

14/3

I-1583/08.

8



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

209047

B/c- R/49020f

Handwritten notes in Bengali script.

Certified that the document is
 submitted to registration. The
 signature and seal of the endorserment
 are attached to the document
 the parties to the document.

M. Dist. Sub-Registrar
 SURI - BIRBHUM

11 MAR 2008

Vertical handwritten signature.

DEED OF CONVYANCE

THIS INDENTURE is made on this 10th day of March, 2008 between 1. SRI SAMBHASAN GHOSH, son of Sri Nihar Kumar Ghosh residing at Rabindrapally, Thana Suri, Birbhum. 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 FIRST PART.

SL. No. 18957 - 7 MAR 2008

DATE

NAME HARAPROSAD SINHAROI

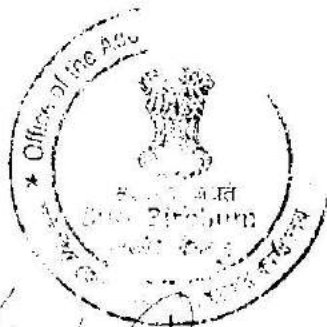
Advocate

ADD High Court, Calcutta

AMT. 5000/-

[Handwritten Signature]

LICENSED STAMP VENDOR
CALCUTTA REGISTRATION OFFICE



[Handwritten notes:]
A/c of Dilip Chandra
with P.O. kut haldia
Dist - Birbhum
Pin - 731123

Dist Sub-Registrar
SURI-BIRBHUM

11 MAR 2008

Pradyumn Chandra

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, P.S. Shakespeare Sarani 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) represented by Partha Naha Ray son of Sri S.C. Naha Roy, officer Accounts, BENGAL PEERLESS HOUSING DEVELOPMENT COMPANY LIMITED, 6/1A, Moira Street, "Mangal Deep", Ground Floor, Kolkata - 700 017 of the SECOND PART.

AND

SIB SANKAR MONDAL son of Late Prafulya Kumar Mondal residing at Suri Abdarpur, Birbhum hereinafter referred to as "the CONFIRMING PARTY" (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 THIRD PART

WHEREAS by a registered Deed of Gift made between Smt Durga Rani Dashi, wife of Late Krishna Gopal Mondal at Suri Birbhum mentioned therein as Donor and Master Sib Sankar Mondal (Minor), son of Prafulya Kumar Mondal represented by Smt Bhanumati Mondal wife of Prufulya Kumar Mondal as mother and natural Gurdian of minor Sib Sankar Mondal, mentioned therein as Donee, the Donor gifted the Donee ALL THAT property described in the Schedule hereunder written vide Book No. 1, Volume No. 115, Pages 68 to 73, Being No. 9113 for the year 1990 registered at the office of The District sub Registrar, Suri, Birbhum.

M. Pradyumn Chandra

AND WHEREAS by a registered Deed of Conveyance between Master Sib Sankar Mondal (Minor), son of Prafulya Kumar Mondal represented by Smt Bhanumati Mondal wife of Prufulya Kumar Mondal as mother and natural Gurdian of minor Sib Sankar Mondal mentioned therein as Vendor and Sri Ananda Gopal Mukherjee son of Late Bankim Chandra Mukherjee mentioned therein as Purchaser, the Vendor Sold to the Purchaser **ALL THAT** property described in the Schedule hereunder written vide Book No. 1, Volume No. 36, Pages 191 to 194, Being No. 3252 for the year 1993 registered at the office of The District sub Registrar, Suri, Birbhum.

AND WHEREAS by a registered Deed Of Conveyance made between Sri Ananda Gopal Mukherjee son of Late Bankim Chandra Mukherjee mentioned therein as Vendor , and Sib Sankar Dhar, mentioned therein as Purchaser, the Vendor Sold to the Purchaser **ALL THAT** property described in the Schedule hereunder written, registered in the year 1994 at the office of The District sub Registrar, Suri, Birbhum.

AND WHEREAS said Sib Sankar Dhar died intested leaving behind Sabitri Dhar (wife), Tapan Dhar(son), Ananta Dhar (son), Mintu Dhar (son) and Rina Dey (daughter) .

AND WHEREAS after the demise of Sib Sankar Dhar, his leagal heirs Sabitri Dhar (wife), Tapan Dhar(son), Ananta Dhar (son), Mintu Dhar (son) and Rina Dey (daughter) become the absolute owner of the property described in the Schedule hereunder written.

AND WHEREAS by a registered Deed Of Conveyance made between Sabitri Dhar, Tapan Dhar, Ananta Dhar , Mintu Dhar and Rina Dey as Vendors mentioned therein and Master SAMBHASAN Ghosh (Minor) represented by Nihar Kumar Ghosh as father and natural guardian of the minor as purchaser mentioned therein and referred to as the Vendor herein, the Vendor Sold to the Purchaser **ALL THAT** property described in the Schedule hereunder written

Nihar Kumar Ghosh

vide Book No. 1, Volume No. 74, Pages 227 to 234, Being No. 6115 for the year 2001 registered at the office of The District sub Registrar, Suri, Birbhum.

Ref.

AND WHEREAS Sri Nihar Kumar Ghosh father of Sri Sambhasan Ghosh declared by an affidavit, before the Notary Public at Suri, Birbhum on 29.02.08 that as his son has become Adult, he has attained all right to dispose of the Schedule Property. Sri Nihar Kumar Ghosh as a guardian has no objection.

AND WHEREAS the Vendor herein Sri Sambhasan Ghosh has good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said Schedule property so to be free from all encumbrances and liabilities whatsoever in manner aforesaid according to the intent and meaning of these presents.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase All That piece and parcel of Danga land measuring 08 Satak, P.S.Suri, Dist. Birbhum more fully described in the Schedule hereunder written and delineated within Red border in the plan annexed hereto, at or for a sum of Rs.9,00,000/- (Rupees nine lac) only free from all encumbrances.

AND WHEREAS the confirming party herein the, the then owner of the said schedule property confirms that all the transaction mentioned in the above paragraphs are valid. The confirming party herein also declares that he has no objection with the transaction of this present Deed of Conveyance what so ever.

NOW THIS INDENTURE WITNESSETH that in pursuance to the consideration of a sum of Rs.9,00,000/- (Rupees nine lac) 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

W. P. Prasad Rao

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 Danga land measuring an area of 08 shatak under Mouza Abderpur. Dag No. 509, L.R. Khatian no. 90, J.L. No. 97, under Police Station Suri. District Birbhum under Surf Municipality Ward No. 18 more fully particularly described in the **SCHEDULE** 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 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 every part thereof for a perfect and indefeasible estate equivalent thereto without any manner or condition use

Not to be removed

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 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

Bengal Peerless Housing Development Co. Ltd.

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. [Signature]
N. Mandayam
Babu Ramiah
Bhubaneswar
2. Haraprasad Sankaroy
Associate
High Court, Calcutta.

[Signature]
VENDOR
[Signature]
Per Bengal Peerless Housing Development Co. Ltd.

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

WITNESSES:

1. Haraprasad Sankaroy
Adv.

[Signature]
P. NAJIA
Officer (Accounts)

[Signature]
PURCHASER

2. [Signature]
Officer (Accounts)
For Bengal Peerless Housing Dev. Co. Ltd.













































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

WITNESSES:

1. [Signature]
Suni Sankaroy
2. [Signature]
Ahmed Hussain Khan
111 - Gariaipore - P.S. - Suri

[Signature]
CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGERPRINTS

 Sambha Sun Ghosh	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 Sambha Sun Ghosh	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 Sambha Sun Ghosh	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 Sambha Sun Ghosh	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				

Sambha Sun Ghosh

RECEIVED of and from the within-mentioned Purchaser herein the sum of Rs.9,00,000/- (Rupees nine lac) 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

UTI BANK
KOLIKATA Branch

DD NO 054065
dt. 08.03.2008

Amount

9,00,000/-

Total Rs. 9,00,000/-

(Rupees nine lac) only

WITNESSES:

1. [Signature]
[Name]

[Signature]
Sambhakar Ghosh

VENDOR

2. [Signature]

[Signature]

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

.....
DATED THIS 10th DAY MARCH 2008
.....

B E T W E E N

SAMBHASAN GHOSH

.....VENDOR

AND

BENGAL PEERLESS HOUSING
DEVELOPMENT COMPANY LIMITED

.....PURCHASER

AND

SIB SANKAR MONDAL

..... COVENING PARTY

DEED OF CONVEYANCE

HARAPROSAD SINHARROY

Advocate
High Court, Calcutta
No. 13, North South Lane
Kolkata - 700017
.....

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S .R. SURI, District- Birbhum
Signature / LTI Sheet of Serial No 01479 / 2008 Document Number (I -)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Nihar Kr. Ghosh	<i>Nihar Kr. Ghosh</i> 10/3/08

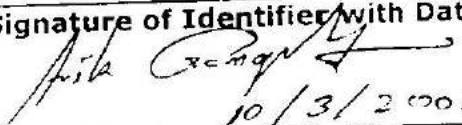
II . Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Sib Sankar Mondal PS - Suri Vill.- Abdarpur Dist.- Birbhum	Self			

Name of Identifier of above Person(s)	Signature of Identifier with Date
---------------------------------------	-----------------------------------

2. Nihar Kr. Ghosh PS - Suri Vill.- Suri Rabindrapally Dist.- Birbhum	Self   <i>Nihar Kr. Ghosh</i> 10/3/08
--	--

3. Sambhasan Ghosh PS - Suri Vill.- Suri Rabindrapally Dist.- Birbhum	Self   <i>Sambhasan Ghosh</i> 10/3/08
--	---

Name of Identifier of above Person(s)	Signature of Identifier with Date
Avik Ganguly PS-Suri, Vill.- Kukhuta Dist.- Birbhum	 10/3/2008

(Signature)

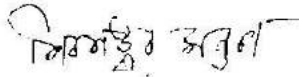
(Amitava Chanda)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S .R. SURI

Addl. Dist. Sub-Registrar
 SURI - BIRBHUM



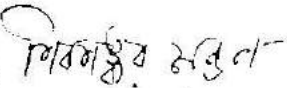




11 MAR 2008


Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S .R. SURI, District- Birbhum
Signature / LTI Sheet of Serial No 01479 / 2008 Document Number (I - ,)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Nihar Kr. Ghosh	 11/03/08

II . Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By Status	Photo	Finger Print	Signature
	Sib Sankar Mondal PS - Suri Vill.- Abdarpur Dist.- Birbhum		 LTI	 11/03/08
Name of Identifier of above Person(s)		Signature of Identifier with Date		
2.	Nihar Kr. Ghosh PS - Suri Vill.- Suri Rabindrapally Dist.- Birbhum		 LTI	
3.	Sambhasan Ghosh PS - Suri Vill.- Suri Rabindrapally Dist.- Birbhum		 LTI	
Name of Identifier of above Person(s)		Signature of Identifier with Date		
Avik Ganguly PS-Suri,Vill.- Kukhuta Dist.- Birbhum				


(Amitava Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR O
Office of the A. D. S .R. SURI
Addl. Dist. Sub-Registrar
SURI - BIRBHUM

11 MAR 2008

Government Of West Bengal
Office of the A. D. S. R. SURI
SURI
Endorsement For deed Number :I-01583 of :2008
(Serial No. 01479, 2008)

On 10/03/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9889/- on:10/03/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 900000

Certified that the required stamp duty of this document is Rs 54000 /- and the Stamp duty paid as Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty : Rs 49020/- is paid by the draft no. :819907, Draft date:10/03/2008, Bank name:STATE BANK OF INDIA, Suri, recieved on :10/03/2008.

resentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.44 on :10/03/2008,at the Office of the A. D. S. R. SURI by Nihar Kr. Ghosh,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :10/03/2008 by

1. Nihar Kr. Ghosh, son of Lt. Radhamohan Ghosh,Vill. - Suri Rabindrapally,Thana Suri, By caste Hindu,by Profession :Service

2. Sambhasan Ghosh, son of Nihar Kr. Ghosh,Vill. - Suri Rabindrapally Thana Suri, By caste Hindu,by Profession :Student


Identified By Avik Ganguly, son of Dilip Ganguly Vill.- Kukhuta Dist.- Birbhum Thana, Suri, by caste Hindu,By Profession :Others.

Name of the Registering officer :**Amitava Chanda**
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR OF SURI**

On 11/03/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899.


[Amitava Chanda]
ADDITIONAL DISTRICT SUB-REGISTRAR OF SURI
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SURI
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S .R. SURI
SURI
Endorsement For deed Number :I-01583 of :2008
(Serial No. 01479, 2008)

also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Admission of Execution(Under Section 58)

Execution is admitted on :11/03/2008 by

1. Sib Sankar Mondal, son of Lt. Prafulya Kr. Mandal Vill - Abdarpur, Thana Suri, By caste Hindu, by Profession
Cultivation

Identified By Avik Ganguly, son of Dilip Ganguly Vill -kukhutia Dist.-birbhum Thana: Dubrajpur, by caste Hindu, By
Profession Service

Name of the Registering officer :Amitava Chanda
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR
OF SURI

[Amitava Chanda]

ADDITIONAL DISTRICT SUB-REGISTRAR OF SURI
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SURI
Govt. of West Bengal

Addl. Dist. Sub-Registrar
SURI - BIRBHUM

11 MAR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 3941 to 3957
being No 01583 for the year 2008.



(Amitava Chanda) 11-March-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF SURI
Office of the A. D. S .R. SURI
West Bengal

Addl. Dist. Sub-Registrar
SURI - BIRBHUM

11 MAR 2008