

Deed. 4378 107 2007 7/10/07

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

3489

2.00
15.60
13.50

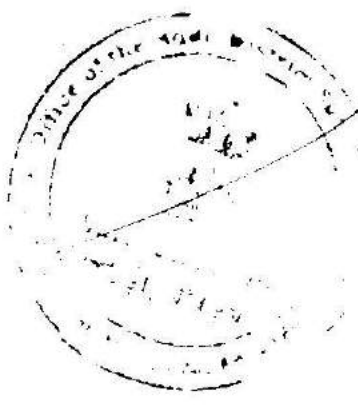
210 ST

असकिय प्रकरणसंगत WEST B. NO. 1

13AA 951352

CCNO : 1615 Date : 22.8.07

Copy of Deed no - 4378/07
At A.O.S.R Office, Suri



[Handwritten signature]

17-8-2007

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2609 22/6/09

কাল	
কেন্দ্র	
সংখ্যা	(6)
তারিখ	
স্বাক্ষর	

KIMR
MIL
M

১০/১০/০৭
১০/১০/০৭

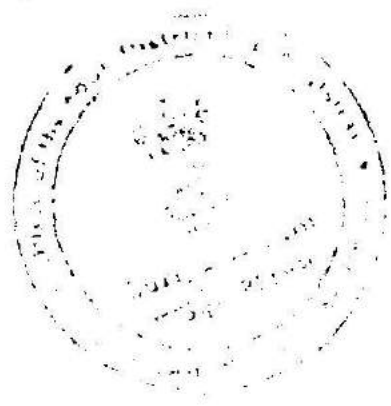
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২	৫.৬০
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	২৫.৬০

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ADD. DIST. JUDGE
SIRSI, PURBURA

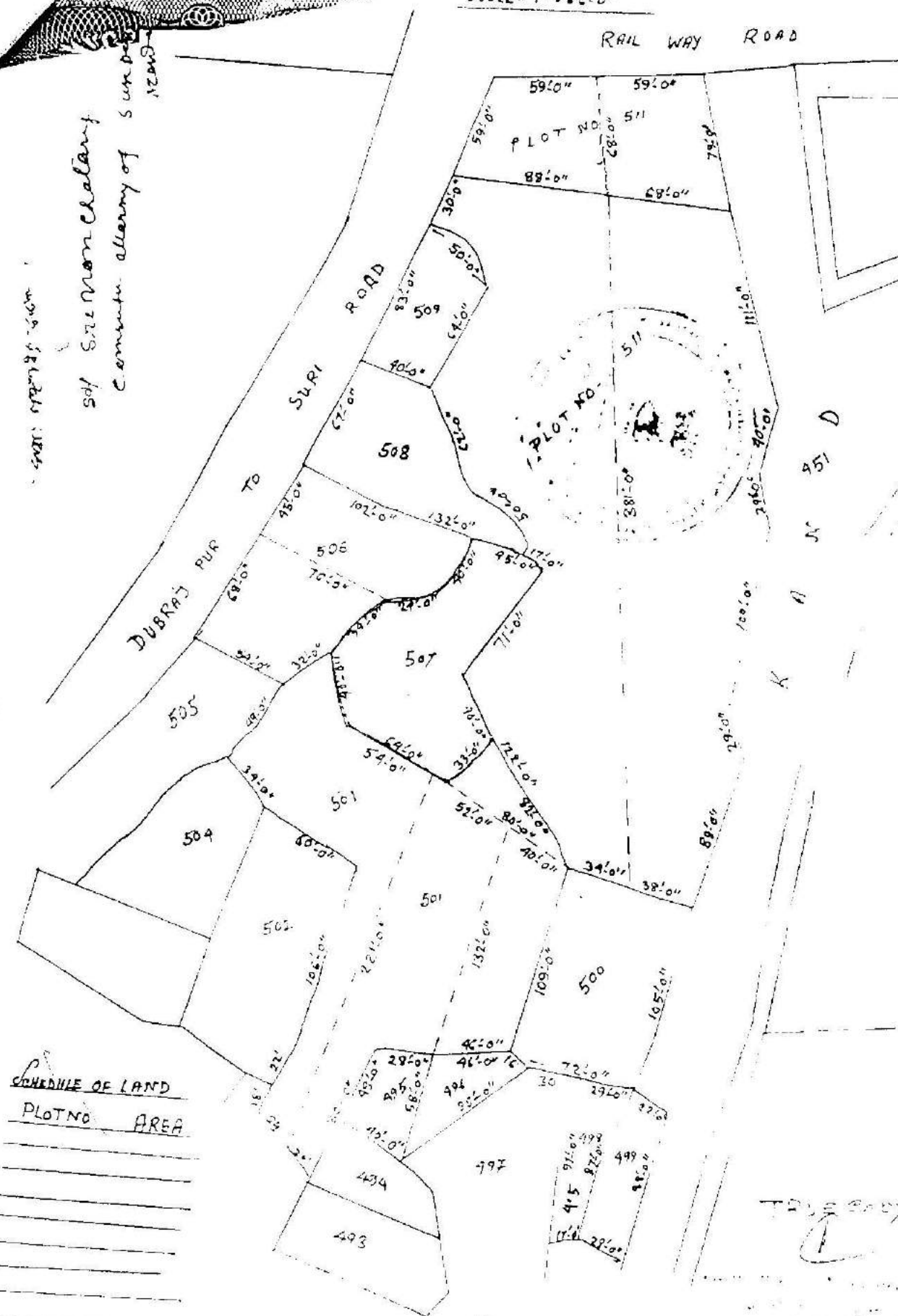
22/8/07



THE ROAD SHOWING OF MOUZA-ABDAR PUR. ALICE 197 P.S. SUN. DISTRICT, M.L.
SCALE - 1" = 660'

RAIL WAY ROAD

507 S. K. GORAI
507 S. N. SEN
Cementu alleyway of 5' width
Grazing



SCHEDULE OF LAND

PLOT NO.	AREA

Drawn by
S. K. Gorai
S. N. Sen
L.A. 18/04/01

DEED LAND PORTION OF R-SPOT NO 507

S. N. Sen
Armed. Sur
22/8/01

AK AREA 19 DEED. SHOW AS

22/8/01

-5387-

D-1378.

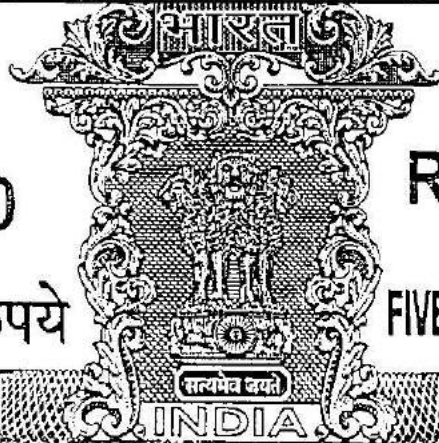


रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

44/1/2007/24690/16/8/07
 B.C.N. No. 24690/No-816770
 DT-16/8/07

009414

Administrative stamp rule 11 and also as per
 Section 17 of the Public L.R. Act
 1968 such stamp is not required
 Stamp duty is not required from stamp duty
 collector in the state of West Bengal
 Section 17 of the Public L.R. Act 1968
 Section 17 of the Public L.R. Act 1968

A-5434/

E-7/

5441/

20/8/2007

DEED OF CONVEYANCE

THIS INDENTURE is made on this 17th day of August, 2007
 BETWEEN (1) SRI SUKDEV MONDAL, son of Late Ram Pada
 Mondal, by faith - Hindu, by occupation - farmer, residing at
 Abdarpur, P.S. Chowki, Suri, Birbhum represented by SRIMAN
 CHATTARAJ, son of Shri Alakanandan Chattaraj, residing at

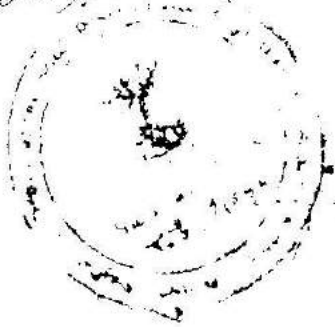
NAME _____
ADD. 508, Five Raivang, only
MT _____

MAHAPATRA SINGHARAY
Advocate
High Court, Calcutta

REGISTERED TO THE DISTRICT OF _____
A.M. No. 17 of August
_____ of _____
_____ of _____
_____ of _____

[Handwritten signature]

REGISTERED TO THE DISTRICT OF _____
A.M. No. _____ of _____



[Handwritten signature]



7528

140/141 Sub-Registrar
Calcutta

17 - 2007

R. V. Sri man Chatteray
S/O Alakendran Chatteray
of Hetampur Rajouri
P.S. - Dubrajpur as constituted
attorney for - Sukumar Mondal
(2) Gangadhar Mondal
S/O Lt. Haripada Mondal
of Abdurpur P.S. - Siva
Dist. - Birbhum
MC No. _____
by _____

REGISTERED TO THE DISTRICT OF _____
A.M. No. _____ of _____

[Handwritten signature]



7529

[Handwritten signature]



Kar Lick Mondal
S/O _____
of _____
Trans. _____
Dist. - Birbhum
MC No. _____
by _____

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

17 - 2007

25/1A, Station
Kolkata - 700031
(M) : 9830027083

Hetampur Rajbari, Thana - Chowki, Sub-Registry Office -
Dubrajpur, District - Birbhum (vide Power of Attorney in Book
No. IV, Deed No. 173 for the year 2007 registered at office of the
D.S.R. - Sun and (2) SRI GANGADHAR MONDAL, son of Late
Haripada Mondal, by faith - Hindu, of the District - Birbhum
residing at Abdarpur, P.S. Chowki, Sun, Birbhum West Bengal
jointly referred to as "the VENDORS" (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 ONE PART.

AND

BENGAL PEERLESS HOUSING DEVELOPMENT COMPANY
LIMITED, a joint sector company of West Bengal Housing Co. Ltd.
and The Peerless General Finance and Investment Co. Ltd.,
incorporated under the provisions of Companies Act, 1956, and
having its registered office at 67/A, Main Street "Bhawan
Deep", Ground Floor, Kolkata - 700 017, West Bengal,
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 Basudeb Mondal, son of Late Ram Pasha
Mondal, Basanta Kumari Dasi Ghosh, wife of Late Pashup,

Ghosh, Mahadeb Mondal, son of Late Ram Pada Mondal, Sukdev Mondal, son of Late Ram Pada Mondal, Gangadhar Mondal, son of Late Haripada Mondal, inherited the property measuring an area 19 Satak in Dag No. 507, Khatian No. 135, 139, 166, 203 and 48, Mouza - Abderpur, Suri, Birbhum morefully described in the Schedule hereunder written.

AND WHEREAS by a Registered Family Settlement Deed which was registered at the Registrar Authorised office of Registrar Birbhum vide in Volume No. 21, Pages 137 to 148, being Deed No.1816 for the year 1997 (1) Basudeb Mondal, (2) Basanta Kumari Dasi Ghosh, (3) Mahadeb Mondal, (4) Sukdev Mondal and (5) Gangadhar Mondal, divided their undivided said property.

AND WHEREAS according to said Family Settlement Deed Sukdev Mondal became the absolute owner $8\frac{1}{2}$ satak out of 19 Satak in Dag No. 507, Khatian No. 204, Mouza - Abderpur, J.L. No. 97, Suri, Birbhum morefully described in the Schedule "A".

AND WHEREAS according to said Family Settlement Deed Gangadhar Mondal became the absolute owner $10\frac{1}{2}$ satak out of 19 Satak in Dag No. 507, Khatian No. 48, Mouza -

Abderpur, J.L. No. 97, Suni, Birbhum morefully described in the Schedule "B"

AND WHEREAS Vendors who have inherited the property they are the sole and absolute owner of the land and entered their names in the records of B.L.R.O. and Suri Muzung of hereditaments the property morefully described in the Schedules "A" and "B" 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.2,21,450/- (Rupees Two Lacs Twenty One Thousand Four Hundred Fifty) only, Schedule "B" with a valuable consideration of Rs 2,73,050/- (Rupees Two Lacs Seventy Three thousand Fifty) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Verbal agreement and in consideration of a sum of Rs.4,94,500/- (Rupees Four Lacs Ninety Four Thousand Five Hundred) 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" and "B" 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 vendors unto or upon the said property hereditaments or any part thereof **TOGETHER WITH**

all deeds paths and muniments of 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 return or sale 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 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 such 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 so be unto and to the use of the purchaser in the manner aforesaid and that the 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 Vendors 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 vendors and well and effectively saved kept harmless and indemnified of from and against all demands matters estate right title and interest lien charges and encumbrances whatsoever done suffered occasioned or made by the Vendors 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 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 assuring 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 their 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 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 any of the purpose aforesaid to use the name of the Vendors 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 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 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 "A" OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring or containing more or less $8\frac{1}{2}$ satak out of 19 Satak in Dag No. 507, Khatian No. 48, Mouza - Abderpur, J.L. No. 97, P.S. Suri, District Birbhum under Suri Municipality, Ward No.5.

THE SCHEDULE "B" OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring or containing more or less $10\frac{1}{2}$ satak out of 19 Satak in Dag No. 507, Khatian No. 48, Mouza - Abderpur, J.L. No. 97, P.S. Suri, District Birbhum under Suri Municipality, Ward No.5.

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

SIGNED, SEALED AND DELIVERED
by the Vendors in the presence of:-

WITNESSES:

1. Hananobad Sankaroy
Advocate
High Court, Calcutta

2. Keishoren Das
Sami Sankaroy Das

Signature
of SRI SANKAR

Signature of...

VENDORS

SIGNED, SEALED AND DELIVERED
by the Purchaser in the presence of:-

WITNESSES:

1. Hananobad Sankaroy
Advocate

2. Kajal Kr. Pal
Malayguri Sankaroy
B. B. Chatterjee

For Bengal Foreign Housing Development Co. Ltd.
Signature
P. NAHA RAY
Officer (Accounts)

PURCHASER



RECEIVED of and from the within-mentioned Purchaser herein the sum of Rs.4,94,500/- (Rupees Four Lacs Ninety Four Thousand Five Hundred) only by the within-named Vendors/ Landowners as full and final settlement of the transaction hereinbefore recited as per Memo of Consideration below:

MEMO OF CONSIDERATION

SCHEDULE - 'A'

By cash in RBI Notes

2,21,450.00

Rs. 2,21,450.00

(Rupees two lac twenty one thousand four hundred fifty-)
only

Soumonchallan
constituted attorney
of SRI SUKDEV MONTAGI

WITNESSES:

1. Karishma Das
S/o Sushma Das

2. Kajal Mr. Pal

VENDORS

SCHEDULE - 'B'

Pay cash in RBI Notes

2,73,050 00

Rs. 2,73,050 00(Rupees two lac Seventy three thousand fifty
only)

WITNESSES:

1. Krishna Das

2. Rajat Kumar

VENDORS

Drafted by :

Haraprosad Sinharoy
HARAPROSAD SINHARROY
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

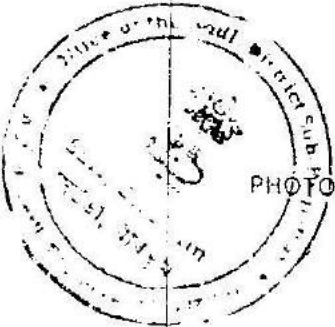
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S. S. ...



S. S. ...



Compared by
Nalaka Kumar Saini

Checked by
Bhajan Lal
22/8/07

Notified to be true
if this document which
has not yet been
witnessed in the presence of

[Signature]
D. S. Sub Registrar
SURI, PUNJAB
22/8/07

...
 ...
 ...

REGISTERED
DATED THIS 17 DAY AUGUST 2007
REGISTERED

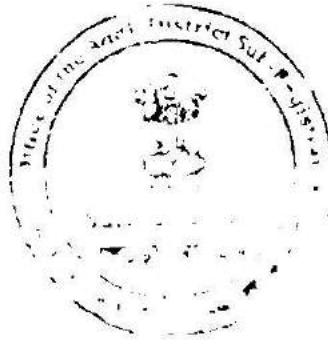
B E T W E E N

SRI SUKDEV MONDAL & ANR.

the VENDORS
AND

BENGAL PEERLESS HOUSING
DEVELOPMENT COMPANY LIMITED

PURCHASER



DEED OF CONVEYANCE

[Handwritten notes and signatures]

[Handwritten notes and signatures]

HARAPRODAD SINHAROY

Advocate

High Court, Calcutta

25/1A, Anath Nath Deb Lane

Kolkata - 700037

(M) - 9830027033

Handwritten (Sawjati an, B)

seen the Regd Deed to
No. H. No. 1/2007
and the 17/8/2007-08

[Signature]
Chairman
Gurj Municipality