

Deed 4379 for 2007 A.D.S.R. (4)

3489

2.5
15.60
7.50
21.20
P/c 3000

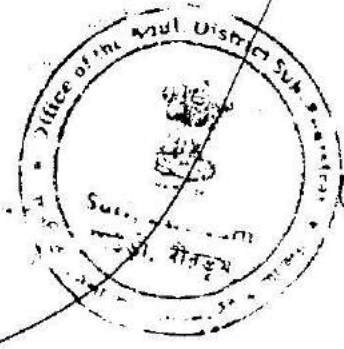


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AA 951353

e no. 1613 Date: 22.8.07.

Copy of Deed no - 4379/07
At A.D.S.R. Office, Suri



26605 22/8/07

Handwritten notes and a signature, possibly 'Suri'.

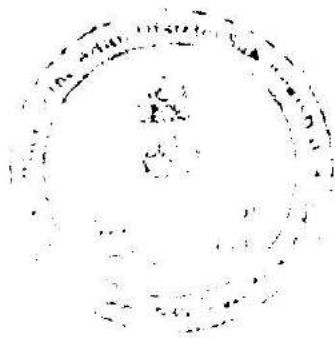
Handwritten notes, possibly 'Kumar' and 'Mishra'.

| |
|-------|
| 2.00 |
| 5.60 |
| 7.50 |
| 3.00 |
| 14.00 |
| 30.00 |
| 17.00 |

Handwritten notes and a signature, possibly 'Suri'.

22.8.07

22/8/07

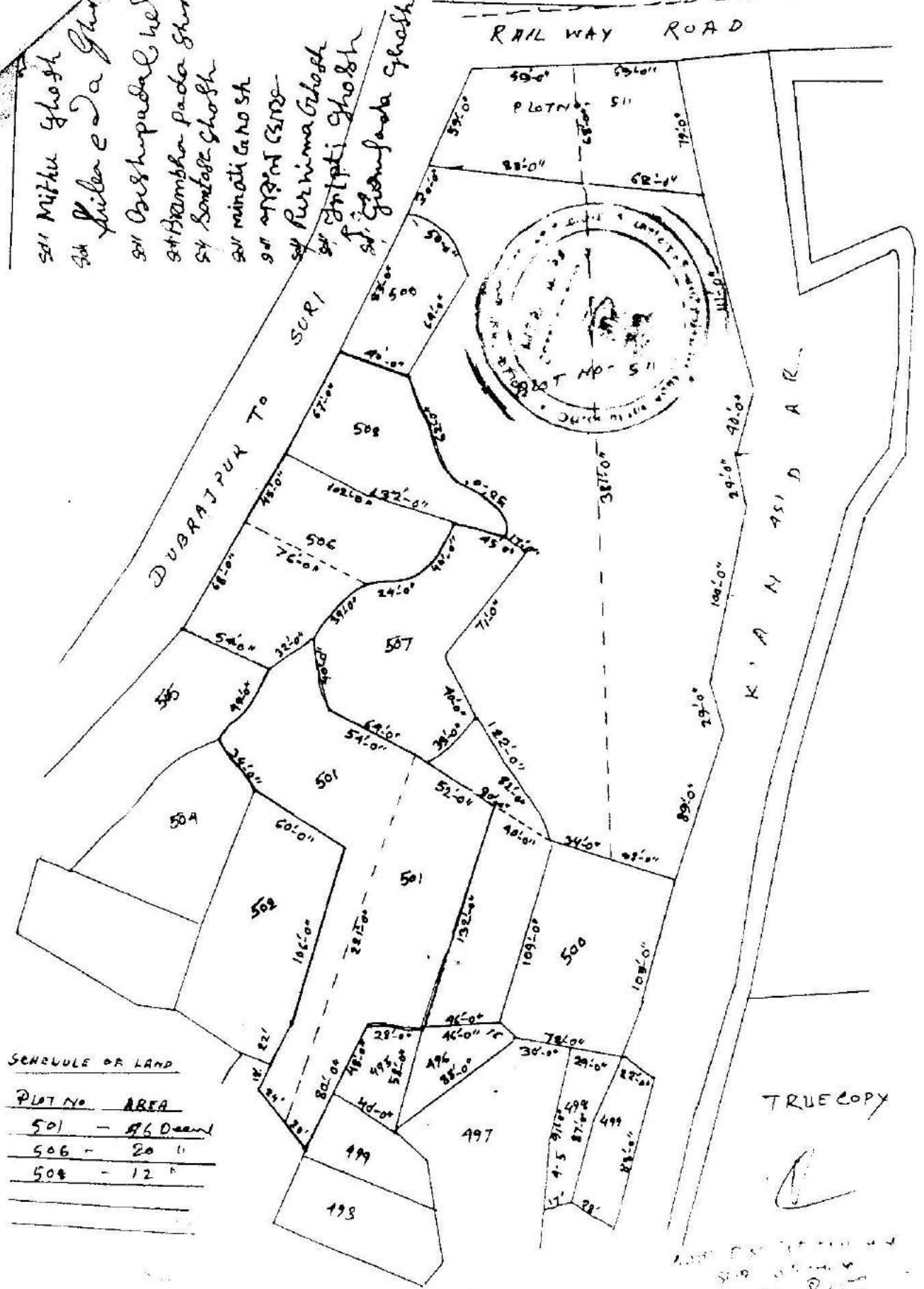


HARAKRUSAD SINHA
 Advocate
 High Court, Calcutta
 25/1A, Anath Nath Deb Lane
 Kolkata - 700037
 (M) : 9830027083

See the Road Dead for
 M.T. No. 2007-08
 21/8.07

THE MAP SHOWING OF MOUZA. ABDARPUR. J. LN 97. ~~ABDARPUR. J. LN 97. ABDARPUR. J. LN 97.~~
 SCALE 1" = 100' 0"

- 501 Mithu Ghosh
- 502 Shikha e Da Ghosh
- 503 Bishupadal wala
- 504 Bramha Pada Ghosh
- 505 Santosh Ghosh
- 506 Minati GANDSA
- 507 ANANT GANDSA
- 508 Purvima Ghosh
- 509 Anipti Ghosh
- 510 Gyanfada Ghosh



SCHEDULE OF LAND

| PLOT NO. | AREA |
|----------|---------|
| 501 | 96 Deam |
| 506 | 20 " |
| 508 | 12 " |

TOTAL 78 Deam

REFERENCE

DEED LAND PORTION OF R.S. PLOTS 501, 506, & 508

AN AREA 78 DEAMPL SHOWN AS:

Drawn by S.K. Ghosh
 S. N. Ghosh
 L. No 1834/01

Witnessed by
 S. N. Ghosh
 Amin Suni, 2218107.

TRUE COPY

Handwritten signature and notes at the bottom right.

P. 5383

P. 4379



14.8

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

009413
 B/C of M. 49000 No-816772 dt-16/8/07
 B/C of M. 29618)-NO-816781 dt-17/8/07
 B/C of M. 23050)-NO-816771 dt-16/8/07
 Total Amount of 3 Bk size
 is 101660

Permissible under full rate and also US
 5 (1) of the ART. R. Act
 1952
 Stamp duty is encl. 500/- stamp duty
 under the India Stamp Act 1899
 Schedule I A No. 1899/6
 Process Fee Paid

A-19547
 E-7
 19559
 Total = 106 66/-
 Add Dist. Stamp
 GUR
 20 AUG 2007

DEED OF CONVYANCE

THIS INDENTURE is made on this 17th day of August, 2007
 BETWEEN (1) SM. PARUL GHOSH, wife of Late Tarapada Ghosh,
 (2) SHIBAPADA GHOSH, son of Late Tarapada Ghosh, (3)
 SANTOSH GHOSH, son of Late Tarapada Ghosh, (4) SMT.
 PURNIMA GHOSH, wife of Late Bibekananda Ghosh and daughter

14 AUG 2007

NAME

ADD

MT

5000/- Five Thousand only

HARAPROSAD SINHAROY
Advocate
High Court, Calcutta

Presented for registration on

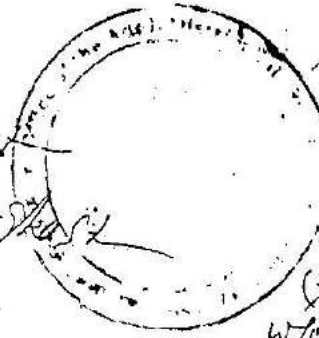
A.M./P.M. of the day

200... at the A.S.R. Suri

Office, Birbhum

The Examinant / Claimant

M.P. No. 2007
S. 2007
M.P. No. 2007
S. 2007



(1) Gurupada Ghosh
S/O Lt. Postupati Ghosh of Rabindrapally,
P.S. Suri (2) Parul Ghosh
W/O Lt. Tarapada Ghosh
(3) Shibapada Ghosh (4) Santosh Ghosh
S/O Lt. Tarapada Ghosh

(5) Purna Ghosh
W/O Lt. Bikarananda Ghosh

(6) Tripti Ghosh
W/O Nitay Ghosh

add Dist. Sur. Registrar
SURI BIRBHUM

(7) Dipati Ghosh all of Suri
Rabindrapally P.S. Suri Dist. Birbhum

(8) Mithu Ghosh W/O Kanait Sutaraha

(9) Minati Ghosh W/O Lt. Dwijapada Ghosh
P.S. Rabindrapally Suri Dist. Birbhum

(10) Brankapada Ghosh S/O Lt. Dwijapada Ghosh all of Rabindrapally Suri P.S. Suri Dist. Birbhum

Gurupada Ghosh

T.J. checked with
A.S.R. Suri
Birbhum
on 20/8/07

Gurupada Ghosh



Gurupada Ghosh
S/O Lt. Postupati Ghosh
Rabindrapally
P.S. Suri
Dist. Birbhum

Kartick Mondal
S/O Kartick Mondal
Rabindrapally
P.S. Suri
Dist. Birbhum

20/8/2007

of Late Tarapada Ghosh, (5) **SMT. TRIPTI GHOSH**, wife of Niraj Ghosh and daughter of Late Tarapada Ghosh, (6) **SMT. DIPTI GHOSH**, wife of Monotosh Ghosh and daughter of Late Tarapada Ghosh, represented by Santosh Ghosh, son of Late Tarapada Ghosh, residing at Suri Rabindra Pally, Birbhum (Vide Power of Attorney in Book No.IV, Deed No.31 for the year 2007, registered at office of ADSR Suri) (7) **MISS MADHUMITA GHOSH**, daughter of Late Tarapada Ghosh, represented by Santosh Ghosh, son of Late Tarapada Ghosh, residing at Suri Rabindra Pally, Birbhum (Vide Power of Attorney in Book No.IV, Deed No.31 for the year 2007, registered at office of ADSR Suri) (8) **SMT. MITHU GHOSH (SUTRADHAR)**, wife of Shri Ranjit Sutradhar and daughter of Late Tarapada Ghosh, (9) **SMT. MINOTI GHOSH**, wife of Late Dwijapada Ghosh, (10) **SRI BISHNUPADA GHOSH**, son of Late Dwijapada Ghosh, (11) **SRI BRAMBHAPADA GHOSH**, son of Late Dwijapada Ghosh, (12) **SMT. SONALI MONDAL**, wife of Sri L.P. Mondal and daughter of Late Dwijapada Ghosh, represented by **BRAMBHAPADA GHOSH**, son of Late Dwijapada Ghosh, residing at Suri Rabindra Pally, Birbhum, (vide Power of Attorney in Book No.IV, Deed No. 1067 for the year 2007 registered at the office of D.S.R. - Ranchi) and (13) **SRI GURUPADA GHOSH**, son of Late Pasupati Ghosh, all by faith - Hindu, all residing at Suiiri Rabindrapally, District : Birbhum, P.S. Choki, hereinafter collectively 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 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 inherited 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 demise of the Pasupathi Ghosh, his three sons became absolute owners of the undivided 1/3rd 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 and two sons Vendor Nos. 9 to 12. After demised of the Dwijapada Ghosh his wife, sons and 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 inherited 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 at 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.4,93,644/- (Rupees Four Lac Ninety Three Thousand Six Hundred Forty Four) only, Schedule "B" with a valuable consideration of Rs.7,90,050/- (Rupees Seven Lac Ninety Thousand Fifty) only and Schedule "C" with a valuable consideration of Rs.4,93,644/- (Rupees Four Lac Ninety Three Thousand Six Hundred Forty Four) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Verbal agreement and in consideration of a sum of Rs.17,77,338/- (Rupees Seventeen Lacs Seventy Seven Thousand Three Hundred Thirty Eight) 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 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 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 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 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 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 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 lie n 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 23 (Twenty three) Satak, under Dag No.501 and 10 (Ten) Shatak under Dag No.506 at Mouza Abdarpur, L.R. Khatian No. 115/85, 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 Danga land measuring or containing more or less 12 (Twelve) Shatak under Dag No.508 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.

THE SCHEDULE "C" OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring or containing more or less 23 (Twenty three) Shatak under Dag No.501 and 10 (Ten) Satak under Dag No.506 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.

RECEIVED of and from the within-mentioned Purchaser herein the sum of Rs. 17,77,338/- (Rupees Seventeen Lacs Seventy Seven Thousand Three Hundred Thirty Eight) 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

| Name of the Bank & Branch | SCHEDULE - 'A' | DD. NO. & Date | Amount in Rs. |
|--|---------------------|---------------------|--------------------------|
| State Bank of Saurashtra Bhawanipore Branch | 053107 dt. 14.08.07 | By Cash in RBI Note | 4,00,000.00 93,644.00 |

Rs. 4,93,644.00

(Rupees four lac ninety three thousand six hundred four) only

WITNESSES:

1. Ramesh Chandra Kher
2. Surojit Sarkar

Santosh Chandra
Shilpa Chandra
Purnima Chandra
Mithu Chandra
Pratik Chandra
Pratik Chandra
VENDORS For & on behalf of SMT. B. O. MANGAL

D
H.

A
G

| Name of the Bank & Branch | <u>SCHEDULE - 'B'</u> DD NO. & Date | Amount in Rs. |
|--|--|---------------|
| State Bank of Saurashtra Bhawanipore, Kol | 053113, 14 05 07 | 1,00,000.00 |
| - DO - | 053111, 14 05 07 | 4,90,050.00 |
| - DO - | 053112, 14 05 07 | 2,00,000.00 |

Rs 7,90,050.00

(Rupees Seven Lac ninety thousand fifty
only

Mithal chesht

Bish-pal jain

Brambha pada sarda

WITNESSES:

1. *A*
1. *A*
Dheerwad Hussain Khan

2. *A*
Sudjit Sankar

VENDORS

| <u>Name of Bank & Branch</u> | <u>SCHEDULE - 'C'</u> <u>D. D. No. & Date</u> | <u>Amount in Rs</u> |
|---|--|---------------------|
| State Bank of Saurashtra Bhawanipore, KOL. | 053108, 14 08 07. | 1, 00, 000. 00 |
| - Do - | 053109, 14 08 07 | 1, 00, 000. 00 |
| - Do - | 053110, 14 08 07 | 1, 00, 000. 00 |

By cash in RBI Note

1, 93, 644. 00

Rs. 4, 93, 644. 00

(Rupees four lac ninety three thousand Six hundred forty four only)

WITNESSES:

1. *Dheema D. Mukherjee Khem.*




2. *Surojit Sankar*

Gurupada Ghosh

VENDORS

Drafted by :
Haraprosad Sinharoy
HARAPROSAD SINHARROY
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

| PHOTO | | | | | |
|---|--------------|------|--------|------|--------|
| | Little | Ring | Middle | Fore | Thumb |
|  | (Left Hand) | | | | |
| | | | | | |
| | (Right Hand) | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| | Little | Ring | Middle | Fore | Thumb |
|  | (Left Hand) | | | | |
| | | | | | |
| | (Right Hand) | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| | Little | Ring | Middle | Fore | Thumb |
|  | (Left Hand) | | | | |
| | | | | | |
| | (Right Hand) | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| | Little | Ring | Middle | Fore | Thumb |













































1234

84

Shubra...













































S. S. S. S. S.

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|---|---|---|---|---|---|
|  |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |
|  |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |
|  |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |
|  |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |

M. H. Ghosh
 M. H. Ghosh
 M. H. Ghosh
 M. H. Ghosh

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|--|---|---|--|---|---|
|  <i>Barshapal Ghosh</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |
| | | | | | |
|  <i>Pradyumn Singh</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |
| | | | | | |
|  <i>Pradyumn Singh</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |
| | | | | | |
|  <i>Pradyumn Singh</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | (Left Hand) | | | | |
| |  Thumb |  Fore |  Middle |  Ring |  Little |
| | (Right Hand) | | | | |
| | | | | | |

Pradyumn Singh

Pradyumn Singh

Pradyumn Singh



Checked by
Pradyumn Singh
22/8/07

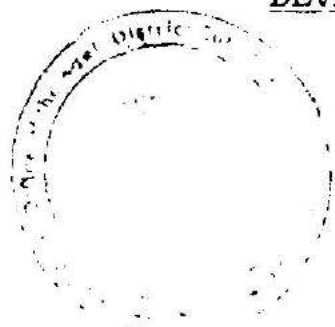
Checked by
Pradyumn Singh
22/8/07

Added Dist Sub-Registrar
SURI, BIRBHUM
22/8/07

the VENDORS
AND

BENGAL PEERLESS HOUSING
DEVELOPMENT COMPANY LIMITED

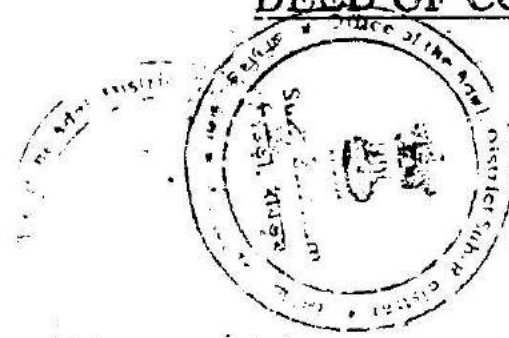
PURCHASER



14th Dec 1907
3/12

27 AUG 1907

DEED OF CONVYANCE



For the
Bengal Peerless
Housing Development
Company Limited
(Seal)

14th Dec 1907
3/12

HARAPROSAD SINHAROY

Advocate

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

Haraprosad Sinharoy (S)

Seen the Hoqd Deed for
No. H. No. / Mutation
414 62. 2007-08
No. O. No.

(Signature)
Chairman
Burl Municipality