

Deed 4098 for 2007. 1000000 (6)

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

3489

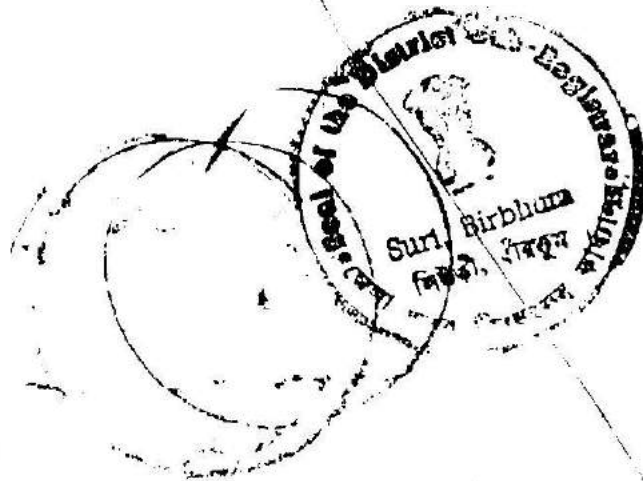
पश्चिम बंगाल WEST BENGAL

13AA 978265

ECN 5018

27 8 07

Copy of Deed no 4098 for 2007 of ...  
Registration office



*(Handwritten signature)*

REFERENCE

REGISTRATION OFFICE

Handwritten text in Odia script, including a date "27/8/09" and a signature "Haraprosad Sinha".

Bank stamp and handwritten text, including a signature and the number "718107".

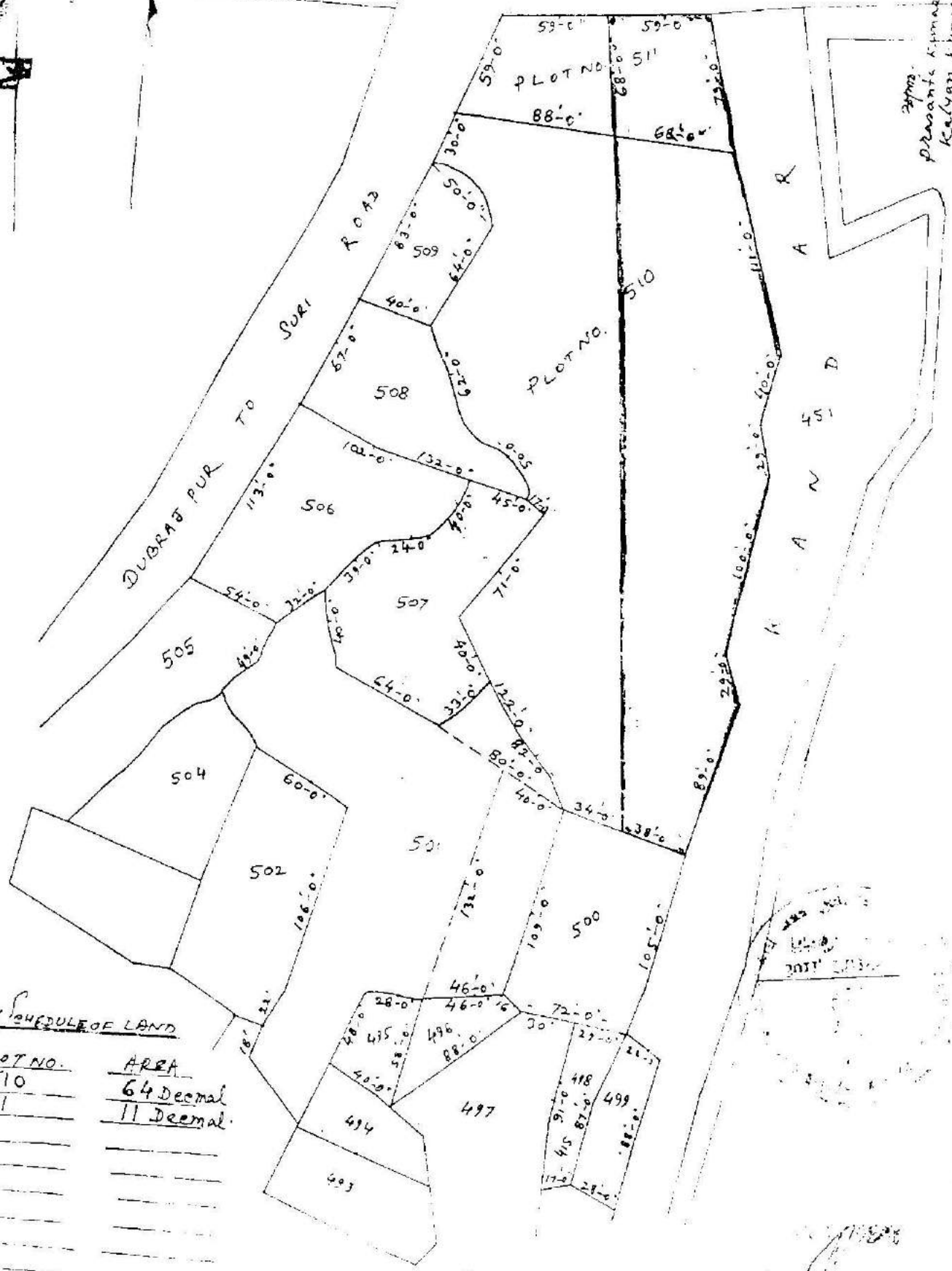
CHEC  
COMF

7-8-07

HARAPROSAD SINHA

RAIL WAY ROAD

Prasanta Kumar Samanta  
Kalyan K Prasad Samanta



SCHEDULE OF LAND

Plot No.	Area
510	64 Decmal
511	11 Decmal
TOTAL	75 Decmal

REFERENCE

DEED LAND PORTION OF R.S. PLOT NO. 510 & 511

Drawn by S.K. Samanta  
Surveyor Smt  
L.No. 1836/01  
Traced by K.K. Prasad Samanta  
+ B. B. Samanta

AN AREA - 75 DECIMAL SHOWN AS



5409

4898

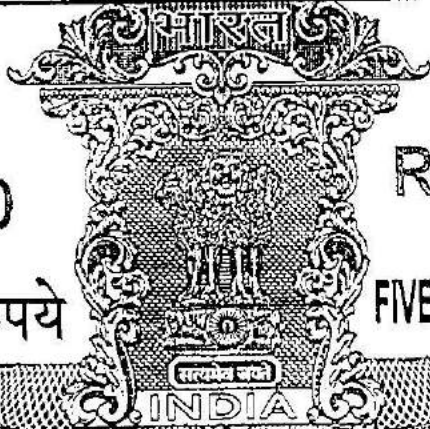
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

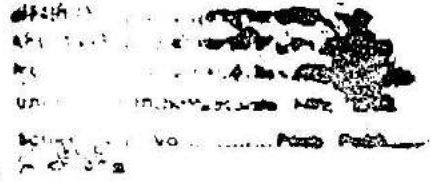
पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

000360



*Subscribed to by*  
*Provat Banerjee*  
*Sri Prasanta Kumar Banerjee*  
*Sri Kalyan Kumar Banerjee*

Registrar Authorised U/S T2 of L.R. Act XVI of 1908, Bishnupur

**DEED OF CONVYANCE**

THIS INDENTURE is made on this 03<sup>rd</sup> day of AUGUST

2007 BETWEEN (1) SRI PRASANTA KUMAR BANERJEE, (2) SRI

KALYAN KUMAR BANERJEE, (3) SRI LACHAMAN BANERJEE,

all son of Provat Banerjee, residing at Suri New Dangalpara,

hereinafter 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.

*Handwritten notes and scribbles on the left side of the page.*

03/8/07

11  
- 1 AUG 2007

NAME: \_\_\_\_\_

ADD: 5000/5, Five Rowing rd

HARADHASAD SINHAROV  
Advocate  
High Court, Calcutta

1. Name of the registrant or the  
2. Name of the firm  
3. Registration  
4. Registration  
5. Registration



*[Signature]*  
SINHA HARADHASAD  
ADVOCATE  
HIGH COURT, CALCUTTA

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

Prasant Kr Banerjee  
385-52

Prasant Kr Baner  
Kalyan Ban

Lachman Ban  
S.P. Banerjee

Prasant Kr Banerji



Kalyan Kr Banerji



7671

Lachman Banerjee

7673

Lachman Banerjee  
Lachman Das - 8000

Lachman Banerjee  
Sachin Banerjee  
Lachman Banerjee

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

3852

2

AND

*Pravat Kumar Banerjee*  
*Sri Kalyan Kumar Banerjee*  
*Sri Lachman Banerjee*

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 Pravat Kumar Banerjee, son of Late Nani Gopal Banerjee, inherited the property and mutated his name in the records of BLRO and San Municipality, hereditaments of 75 Shatak of Sali & Danga land in Mouza Abdarpur, Khatian no. 116, Dag No. 510 & 511, J.L. No. 97 mentioned and morefully described in the Schedule hereunder written (hereinafter referred to as the "SAID PROPERTY").

AND WHEREAS Pravat Kumar Banerjee died intestate leaving behind his wife - Jyotirmoy Banerjee, three sons (1) Sri Prasant Kumar Banerjee, (2) Sri Kalyan Kumar Banerjee, (3) Sri Lachman Banerjee and three daughters (1) Krishna Mukherjee, wife of Sri Monotosh Mukherjee, (2) Smt. Aruna Banerjee, wife of Sri Partha



Prasanta Kumar Banerjee  
Kalyan Kumar Banerjee  
Lachman Banerjee

Sarathi Banerjee, (3) Smt Chandana Chatterjee wife of Anadi Chatterjee, (4) Smt. Santana Mukherjee, wife of Sri Kali Sadhan Mukherjee.

AND WHEREAS after that all sons, daughters and wife became the absolute owner of the said property morefully described in the schedule hereunder written and they have absolute power of disposition over the same and the Said Property

AND WHEREAS a Registered Deed of Gift by Jotirmoy Banerjee, wife of Provat Banerjee and his four daughters, namely (1) Kanchana Mukherjee, (2) Smt. Aruna Banerjee, (3) Smt Chandana Chatterjee, (4) Smt. Santana Mukherjee, donated their portion of land which is described in the schedule hereunder to (1) Sri Prasanta Kumar Banerjee, (2) Sri Kalyan Kumar Banerjee, (3) Sri Lachaman Banerjee, son and brother respectively vide Book No. 1, volume No. 31, Pages 257 to 262, Being No. 2809 for the year 1998.

AND WHEREAS after said Registered Gift Deed Vendors hereon become the absolute owner of the said property morefully described in the schedule hereunder.

AND WHEREAS the Vendors willing to sell the property morefully described in the schedule hereunder and purchaser willing to purchase the said property with a valuable consideration of RS. 13,90,000/- [Rupees Thirteen Lakhs ninety thousand] only

4  
Basant Kumar Banerjee  
Kalyan Kumar Banerjee  
Teekman Banerjee

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of a sum of Rs 13,90,000/- (Rupees Thirteen Lakhs ninety thousand) 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 of 75 shatak under Mouza Abdarpur, Khatian No. 113, Dag No. 510 & 511, J.L. No. 97, under Police Station Suri, District Birbhum and Suri Municipality Ward No.5 more fully particularly described in the **SCHEDULE** hereunder written free from all encumbrances charges liens dispendences, 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



*Prasanna M. Bhat*

*Kalyan K. Bhat*

*Lachman Bhat*

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 expressed 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 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 agreement 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

*Picard & Co. Boreas**K. J. J. J. J. J.**Thomas Boreas*

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

*P. S. S. S. S. S. S.**K. S. S. S. S. S.**Lachman Sanyal*

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 in 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 stead 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

*Prasanna Kumar*

*Kalyan Kumar*  
*Prabhu Kumar*

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 OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring or containing more or less 75 Shatak under Mouza Abdurpani, Khatian No. 118, Dag No. 510 & 511, J.L. No. 97, under Police Station Suri, District Birbhum and Suri Municipality, Ward No. 5.

Prasanta Kumar Banerjee  
Ajay Kumar Banerjee  
Lachman 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 Prasanta Kumar Banerjee by the Vendors in the presence of -

WITNESSES:

1. Kusum Devi  
Smt. Smt. Smt. Smt.

Ajay Kumar Banerjee  
Lachman Banerjee

VENDORS

2. Hanuprosad Sinharoy  
Associate  
High Court's Calcutta

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

WITNESSES:

1. Hanuprosad Sinharoy  
Attorney

Per Bengal Finance Housing Development Co. Ltd.

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

PURCHASER

2. Sunjoy Chatterjee  
Smt. Smt. Smt. Smt.  
Mangal Chatterjee  
Calcutta - 717

Prasant Kumar Banerjee  
 Kalyan Kumar Banerjee  
 Krishnan Banerjee

RECEIVED of and from the within-mentioned Purchaser herein the sum of Rs. 13,90,000/- (Rupees Thirteen Lakhs ninety 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 &amp; BRANCH</u>	<u>DD/BANKERS CHEQUE NO.</u>	<u>DATE</u>	<u>Amount</u>
SBI, Kolkata	041744	06/06/07	83,333.00
- do -	041745	06/06/07	83,333.00
- do -	041746	06/06/07	83,334.00
State Bank of Saurashtra Ghokhmani, Porbandra	053076	01/08/07	3,80,000.00
do -	053077	01/08/07	3,80,000.00
do -	053078	01/08/07	3,80,000.00
Total			<u>Rs. 13,90,000.00</u>

(Rupees Thirteen Lakhs ninety thousand) only

Prasant Kumar Banerjee

WITNESSES:

Haraprosad Sinharoy

Kalyan Kumar Banerjee

Krishnan Banerjee

VENDOR

Drafted by :












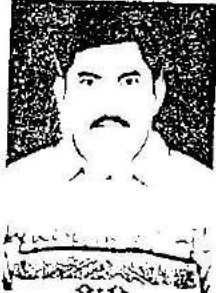
































Haraprosad Sinharoy

HARAPROSAD SINHARROY

Advocate

High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
	(Faint, illegible text)				
	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
	(Faint, illegible text)				
	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
	(Faint, illegible text)				
	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
	(Faint, illegible text)				

*Handwritten note:* ...

*Handwritten note:* ...

*Handwritten note:* ...

*Handwritten note:* ...

*Handwritten note:* ...



DATED THIS 03<sup>rd</sup> DAY AUGUST 2007

BETWEEN

SRI PRASANTA KUMAR BANERJEE & ORS.

the VENDORS  
AND

BENGAL PEERLESS HOUSING DEVELOPMENT COMPANY LIMITED

PURCHASER



DEED OF CONVEYANCE

...the document which has been  
transcribed in the  
Register Book

REGISTRAR ASSURANCES

7.8.07

HARAPROSAD SINHAROY  
Advocate  
High Court, Calcutta  
25/1A, Anath Nathi Deb Lane  
Kolkata - 700037  
(M) : 9830027083

CHECKED BY...  
COMPARED BY... 7.8.07  
Kadai - Ali

7.8.07

Seen the Regd Deed for  
New H. No. Mutation  
w.e.f. 4th. 8. 2007-08  
Chairman  
Guri Municipality