

Deed. 4377 for 2007 A.D.S.R

(2)

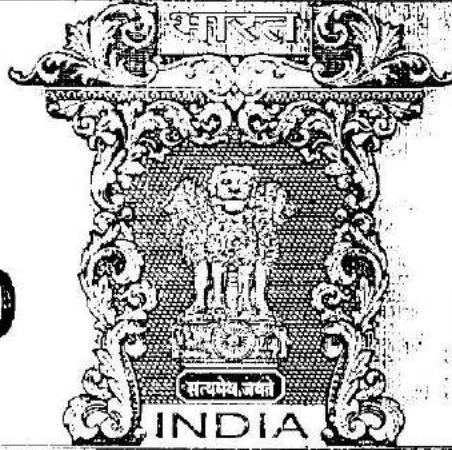
भारतीय गैर न्यायिक

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TEN  
RUPEES

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Rs.10



INDIA NON JUDICIAL

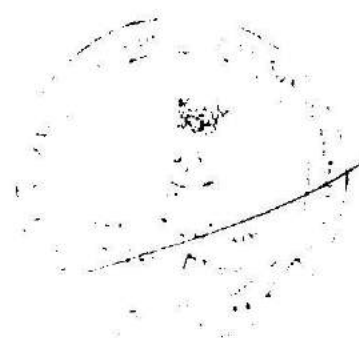
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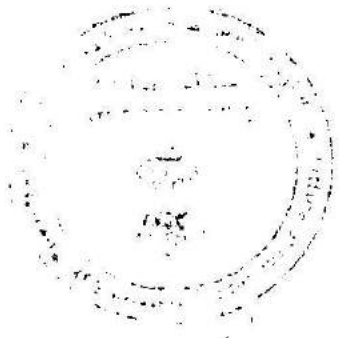
13AA 951351

1616 date: 22.8.07

Copy of Deed no. 4377 for  
At A.D.S.R Office, Sri



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MINTAS TRANS  
ESTADO DE QUEROQUENA

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*Cojofre*  
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*5.000*  
*5.000*





Sourin Chakraborty

Late Tarapada Ghosh, (5) **SMT. TRIPTI GHOSH**, wife of Niraj Ghosh and daughter Late Tarapada Ghosh, (6) **SMT. DIPTI GHOSH**, wife of Monotosh Ghosh and daughter Late Tarapada Ghosh, (7) **MISS MADHUMITA GHOSH**, daughter Late Tarapada Ghosh, (8) **SMT. KITHU GHOSH (SUTRADHAR)**, wife of Shri Ranjit Sutradhar and daughter Late Tarapada Ghosh, (9) **SMT. MINOTI GHOSH**, wife of Late Dwijapada Ghosh, (10) **SRI BISHNUPADA GHOSH**, son of Late Dwijapada Ghosh, (11) **SRI BRAMENAPADA GHOSH**, son of Late Dwijapada Ghosh and (12) **SRI GURUPADA GHOSH**, son of Late Pasupati Ghosh, all by faith - Hindu, all residing at Surali Rabindrapally, District : Birbhum, P.S. Chokri, hereinafter collectively referred to as "**the VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the **ONE PART** represented by **SRIMAN CHATTARAJ**, son of late Alakanandan Chattaraj, residing at Helampur Rajbari, Thana Chowki, Sub-Registry Office - Dubrajpur, District - Birbhum (vide Power of Attorney in Book No.IV, Deed No. 175 for the year 2007 registered office at the D.S.R. - Suri).

**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.,

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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) Dwijapada Ghosh and (3) Gurupada Ghosh after demised of the Pasupathi Ghosh his three sons became absolute owners of the undivided  $1/3^{\text{rd}}$  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** Tapapada 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

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*Sri M. Chatterjee*

said property morefully described in the Schedule "A" hereunder written.

AND WHEREAS Dwijapada Ghosh died intestate his wife and two sons Vendor Nos. 9 to 11 and one daughter Smt. Soma Mondal. After demise of the Dwijapada Ghosh his wife, Smt. Soma daughter became the absolute owner of the said property more fully described in the Schedule "B" hereunder written.

AND WHEREAS Gurupada became the absolute owners of his inherit property as per family settlement Deed No.231 for the year 1994 morefully described in the Schedule "C" hereunder written.

AND WHEREAS Vendors has inherited the property they are the sole and absolute owner of the land and mutated their names in the records of BLRO and Suri Municipality. hereditaments the property morefully described in the Schedule "A", "B" and "C" 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 Vendors willing to sale the property morefully described in the schedule hereunder and purchaser willing to purchase the said property Schedule "A" with a valuable consideration of Rs. 208120/- (Rupees two lacs <sup>eight</sup>



Srinivas Chetty

thousand One hundred and ~~twenty~~ only, Schedule "B" with a valuable consideration of Rs.3,31,530/- (Rupees Three lacs Thirty one thousand Five hundred and Thirty) only and Schedule "C" with a valuable consideration of Rs.2,08,120/- (Rupees ~~two~~ ~~lacs~~ ~~eight~~ thousand One hundred and ~~twenty~~ only .

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of a sum of Rs.7,47,770/- (Rupees Seven lacs forty Seven thousand Seven hundred & Seventy) only paid of the lawful money of the Union of India well and truly paid by the purchaser to the vendors at or before the execution of these presents (the receipt whereof the vendors do and each one of them doth hereby as also by the receipt hereunder 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 vendors 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 "A", "B" and "C" hereunder written free from all encumbrances charges liens lispendences, mortgages etc. of whatsoever nature **OR HOWSOEVER OTHERWISE** the said property and or any part thereof now is or are or heretofore were situated butted bounded called known numbered described



Southern Attorney

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 vendors into or upon the said property hereditaments or any part thereof **TOGETHER WITH** all ditches paths and muniments or title exclusively relating to or concerning 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 vendors 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 Vendors hereby covenant with the purchaser that notwithstanding any act deed or thing done by the vendors or any of their predecessors and ancestors in title deed executed or knowingly suffered to the

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contrary the vendors 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 of condition use trust or other things whatsoever to alter defeat or make void the same and that notwithstanding any state act deed or things whatsoever as aforesaid the vendors 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 s. b. state and to the use of the purchaser in the manner aforesaid and that the purchaser their successors 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 issues and profits and interest thereof without any lawful evasion interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for them and free and clear and freed and clearly and absolutely acquitted exonerated discharged by the vendors and well and effectively saved kept harmless and indemnified of from and against all demands matters estate rights title and interest lie in charges and encumbrances whatsoever done suffered occasioned or made by the vendors or any of their

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predecessors and ancestors in title of any person or persons lawfully or equitably claiming from under or in trust for them and further the vendors 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 assuming the said property and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

The vendors do and each one of them doth hereby irrevocably nominate, constitute and appoint in the place and stated and put and depute the purchaser to be the true and lawful attorney of the vendors 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 part 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

Section 40

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 any of the purpose aforesaid to use the name of the Vendors but at the cost of the purchaser and to or at any 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 vendors could personally do if these presents has not been executed by the vendors. The Vendors hereby ratifying and confirming and agreeing to ratify and confirm whatsoever the purchaser or his 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

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THE SCHEDULE "A" OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring or containing more or less 8 (Eight) Shatak under Dag No.500 & 00 (Zero zero) Satak under Dag No.501 at Mouza Abdarpur, L.R. Khatian No. 115/55, J.L. No. 97, under Police Station Chowki, Sub-Registry Office - Suri, District Birbhum under Suri Municipality, Ward No.5.

THE SCHEDULE "B" OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of <sup>3/4</sup> Danga land measuring or containing more or less <sup>2.25 Satak</sup> 3 Three Shatak under Dag No.500 and <sup>14</sup> Fourteen Satak under Dag No.501 at Mouza Abdarpur, L.R. Khatian No. 115/55, J.L. No. 97, under Police Station Chowki, Sub-Registry Office - Suri, District Birbhum under Suri Municipality, Ward No.5

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THE SCHEDULE "C" OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring or containing more or less 8 (Eight) Shatak under Dag No.500 and 00 (Zero Zero) Satak under Dag No.501 at Mouza Abdarpur, L.R. Khatian No 115/51, J.L. No. 97, under Police Station Chowki, Sub-Registry Office - Suri, District Birbhum under Suri Municipality, Ward No.5.

Samin Chatterjee

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 vendors in the presence of-

WITNESSES

1. Hemapada Saha  
Adv.  
High Court, Calcutta

2. Krishna Das

Samin Chatterjee

Constitute attorney  
of Smt Parul Ghosh, Late  
Sarat Chandra Ghosh, Late  
Ghosh family, Ghosh,  
T. P. Ghosh, D. P. Ghosh,  
M. K. Ghosh, M. T. Ghosh,  
Ghosh (Sudhakar), M. Ghosh,  
Ghosh, Bishinagar Ghosh,  
Bramhabrata Ghosh &  
Sarat Chandra Ghosh

VENDORS

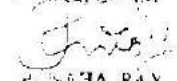
SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of-

WITNESSES:

1. Hemapada Saha  
Adv.

2. Krishna Das  
Sami Senapati Das

For Bengal Peerless Co. Ltd. (Registered in India)  
  
BINAYA RAY  
Officer (Accounts)

PURCHASER

Bharat Chelbany

Sourmendu

RECEIVED of and from the within-mentioned Purchaser herein the sum of Rs. 7,47,770/- (Rupees Seven Lacs Forty Seven thousand Seven hundred and Seventy only) by the within-named Vendors, Landowners as full and final settlement of the transaction heretofore recited as per Memo of Consideration below:

MEMO OF CONSIDERATION

By Cash R.B.I. Notes

Rs. 7,47,770.00

Rs. 7,47,770.00

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Rupees Seven Lacs Forty Seven thousand Seven hundred and Seventy only  
Sourmendu Chelbany  
Crossed & Attorneys

**WITNESSES:**

1. Haraprosad Sinharoy  
Adv.











































Of Smt Parul Ghosh, Sri Sri bapada Ghosh, Santosh Ghosh, Purnima Ghosh, Tripti Ghosh, Dipti Ghosh, Madhumita Ghosh, Mithu Ghosh (Sukteshar), Himoti Ghosh, Bishrupata Ghosh & Anubrata Ghosh,

VENDORS

2. Kari Shyam Das  
Sachin Sengupta Roy  
Drafted by:  
Haraprosad Sinharoy  
HARAPROSAD SINHARAY  
Advocate  
High Court, Calcutta



**SPECIMEN FORM FOR TEN FINGERPRINTS**

 <i>Soumen Odhary</i>						
	(Left Hand)					
						
	(Right Hand)					
	 <i>Enay</i>					
		(Left Hand)				
						
(Right Hand)						
PHOTO						
		(Left Hand)				
						
	(Right Hand)					
	PHOTO					
		(Left Hand)				
						
(Right Hand)						

Specimen (not used)

COMPARED BY  
*Mela Kumar*  
 22/8/07

CHECKED BY  
*Barun Kumar*  
 22/8/07

verified to be used. Copy  
 of this document which  
 has not yet been trans-  
 mitted to the Record Dept.

Addl Dist SAs Registrar  
 SURI, BIRBHUM  
 22/8/07

DATE  
DATED THIS 07<sup>th</sup> DAY AUGUST 2007

B E T W E E N

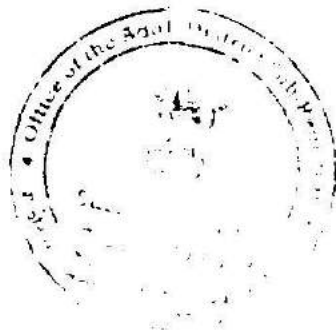
SM. FARUL GHOSH & ORS.

the VENDORS  
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