

Deed 4097 for 2007 D.S.R. Swi (5)

पश्चिम बंगाल न्याय विभाग

दस
रुपये

TEN
RUPEES

रु. 10

TEN

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

CCN 5718

13/08/07

24.7.07

Copy of Deed no. 4097 for 2007
at D.S.R. Swi, Birklun.



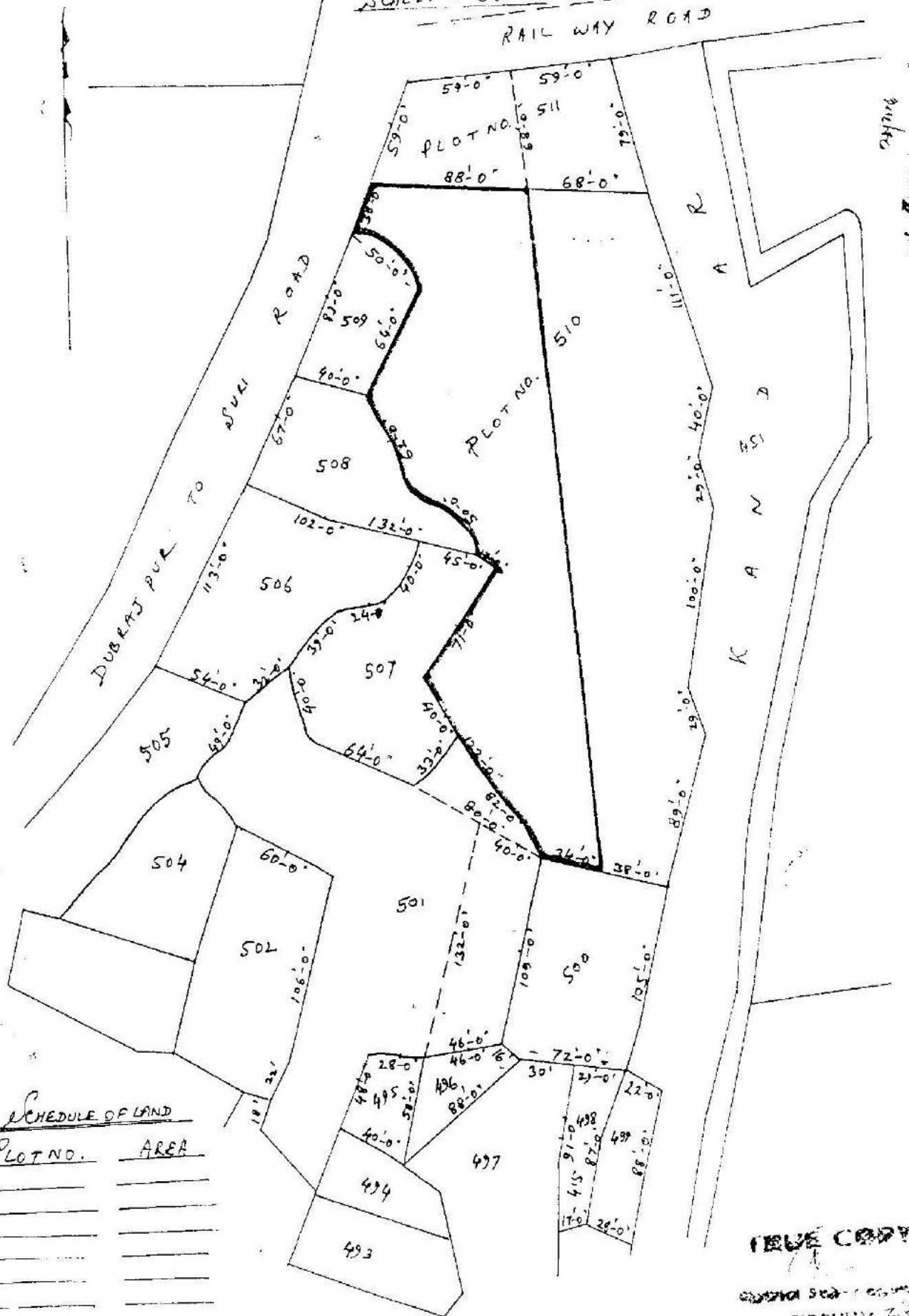
Handwritten signature or initials.

3487

Handwritten numbers and scribbles.

THE MAP SHOWING OF MOUZA-ABDARPUR J.L. NO. 97-F.S. JUKI-DI BINA

SCALE. 1" = 66'-0"



SCHEDULE OF LAND

<u>PLOT NO.</u>	<u>AREA</u>

TRUE COPY
 10/10/2018
 18/01/2018

REFERENCE:-

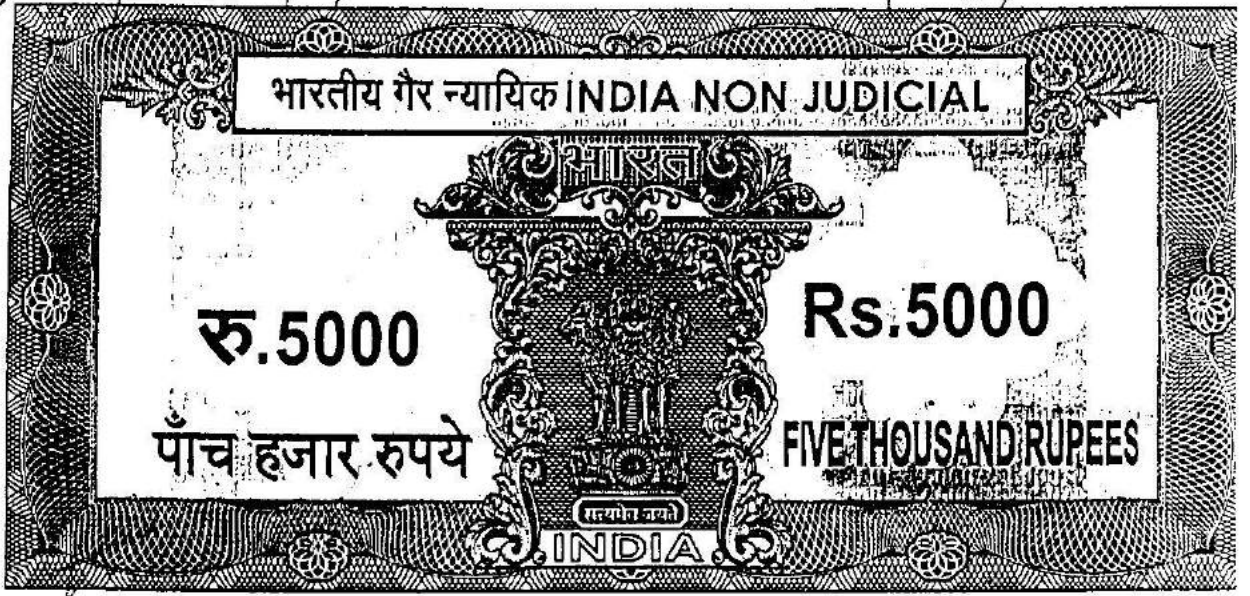
DEED LAND PORTION OF R & PLOT NO. 510 AN AREA 65 JORMAL SHAKIRAS

Drawn by -
 G. K. Gaurin
 Surveyor, Sura
 1836/01

Toady
 K. K. M. Kalyani
 P. R. G. Sura

Pro-5407

4097



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

008858

Registrar Authorized U/S 72 of L.R. Act VI of 1906, Bhubaneswar

DEED OF CONVYANCE

Rs 45000/-
 218568
 2-7-2007
 5120/-
 816574
 2007/18/07

THIS INDENTURE is made on this 3rd day of AUGUST 2007
 BETWEEN SRI SRIKUMAR BANERJEE, son of Late Nani Gopal
 Banerjee residing at Suri New Dangalpara, hereinafter referred to
 as "the VENDOR" (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.

Sree Kumar Banerjee

20/8/07

7199 - 1 AUG 1997

NAME _____
ADD: _____
CITY: _____

HARAPRISAD SINHAROY
Advocate
High Court, Calcutta

5000 - Two Thousand only



Presented for registration on
A.M. 1997
by
Sanku Kumar Banerjee

Signature
REGISTERED OFFICE
CALCUTTA REGISTRAR'S OFFICE

Registrar Authorised U/S 72 of
L.R. Act XVI of 1906, Calcutta

3/8/97

Sanku Kumar Banerjee
Now joined to
of
by

Sanku Kumar Banerjee
16/11/97

Sanku Kumar Banerjee

Krishna Das
Suchan Das
Son of
of
by

Krishna Das
Suchan Das

Signature
Registrar Authorised U/S 72 of
L.R. Act XVI of 1906, Calcutta

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 its respective heirs, executors, administrators, representatives, successors and assigns) of the **OTHER PART**

WHEREAS Vendor has inherited the property he is the sole and absolute owner of the land and mutated his name in the records of BLRO and Suri Municipality, hereditaments of 65 shatak of Sali land in Mouza Abdorpur, Khatian no. 205, Dag no. 510, J.L. No. 97 mentioned and 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.

WHEREAS the Vendor willing to sale the property morefully described in the schedule hereunder and purchaser willing to purchase the said property with a valuable consideration of Rs.9,85,000/- (Rupees Nine lakhs eighty five thousand) only.

Shankar Kumar Singh

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs.9,85,000/- (Rupees Nine lakhs eighty five thousand) 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 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 Sali land measuring an area of 65 shatak under Mouza Abdorpur, Dag No. 510, L.R. Khatian no. 205, J.L. No. 97, under Police Station Suri, District Birbhum under Sari Municipality Ward No.5 more fully particularly described in the **SCHEDULE** hereunder written free from all encumbrances charges liens dependencies, 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 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

Sreekumar Bawa

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 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

Shree Kumar Singh

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 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 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 Sali land measuring or containing more or less 65 Shatak under Mouza Abdorpur, Dag No. 510, L.R. Khatian no. 205, J.L. No. 97, under Police Station Suri, District Birbhum under Suri Municipality, Ward No.5.

Sreerkumar Banerjee

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. Krishna Das
Soni Siblings Propy

Sreerkumar Banerjee

VENDOR

2. Hanaprosad Sinha Roy
Advocate
High Court, Calcutta

SIGNED, SEALED AND DELIVERED..

by the Purchaser in the presence of:-

WITNESSES:

1. Hanaprosad Sinha Roy.
Advocate

For Bengal Peerless Housing Development Co. Ltd.


P. NAHA RAY
Officer (Accounts)

PURCHASER

2. Sanjayit Sarkar
E/1A, Main Street
Mangal Road, Calcutta
Kolkata - 17

Sree Kumar Banerjee

RECEIVED of and from the within-mentioned Purchaser herein the sum of Rs. 9,85,000/- (Rupees Nine lakhs eighty five thousand) 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

<u>BANK & BRANCH</u>	<u>DD/ Bankers cheques</u>	<u>Date</u>	<u>Amount</u>
UTI, Kolkata	041743	06/06/07	2,50,000.00
State Bank of Saurashtra Bhawanipore	053074	01/08/07	7,35,000.00

Total Rs. 9,85,000.00

(Rupees Nine lakhs eighty five thousand) only

WITNESSES:

1. *Krishna Das*

Sree Kumar Banerjee










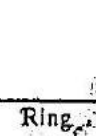
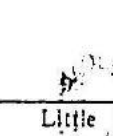










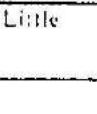
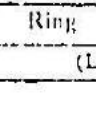
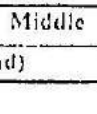
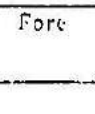
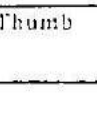





VENDOR

2. *Suryat Sarkar*

Drafted by :

Haraprosad Sinharoy
HARAPROSAD SINHAROY
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

	 Little	 Ring	 Middle	 Fore	 Thumb	
	(Left Hand)					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)					
	<i>Shankar Manoj</i>					
 Little	 Ring	 Middle	 Fore	 Thumb		
(Left Hand)						
 Thumb	 Fore	 Middle	 Ring	 Little		
(Right Hand)						
PHOTO						
						PHOTO
 Little	 Ring	 Middle	 Fore	 Thumb		
(Left Hand)						
 Thumb	 Fore	 Middle	 Ring	 Little		
(Right Hand)						

Shankar Manoj

S.P.

DATED THIS DAY AUGUST 2007

BETWEEN

SRI SRIKUMAR BANERJEE

the VENDOR

AND

BENGAL PEERLESS HOUSING
DEVELOPMENT COMPANY LIMITED

PURCHASER



DEED OF CONVYANCE

COMPARED BY

Mohd. Ali

7.8.07

CHECKED BY

Mushik Lal

7.8.07

Certified to be a true Copy
of the deed of which has not
yet been transferred in the
Register Book

REGISTRAR OF DISTRICT

7.8.07

HARAPROSAD SINHAROY

Advocate

High Court, Calcutta

25/1 Anath Nath Deb Lane

Kolkata - 700037

(M) : 9830027033