

45 ✓

06762.

SL/NO
3

20401

S.M



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

admissible under Rule 21 & sub-
s/s 5 (1) of W.B.L.R. Act. 1950
duly stamped under the Indian
Stamp Act, 1899 Subsequently
emended Schedule I.A. No. ---
Fees Paid 10-50

B 461716

100
250
11350

Signature of Smt. Minati Bhattacharjee
North 24-Parganas
(D. & R. D.)
29 MAY 2011

Convey/14666(ii)

CONVEYANCE

THIS INDENTURE made on this 28th day of May. Two
Thousand and Seven **BETWEEN (1) SMT. MINATI BHATTACHARJEE**
wife of Late Rabindra Nath Bhattacharjee, **(2) SRI MITHUN**
BHATTACHARJEE son of Late Rabindra Nath Bhattacharjee, **(3) MISS**
PIU BHATTACHARJEE daughter of Late Rabindra Nath Bhattacharjee, all
are by faith - Hindu, by Occupation - Household Work & Cultivation, all
are residing at Kalikapur, Police Station - Rajarhat, in the District of 24-
Parganas (North), all are Indian Citizen, hereinafter called the **VENDORS**
(which expression shall unless excluded by or repugnant to the context be
deemed to mean and include their heirs, executors, administrators,
representatives and assigns) of the **FIRST PART.**

as per Banker's Certificate
Bank Draft No 888686
Date 28/5/11 of Paid Prover

D. S. R. - B
North 24-Parganas

Sale 23

227000
A 2486
A 2488
M 26
M 2518

360 x 10 = 3600

1282

ARUN KR. BHOWMICK

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT KOLKATA

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT KOLKATA

[Handwritten signature]



নাম
মোট টাকার পরিমাণ
এই চালান নং-এ মোট কত টাকার
টাকার পরিমাণ
ক্রেতার নাম
ডেতার-মিতা

16 MAY 2007
RS 44000
28th May 2007
Office at Bar
of the Sadar Registrar
Office at Bar
of the Executant / Claimant

Milhi Bhattacharya

Mithun Bhattacharya
Minita Bhattacharya

2362

Registrar u/s I (B)
North 24-Parganas
(D.S.R.-II)

28th May 2007
District - North 24 Parganas
Caste - Hindu/Muslim/Christian
Kolkata
Rajarhat

Milhi Bhattacharya

2363

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Pine Bhattacharya

2364

Kshishik Mandal
Smt. Sadhan Mandal
Maha Patha
District - North 24 Parganas
Caste - Hindu/Muslim/Christian

মিনতি ভট্টাচার্য

Registrar u/s I (B)
North 24-Parganas
(D.S.R.-II)
28 MAY 2007
পঞ্চ গুপ্ত

A N D

THE CALCUTTA ELECTRICAL MANUFACTURING CO. LTD., a limited company, registered under the Companies Act, 1956, represented by its Director **MR. SHYAM KUMAR KEDIA** having its registered office at 2, B.T.M. Sarani, Second Floor, Police Station - Hare Street, Kolkata - 700 001, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS Rabindra Nath Bhattacharjee, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 05.60 Satak out of 24 Satak comprised in R.S. Dag No. 918 (Sali), under L.R. Khatian No. 424, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS after the death of Rabindar Nath Bhattacharjee, his only wife viz; Smt. Minati Bhattacharjee, only son viz; Sri Mithun Bhattacharjee and only daughter viz; Miss Piu Bhattacharjee, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Smt. Minati Bhattacharjee, Sri Mithun Bhattacharjee, and Miss Piu Bhattacharjee, the Vendor Nos. 1 to 3 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **05.60** Satak out of 24 Satak comprised in R.S. Dag No. **918** (Sali), under L.R. Khatian No. **424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of "Sali" land measuring an undivided share area of **03.75** Satak out of 24 Satak comprised in R.S. Dag No. **918**, under L.R. Khatian No. **424**, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and



Registrar u/s I (A)
North 24-Parganas
(D. S. R. - II)

12 8 May 2007

bordered RED thereon at or for the price of **Rs. 2,27,000/-** (Rupees Two Lac Twenty Seven Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 2,27,000/-** (Rupees Two Lac Twenty Seven Thousand) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Sali" land measuring an undivided share area of **03.75** Satak out of 24 Satak comprised in R.S. Dag No. **918**, under L.R. Khatian No. **424**, t Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any



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North 24-Parganas
(D. S. R. - II)

28 MAY 2007

action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;



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North 24-Parganas
(D. S. R. - II)

28 MAY 2007

iv) AND THAT the Vendors has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors has no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of



[Handwritten signature]
Registrar u/s I (2)
North 24-Parganas
(B. S. R. - II)

28 MAY 2007

land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Sali" land measuring an undivided share area of **03.75** Satak out of 24 Satak comprised in R.S. Dag No. **918**, under L.R. Khatian No. **424**, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 40, R.S. No.126, Touzi No. 10, in the District of 24-Parganas (North).

<u>R.S. Dag No.</u>	<u>Total Area</u>	<u>Sold Area</u>	<u>Nature</u>
918	24 Satak	03.75 Satak	Sali

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Part of Other Dags.
 ON THE SOUTH : Part of Other Dags.
 ON THE EAST : Part of Other Dags.
 ON THE WEST : Part of Other Dags.




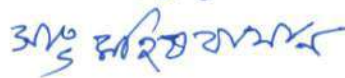
সদর দপ্তর (৩)
South 24-Parganas
(D. S. R. - II)

28 MAY 2007




IN WITNESS WHEREOF, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. 


2. Milon Mondal
 Mahish Bathar

Kulhi: 
 Pise 


 SIGNATURE OF THE VENDORS




































Registrar u/s I (a)
North 24-Parganas
(D.S.R.-II)

28 MAY 2011

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p align="center"><i>Shyam Kumar Kedia</i></p>	<p align="center"><i>Shyam Kumar Kedia</i></p>				
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p align="center"><i>Mihir Bhattacharya</i></p>					
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p align="center"><i>Pooja Bhattacharjee</i></p>					

অফিসের কপি প্রদান করা হল



১৫
স্বাক্ষরিত ৩/৫/০৭
North 24-Parganas
(D. S. R. MAY 2007)

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>பி. க. சிவசுந்தரி</i>	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

ATTESTED :

MEMBER RULERS OF THE DISTRICT BOARD
IN THE DISTRICT BOARD ROOMS
ALL BOX - THREE TO SMALL PRINTS



26
Registrar u/s I (a)
North 24-Parganas
(D. S. R. - II)
28 MAY 1951

MEMO OF CONSIDERATION

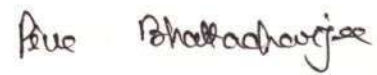

Paid by

Rs. 2,27,000/-

Rs. 2,27,000/-

(Rupees Two Lac Twenty Seven Thousand) only.

Witness: -

1. 2. SIGNATURE OF THE VENDORSDrafted by: -

ARUN KUMAR BHAUMIK (Advocate)
 Kolkata High Court
 Registration No.905/1983
 63/21, Dum Dum Road, Kol-74
 Surer Math, Dial 2529-2531.



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Registrar s/s I (2)
North 24-Parganas
(B. & L. - II)

28 MAY 2007



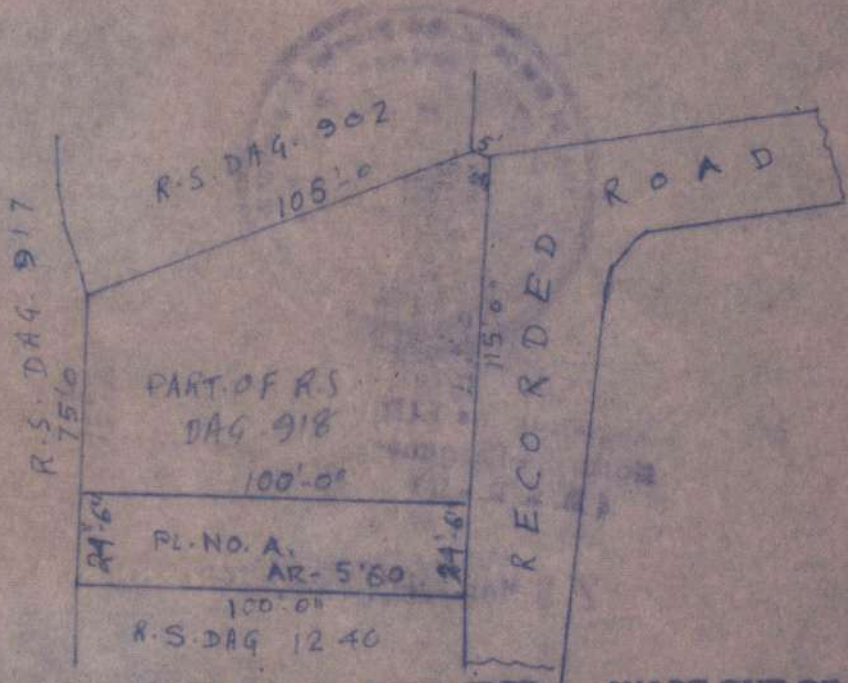
LAND PLAN PART OF R 5 DAG NO 918
 RS KHATIAN NO
 NAME OF MOUZA KALIKA PUR
 RESA NO 143
 LR KHATIAN NO
 J L NO 90
 P S RAJAPUR
 DIST N 24 PARGANAS SCALE 50' = 1"

PL NO _____ NAME OF VENDOR _____ NAME OF VENDEE _____ AREA
 A. _____ 3.75 DC

Mulini Bhattacharjee

Pine Bhattacharjee

স্বনতি-প্রদর্শক



NOTE:- UNDIVIDED SHARE OUT OF 24 DECIMAL
 COMPRISING 3.75 DECIMAL OF PLOT NO 918
 SHOWN THUS.

DRAWN BY
 S. K. MONDAL
 SURVEYOR



Registrar u/s I (2)
North 24-Parganas
(D. & R. - II)

28 MAY 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 4473 to 4494
being No 04101 for the year 2007.



(X) 22-August-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal