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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL      ১/০৫-১০/১০      E 959099

05-40 P.m.  
16.05.10  
6673/10-

১৬/০৫/১০  
[Signature]

THIS INDENTURE made on this 16th day of April Thousand  
Ten BETWEEN SRI JOYDEEP MAJUMDER, son of Manik  
Majumder, deceased, by faith Hindu, by occupation business, residing at  
42/217, New Ballygunge Road, P.S. Kasba, Kolkata - 700 039, hereinafter  
referred to as the VENDOR (which term or expression shall unless excluded  
by or repugnant to the context be deemed to mean and include his heirs,  
executors, administrators and legal representatives and/or assigns) of the

5803  
VIJAYA BHATIA  
ADVOCATE  
C/o. V. Bhatta & Associates  
10, Kiran Shankar Roy Road  
1st Floor, Kolkata-700 001

507  
NAME  
ADD/ADV.  
BS.  
13 APR 2010  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kal

Jaydeep Majumdar



1939C

Jaydeep Majumdar

Ravindra Kumar Parikh  
S/o Late Jai Kishor Das Parikh  
18B, Nalmoni Mitra Street  
Kolkata - 700006  
Business

AGG... of  
Ass... of Kolkata  
16 APR 2010



ONE PART AND (1) SRI HASMUKH PAREKH (2) SRI JAISUKH PAREKH, both sons of Shantilal Parekh, deceased, (3) SRI MEHUL PAREKH, son of Jaisukh Parekh, (4) NIKHIL PAREKH, son of Hasmukh Parekh, all by faith Hindu, by occupation business, all residing at 5/1, Russel Street, Kolkata – 700 071, , hereinafter referred to as the “PURCHASERS” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators and legal representatives and/or assigns) of the **OTHER PART:**

**WHEREAS:**

A. By a Deed of Conveyance dated 22<sup>nd</sup> day of June, 2007 executed between Shri Ashoke Kumar Roy, therein referred to as the Vendor of the One Part and (1) Hasmukh Parekh, (2) Jaisukh Parekh, (3) Mehul Parekh, (4) Nihil Parekh and (5) Sri Joydeep Majumder, therein referred to as the Purchaser of the Other Part, and registered with the Office of the Additional Registrar of Assurances-I, Kolkata in Book No.I, Volume No.I Pages 1 to 19 Being No.7485 for the year 2007 whereby and whereunder the said Vendor sold, granted, conveyed, and transferred unto and in favour Purchasers No.1 to 4 All That undivided 75% share and Purchaser No.5 i.e. the Vendor herein All That undivided 25% share of and in **ALL THAT** piece and parcel of Danga Land measuring about 6 Cottahs 8 Chittacks and 10 Sq.ft. be the same a little more or less lying situate at Mouza Barhans Fartabad, J.L. No.47, R.S. No.7, Pargana Modanmalla, Touzi No.109 comprised in R.S. Dag Nos.3178, 3186, 3175, 3182, under R.S. Khatian Nos.491, 419, 492, within the limits of Rajpur Sonarpur Municipality, free from all encumbrances, liens, lispendens, charges, trusts, whatsoever, for

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valuable consideration therein mentioned, morefully and particularly mentioned and described in the First Schedule hereunder written;

- B. In the events as recited above Sri Joydeep Majumder, the Vendor herein became seised and possessed of his undivided 25% share of and in ALL THAT piece and parcel of Danga Land measuring about 6 Cottahs 8 Chittacks and 10 Sq.ft. be the same a little more or less lying situate at Mouza Barhans Fartabad, J.L. No.47, R.S. No.7, Pargana Medanmalla, Touzi No.109 comprised in R.S. Dag Nos.3178, 3186, 3175, 3182, under R.S. Khatian Nos.491, 419, 492, within the limits of Rajpur Sonarpur Municipality, morefully and particularly described in the Second Schedule hereunder written, free from all encumbrances, liens, lispens, charges, trusts, howsoever or whatsoever.
- C. The Vendor has agreed to sell and the Purchasers have agreed to purchase of his undivided 25% share i.e. 6.25 percent share each of and in ALL THAT piece and parcel of Danga Land measuring about 6 Cottahs 8 Chittacks and 10 Sq.ft. be the same a little more or less lying situate at Mouza Barhans Fartabad, J.L. No.47, R.S. No.7, Pargana Medanmalla, Touzi No.109 comprised in R.S. Dag Nos.3178, 3186, 3175, 3182, under R.S. Khatian Nos.491, 419, 492, within the limits of Rajpur Sonarpur Municipality, for or at a consideration of sum of Rs.6,00,000/- (Rupees Six Lacs), only free from all encumbrances, liens, lispens, charges, trusts, whatsoever, morefully and particularly described in the Schedule hereunder written.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs.6,00,000/- (Rupees

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Six Lacs), only to the Vendor paid by the purchasers on or before the execution of these present (the receipt whereof the vendor doth hereby as well as by the Memo of consideration hereunder written admit and acknowledges of and from the same and over thereof doth hereby acquit release and forever discharge the purchasers) the vendor doth hereby sold, grant, convey, transfer, assign and assure unto and in favour of the purchasers of his undivided 25% share i.e. 6.25 percent share each of and in **ALL THAT** piece and parcel of Danga Land measuring about 6 Cottahs 8 Chittacks and 10 Sq.ft. be the same a little more or less lying situate at Mouza Barhans Fartabad, J.L. No.47, R.S. No.7, Pargana Medanmalla, Touzi No.109 comprised in R.S. Dag Nos.3178, 3186, 3175, 3182, under R.S. Khatian Nos.491, 419, 492, within the limits of Rajpur Sonarpur Municipality, Together with all easement right and liberties connected and related thereto, more fully described in the Schedule hereunder written (hereinafter referred to as the "said land") free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, alignments and trusts whatsoever **TOGETHER WITH ALL** structures, ways, walls, compounds, areas, path, passages, sewers, drain ways, common fences, water, water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said land belonging or in any wise appertaining or usually held or enjoyed therewith or reputed to being or be appurtenant thereto **AND** the reversion or reversions remainder or remainders rents issues and profits thereof and of every part thereof **AND ALL** the estate right title interest claim or demand whatsoever of the Vendor into or upon the said land and property or any part thereof **TOGETHER WITH ALL** Deeds Pattahs and monuments of title whatsoever in anywise relating to or concerning the said hereditaments and premises or any part thereof which now are or is hereafter shall or may be in the possession power or control of the Vendor, his heirs, executors, administrators, representatives and assigns or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said message land

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Assistant Secretary of  
Assam, Kolkata  
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hereditament hereby granted or otherwise expressed or intended so **UNTO AND TO THE USE** of the purchaser absolutely and forever and the vendor doth hereby covenant with the purchaser that notwithstanding any act deed or thing by the vendor done executed or knowingly suffered to the contrary, the vendor is now lawful rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or otherwise expressed or intended so to be, and every part thereof for a perfect and indefeasible estate of inheritances without any manner of conditions use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the vendor has now in himself good right full power and absolute authority to grant the said land and property hereby granted or otherwise expressed so to be **UNTO AND TO THE USE** of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and property **AND THAT** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the vendor or any person or persons lawfully or equitably claiming from under or in trust for her **AND THAT** the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said land and premises or any part thereof from under or in trust for the vendor shall and will from time to time and all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such acts deeds and thing whatsoever for further better and more perfectly assuring the said messuage, land, hereditament and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required **AND** that the vendor doth hereby also covenant with the purchaser that the vendor shall and will unless prevented by fire or some other inevitable accidents from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser its heirs, executors, representatives and assigns produce or cause to be produced to the

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purchaser or at any trial hearing commission or examination or otherwise as occasion may or shall require all or any of the deeds and writings mentioned hereinabove for the purpose of evidencing the title to the said land hereditament and property so belonging to him as aforesaid or any part thereof AND ALSO will at the like request and cost deliver or cause to be delivered unto the purchaser such attested or other copies or extracts from the said deeds and writings or any of them as the purchaser may require and in the meantime unless prevented as aforesaid shall keep the said deed and writing safe unobliterated and uncanceled.

AND FURTHER THAT the Vendor will be responsible for payment of all statutory liabilities and Municipal taxes which are due and payable by him till the date of execution of this Deed.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece and parcel of Danga Land measuring about 6 Cottahs 8 Chittacks and 10 Sq.ft. be the same a little more or less lying situate at Mouza Barhans Fartabad, J.L. No.47, R.S. No.7, Pargana Medanmalla, Touzi No.109 comprised in R.S. Dag Nos. under R.S. Khatian Nos. given in the Table:-

R.S. Khatian Nos.	R.S. Dag Nos.	Area of Land
491	<u>3178</u>	2 Cottahs 9 Chittacks 0 Sq.ft.
419	3186	0 Cottah 1 Chittacks 10 Sq.ft.
492	3175	0 Cottah 2 Chittacks 0 Sq.ft.
492	3182	3 Cottahs 12 Chittacks 0 Sq.ft.
		-----
		6 Cottahs 08 Chittacks 10 Sq.ft
		-----

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Excluding share in Common Passage 542 Sq.ft. P.S. and A.D.S.R. Office Sonarpur within the limits of Rajpur Sonarpur Municipality being Old Ward No.23 and new Ward No.26, District 24-Parganas (South) Together with all sorts of easement rights through 8' Wide common passage adjacement to the said lands and the said Lands is delineated in the Plans annexed hereto and depicted by RED bordered line being butted and bounded as follows :-

ON THE NORTH : Partly Dag No.3178 and Common passage other land .

ON THE SOUTH : Partly Dag No.3178 part of dag No.3183 8'wide common passage..

ON THE EAST : Partly Dag No.3186 and Dag No.3175.

ON THE WEST : 8' wide common passage

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

All That undivided 25% share i.e. 1 Cottahs 10 Chittacks 2.5 Sq.ft. out of piece and parcel of Danga Land measuring about 6 Cottahs 8 Chittacks and 10 Sq.ft. be the same a little more or less Together with R.T. shed structure measuring about 100 Sq.ft. be the same a little more or less, lying situate at Mouza Barhans Fartabad, J.L. No.47, R.S. No.7, Pargana Medanmalla, Touzi No.109 comprised in R.S. Dag Nos.3178, 3186, 3175, 3182, under R.S. Khatian Nos.491, 419, 492, within the limits of Rajpur Sonarpur Municipality.



AS WITNESS the parties have hereunto set and  
respective hands and seals on the day month and year first

AND DELIVERED

at Calcutta

S. Biswas  
Advocate

*Jitendra Majumdar*

Kamran Parikh  
Upper Wood Street  
Koh-17

AND DELIVERED

at Calcutta

S. Biswas  
Advocate  
Kamran Parikh

Drafted by:  
*S. Biswas*  
Advocate



RECEIVED of and from the within named  
Purchasers the within mentioned sum of  
Rs.6,00,000/- (Rupees Six Lacs) only being  
the consideration as per memo below :- **Rs. 6,00,000.00**

MEMO OF CONSIDERATION

Received in full by cheque Rs. 6,00,000/- only.  
Jydeepa Jayaram  
Kardar

WITNESSES :

Tapas Biswas  
Advocate  
Ravindra Kumar Patil

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Admission Controller of  
Assam State University  
16 APR 2010



**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>J. Stone</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

	<i>H. Stone</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

	<i>M. Stone</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

	<i>C. Stone</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Handwritten scribble or signature



Additional Director of  
Assessment, Kolkata  
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Horizontal lines, possibly representing a signature line or a separator.

**SPECIMEN FORM FOR TEN FINGER PRINTS**

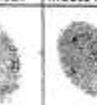
	<i>Jorge Majumdar</i>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
		LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
		RIGHT HAND					

PHOTO	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND				
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND				

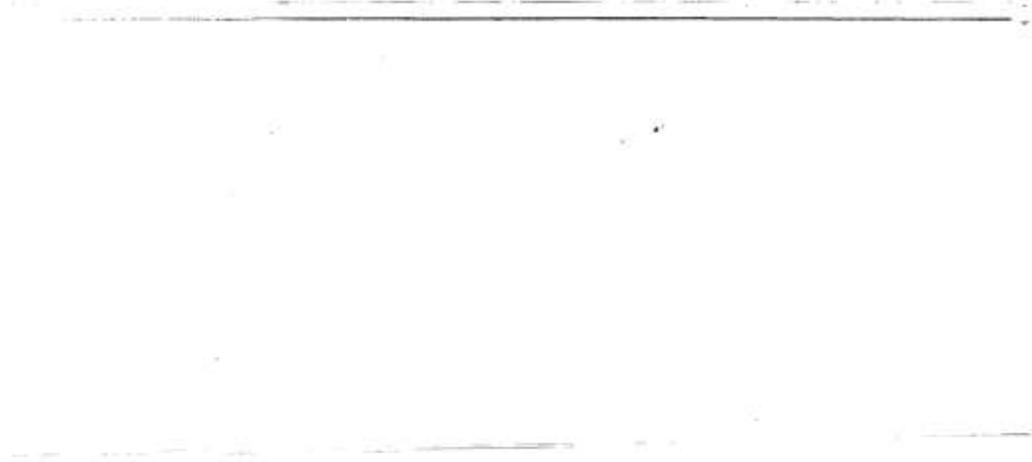
PHOTO	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND				
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND				

PHOTO	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND				
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND				

Handwritten mark or signature



Assistant Commissioner of  
Assessment, Kolkata  
16 APR 2010





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 05079 of 2010  
(Serial No. 03825 of 2010)

On 16/04/2010

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17.40 hrs on :16/04/2010, at the Private residence by Joydeep Majumder ,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 16/04/2010 by

1 Joydeep Majumder, son of Manik Majumder , 42/217, New Ballygunge Road, CALCUTTA, Thana -Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700039 , By Caste Hindu, By Profession : Business

Identified By Ravindra Kumar Parikh, son of Lt Jai Kishan Das Parikh, 18 B, Nilmoni Mitra Street, CALCUTTA, Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession: Business.

( Dines Kumar Mukhopadhyay )  
ADDL REGISTRAR OF ASSURANCE-I

On 20/05/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-729402/-

Certified that the required stamp duty of this document is Rs.- 43784 /- and the Stamp duty paid as Impresive Rs - 500/-

( Dines Kumar Mukhopadhyay )  
ADDL REGISTRAR OF ASSURANCE-I

On 21/05/2010

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

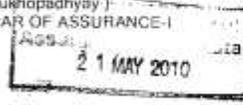
**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 8019/- ,E = 14/- ,J = 55/- ,M(a) = 25/- ,M(b) = 4/- on 21/05/2010

**Deficit stamp duty**

Deficit stamp duty Rs. 43800/- is paid by the Bankers cheque number 478562, Bankers Cheque Date 13/04/2010, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 21/05/2010

( Dines Kumar Mukhopadhyay )  
ADDL REGISTRAR OF ASSURANCE-I



( Dines Kumar Mukhopadhyay )  
ADDL REGISTRAR OF ASSURANCE-I

21/05/2010 16:11:00

Endorsement Page 1 of 1



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 2544 to 2546  
being No 05075 for the year 2010.



  
(Dinesh Kumar Mukhopadhyay) 25-May-2010  
AGDL REGISTRAR OF ASSURANCE-I  
Office of the A.R.A.-I KOLKATA  
West Bengal