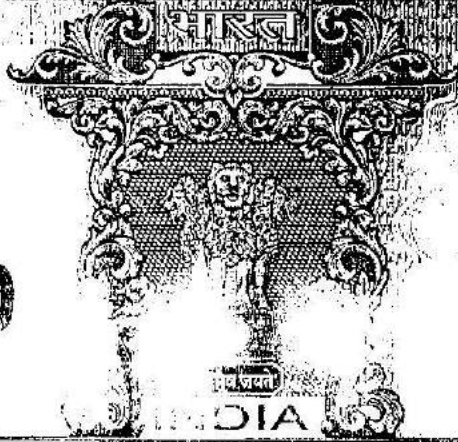
1

भारतीय गैर न्यायिक

दस  
रुपये

TEN  
RUPEES

रु. 10



INDIA NON JUDICIAL

3489

2007  
5-6  
7-5  
8-9  
17-15

पश्चिम बंगाल WEST BENGAL

13AA 951350

enr. 1615 Date: 22.8.07

Copy of Deed no- 4376/07  
At A.D.S.R Office, Suri



*[Handwritten signature]*

25001 22/8/07

Handwritten notes and signatures at the top of the page, including a signature that appears to be 'V. Chatterjee'.

...	2.00
...	5.60
...	7.50
...	10.00
...	9.80
...	38.00
...	10.00
...	<u>29.90</u>

Handwritten notes below the table, including a signature and the date 22/8/07.

22/8/07

High Court, Calcutta  
25/1A, Anath Nath Deb Lane  
Kolkata - 700037  
(M) : 9830027083

(3)  
Seen the Regd Deed for  
Plan No. 475, Q. No. 2007-08  
W. No. 475, Q. No. 2007-08  
V. Chatterjee  
Suri Municipality

5187

4376



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

The amount deposited 009114  
 B/c of Rs. 1650/-  
 No-816689

add. Dist. Sub. Registrar  
 SURI, BIRBHUM

10/08/2007

*(Faint handwritten notes and signatures)*  
 A-12107  
 5/23  
 @L  
 Dist. Sub. Registrar  
 SURI, BIRBHUM  
 20/8/2007

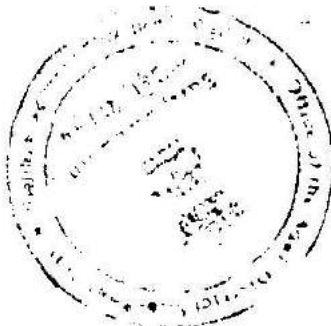
**DEED OF CONVYANCE**

THIS INDENTURE is made on this 07th day of August 2007  
 BETWEEN SMT. SONALI MONDAL, wife of L.P. Mondal and  
 daughter of Late Dwijapada Ghosh, by faith - Hindu, residing at  
 Lalpur Chowk, Ranchi, P.S. Lalpur, District : Ranchi, Jharkhand,  
 hereinafter referred to as "the VENDOR" (which expression shall

(M) : 9830027083

**10 AUG 2007**  
SRI. BIRBHUM  
Sd/- Dist. Registrar

to read / ...  
by ... / ...  
but ...  
Name ...  
Sd/- ...  
Sd/- ...



...  
...  
...  
...  
...

**Krishna Das**  
Sd/- ...  
Sd/- ...  
Sd/- ...

...  
...  
...  
...  
...

...  
...  
...  
...  
...



**10 AUG 2007**  
Sd/- ...  
Sd/- ...

Sd/- Dist. Registrar  
SRI. BIRBHUM

7988

...

...  
...  
...

*[Handwritten signature]*



...  
...  
...  
...  
...

...  
...  
...

8 AUG 2007

...

Brambha pada Sa

unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives, successors and assigns) of the **ONE PART** represented by **SRI BRAMBHA PADA GHOSH**, son of Late **D.NITAPADA** Ghosh, residing at Suri, Rabindrapally, Dubarajpur Road, Birbhum, (vide Power of Attorney in Book No.IV, Deed No. 1067 for the year 2007 registered office at the D.S.R. - Ranchi).

**AND**

**BENGAL PEERLESS HOUSING DEVELOPMENT COMPANY**

**LIMITED**, a joint sector company of West Bengal Housing Board and The Peerless General Finance and Investment Co. Ltd., incorporated under the provisions of Companies Act, 1956, and having its registered office at 6/1A, Moira Street, "Mangal Deep", Ground Floor, Kolkata - 700 017, hereinafter referred to as "**the PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the **OTHER PART**

**WHEREAS** one Pasupathi Ghosh inherit the Schedule property hereunder written. Pasupathi Ghosh died intestate leaving behind his three sons namely (1) Tapapada Ghosh, (2)

*Pranabha Pasu's Share*

Dwijapada Ghosh and (3) Gurupada Ghosh after demised of the Pasupathi Ghosh his three sons became absolute owners of the undivided 1/3<sup>rd</sup> share of the said property left by Pasupathi Ghosh.

AND WHEREAS by a Registered Family Settlement Deed which was registered at the District Sub-Registry office Suri vide Deed No.231 for the year 1994 (1) Tapapada Ghosh, (2) Dwijapada Ghosh and (3) Gurupada Ghosh divided their undivided said property.

AND WHEREAS Tarapada Ghosh died intestate leaving behind his wife, two sons and six daughters Vendor Nos 1 to 8 mentioned herein before. They became the absolute owners of the said property morefully described in the Schedule "A" hereunder written.

AND WHEREAS Dwijapada Ghosh died intestate his wife, two sons and One daughter namely Smt. Sonali Mondal, Vendor herein. After demised of the Dwijapada Ghosh his daughter became the absolute owner of the 1/4<sup>th</sup> share of the said property more fully described in the Schedule hereunder written.

*Pasambha Pedda Shree*

4

**AND WHEREAS** Vendor has inherited the property she is the sole and absolute owner of the land and mutated her name in the records of BLRO and Suri Municipality, hereditaments the property morefully described in the Schedule hereunder written (hereinafter referred to as the "**SAID PROPERTY**") and have absolute power of disposition over the same and the Said Property.

**AND WHEREAS** the Vendor willing to sale the property morefully described in the schedule hereunder and purchaser willing to purchase the said property Schedule with a valuable consideration of Rs.1,10,510/- (Rupees One lac Ten thousand Five hundred and Ten) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of a sum of Rs.1,10,510/- (Rupees One lac Ten thousand Five hundred and Ten) only paid of the lawful money of the Union of India well and truly paid by the purchaser to the vendor at or before the execution of these presents (the receipt whereof the vendor do and each one of them doth hereby as also by the receipt hereunder

*Bramble-pade Street*

written admit and acknowledge and of and from the same and every part thereof acquit release and discharge the purchaser of the said property the vendor do and each one of them doth hereby grant transfer convey assure and assign unto and in favour of the purchaser **ALL THAT** the piece and parcel of Danga land measuring an area described in the Schedule hereunder written free from all encumbrances charges liens lispences, mortgages etc. of whatsoever nature **OR HOWSOEVER OTHERWISE** the said property and or any part thereof now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all the common passages liberties privileges easements and appurtenances belonging to or appurtenant thereof and the reversion or reversions remainder or remainders rents issues and profits and all covenants and indemnities heretofore executed in respect of and in favour of or in any manner relating to the said property and also together with all rights advantages benefits privileges liberties in respect of the said property hereditaments hereby conveyed or intended or expresses so to be and all the estate right title interest claims and demands whatsoever of the vendor into or upon the said property hereditaments or any part thereof **TOGETHER WITH** all deeds paths and muniments of title exclusively relating to or concerning



*Pyramble Pinda Govt*

the said property or any part thereof which now are or hereafter shall or may be in the possession of power or control of the vendor or any other person or persons from whom he may procure the same without any action or suit and all the benefits of any covenant for the production of documents contained in any documents **TO HAVE AND TO HOLD** the said property hereby granted or expressed or intended so to be unto and to the use of the purchaser absolutely and for ever. The Vendor hereby covenant with the purchaser that notwithstanding any act deed or thing done by the vendor or any of their predecessors and ancestors in title deed executed or knowingly suffered to the contrary the vendor are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equivalent thereto without any manner or condition use trust or other things whatsoever to alter defect or make void the same and that notwithstanding any such act deed or things whatsoever as aforesaid the vendor have now in themselves good right full power and absolute authority to grant convey sell transfer the said property and hereby granted to express to so be unto and to the use of the purchaser in the manner aforesaid and that the

*Promissory Note*

purchaser their successor or heirs legal representatives and assigns shall and may at all times hereafter peaceably or equitably possess and enjoy the said property and receive the rents issued and profits and interest thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them and free and clear and freely and clearly and absolutely acquitted exonerated discharged by the vendor and well and effectively saved kept harmless and indemnified of from and against all demands matters estate right title and interest lie n charges and encumbrances whatsoever done suffered occasioned or made by the Vendor or any of their predecessors and ancestors in title of any person or persons lawfully or equitably claiming from under or in trust for them and further the vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said land and property or any of them or any part thereof shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further better and more perfectly assuring the said property and premises and every part

*As per the page 8*

thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

The vendor do and each one of them doth hereby irrevocably nominate, constitute and appoint in their place and stated and put and depute the purchaser to be the true and lawful attorney of the vendor to act on their behalf and in their name and to do all such things as the said Attorney shall think fit and in particular to ask demand sue for recover possession realize any kind due and receive vacant possession the said property transferred and every apart thereof from all persons liable to delivery or pay the same respectively and on delivery the possession thereof or to pay any amount or on delivery or payment thereof to give valid and effective receipts and discharged for the same respectively and to sign execute and registered any declaration, rectification and have the same registered before the appropriate registration office as well as to sign execute affirm, any plaint, petition written statement pleadings affidavit etc. and to engage advocates etc. to commence and prosecute or defend any action suit or other proceedings whatsoever relating to the said land debts and outstanding hereby transferred or any part thereof and also to adjust settle compound compromise all accounts transactions suits and proceedings whatsoever relating thereto and for all or

*Pranabha-pada-Swami*

9

any of the purpose aforesaid to use the name of the Vendor but at the cost of the purchaser and from time to time appoint substitute or substitutes and revoke such appointment at pleasure and generally to execute perform and do any other act deed or things whatsoever in relation to the said property as aforesaid as fully and effectually as the vendor could personally do if these presents has not been executed by the vendor. The Vendor hereby ratifying and confirming and agreeing to ratify and confirm whatsoever the purchaser or any substitute appointed by it shall do execute or cause to be done or executed and also agreeing not to revoke the power hereby conferred or any part thereof at any hereinafter.

**THE SCHEDULE OF THE LAND ABOVE REFERRED TO**

**ALL THAT** piece and parcel of 1/4<sup>th</sup> Danga land measuring or containing more or less 3 (Three) Shatak under Dag No.500 and 14 (Fourteen) Satak under Dag No.501 at Mouza Abdarpur, L.R. Khatian No. 115/89, J.L. No. 97, under Police Station Chowki, Sub-Registry Office - Suri, District Birbhum under Suri Municipality, Ward No.5.

*Mrambika pada Girde*

IN WITNESS WHEREOF the parties set and subscribe their respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the Vendor in the presence of :-

**WITNESSES:**

- 1. Hemaprasad Sinha  
Advocate  
High Court, Calcutta

*Mrambika pada Girde*  
Constituted Attorney  
of SMT SONALI MONDAL

\_\_\_\_\_  
VENDOR

- 2. Krishnan Das  
Sri Sankar Das

**SIGNED, SEALED AND DELIVERED**

by the Purchaser in the presence of:-

**WITNESSES:**

- 1. Hemaprasad Sinha  
Adv.

For Bengal Peerless Housing Development Co. Ltd

*P. Naha Ray*  
P. NAHA RAY  
Officer (Accounts)

\_\_\_\_\_  
PURCHASER

- 2. Krishnan Das  
Sri Sankar Das

**RECEIVED** of and from the within-mentioned Purchaser herein the sum of Rs.1,10,510/- (Rupees One lac Ten thousand Five hundred and Ten) only by the within-named Vendor/ Landowners as full and final settlement of the transaction hereinbefore recited as per Memo of Consideration below:

**MEMO OF CONSIDERATION**

By Cash R.B.I. Notes

Rs. 1,10,510.00

Rs. 1,10,510.00  
=====

(Rupees One lac Ten thousand Five hundred and Ten) only

**WITNESSES:**

1. Haraprosad Sinharoy  
Adv.

*Bramha Prada Sinha  
Constitutee Attorney  
of Sant Sonali Mondal.*























2. *Keishoren Das*  
*Sewri Saha W. Roy*

\_\_\_\_\_  
VENDOR

Drafted by :

*Haraprosad Sinharoy.*  
HARAPROSAD SINHARÖY  
Advocate  
High Court, Calcutta

**SPECIMEN FORM FOR TEN FINGERPRINTS**

 <i>Aravinda Pada Sanku</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 <i>Prady</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
PHOTO	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
PHOTO	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Not to be used for of this document which has not yet been trans- mitted to the nearest office				

*Aravinda Pada Sanku*

*Nalini Kumar Sanku*  
22/8/07

Checked by  
*Aravinda Sanku*  
22/8/07

Not to be used for  
of this document which  
has not yet been trans-  
mitted to the nearest office

Attd. Dist. Sub. Registrar  
SURI, BIRBHUM 22/8/07

DATED THIS 09<sup>th</sup> DAY AUGUST 2007

B E T W E E N

SMT. SONALI MONDAL

the VENDOR

AND

BENGAL PEERLESS HOUSING  
DEVELOPMENT COMPANY LIMITED

PURCHASER



DEED OF CONVYANCE

**HARAPROSAD SINHARROY**

**Advocate**

High Court, Calcutta

25/1A, Anath Nath Deb Lane

Kolkata - 700037

(M) : 9830027083

37

(3)

Seen the Regd Deed for  
Nov. H. No. Mutation  
w.s.f. 9<sup>th</sup> Aug. 2007-08

W  
Chairman  
Guri Municipality