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M/C M-1635/13

পশ্চিমবঙ্গ, পশ্চিম বঙ্গাল WEST BENGAL

Learn that the Document is subject to
Registration. The Signatures, Stamp and the
embossed seals attached to this document
are the part of this Document.

Additional Registrar
of Assurances, Kolkata

04-7-19

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 26th day of June, TWO THOUSAND THIRTEEN (2013) BETWEEN

(1) SRI NEPAL NASKAR, (2) SRI SUNIL NASKAR, both sons of Late Narendra Nath Naskar, both by faith Hindu, by Nationality Indian, by occupation Cultivation, (3) SRI BHOLANATH NASKAR and

(4) SRI ADHIR NASKAR, both sons of Late Gopal Naskar, both by faith Hindu, by Nationality Indian, by occupation Cultivation and

Handwritten notes and signatures at the bottom of the page, including a signature and the date '04-7-19'.

(5) **SRI SANIKAR NASKAR**, son of Late Anil Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation, all are residing at Natagachi, Police Station Bonarpur, District South 24-Parganas, hereinafter called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the

ONE PART.

A N D

M/S. BGA REALTORS, a registered Partnership Firm, having its Principal Office at No. P-395, Hemanta Mukhopadhyay Sarani, Police Station Lake, Kolkata- 700 029, being represented by its authorized Partner **SHRI RAJIB GHOSE, PAN NO. AAHFB6714F**, son of Late Bimalendu Ghose, by faith Hindu, by Occupation- Business, residing at No. 1/4, Hindusthan Road, Police Station Gariahat, P. O. - Sarat Bose Road, Kolkata- 700029, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include its successor or successors-in-interest nominee or nominees and assign or assigns) of the **OTHER PART.**

WHEREAS one Narendra Nath Naskar, since deceased, was the recorded Owner of **ALL THAT** piece or parcel of Sali land measuring 1 (One) Decimal, be the same a little more or less, lying and situate at Mouza Natagachi, J. L. No. 97, comprising R.S. Dag

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No. 80 corresponding to L.R. Dag No. 82 appertaining to Khatian No. 514, within the limits of the Kalikapur No. 1 Gram Panchayat, under Police Station Sonarpur, in the District of South 24-Parganas, which is more fully described in the Schedule hereunder written and hereinafter called and referred to as the 'said property' and seized, possessed of or otherwise well and sufficiently entitled to the same in peaceful possession and free from encumbrances whatsoever.

AND WHEREAS thereafter said Narendra Nath Naskar died intestate leaving behind surviving him his four sons namely, (1) Nepal Naskar, (2) Sri Sunil Naskar, the Vendor Nos. 1 and 2 herein, (3) Gopal Naskar, since deceased and (4) Anil Naskar, since deceased and none-else, to inherit his entire estate as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said (1) Sri Nepal Naskar, (2) Sri Sunil Naskar, (3) Gopal Naskar, since deceased, (4) Anil Naskar, since deceased, became the joint Owners in respect of the Schedule mentioned property and seized, possessed and enjoyed the same peacefully and uninterruptedly, each having undivided $1/4^{\text{th}}$ share therein.

AND WHEREAS Gopal Naskar, son of Narendra Nath Naskar, since deceased, died intestate leaving behind surviving him his two sons namely, (1) Sri Bholanath Naskar and (2) Sri Adhir Naskar, the Vendor Nos. 3 and 4 herein and none-else, to

inherit his undivided 1/4th share in the Schedule mentioned property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance said Sri Bholanath Naskar and (2) Sri Adhir Naskar become the joint Owners in respect of the Schedule mentioned property, each having undivided 1/8th share therein.

AND WHEREAS Anil Naskar, son of Narendra Nath Naskar, since deceased, died intestate, governed under Dayabhaga School of Hindu law and leaving behind surviving him his only son Sri Sankar Naskar, the Vendor No. 5 herein to inherit his undivided 1/4th share in the Schedule mentioned property.

AND WHEREAS by way of inheritance said Sri Sankar Naskar become the owner of undivided 1/4th share in the Schedule mentioned property.

AND WHEREAS thus by way of inheritance the Vendors herein become the joint Owners in respect of the Schedule mentioned property and had been and have been enjoying the same by various acts of possession and ownership.

AND WHEREAS due to the personal necessity, the Vendors herein decided to sell the Schedule mentioned property in favour of the Purchaser herein free from all encumbrances, charges, lien and dispendence at the consideration of **Rs. 1,00,000/- (Rupees One Lakh)** only, and relying upon the representation as true and

correct the Purchaser herein agreed to purchase the same in said consideration and Vendors also agreed to execute the Deed of Conveyance in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

I. In pursuance of the said agreement and in consideration of the sum of Rs. 1,00,000/- (Rupees One Lakh) only paid by the Purchaser to the Vendors herein simultaneously with the execution of these presents (the receipt thereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser and the said property) the Vendors do hereby grant, transfer and convey unto the Purchaser **ALL THAT** piece or parcel of Sali land measuring 1 (One) Decimal, be the same a little more or less, lying and situate at Mouza Natagachi, J. L. No. 97, comprising R. S. Dag No. 80 corresponding to L. R. Dag No. 82 appertaining to Khatian No. 514, within the limits of the Kalikapur No. 1 Gram Panchayat, under Police Station Sonarpur, in the District of South 24-Parganas and which is more fully and particularly mentioned and described in the Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said land or any part thereof now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all paths, passages, ways, rights, lights, liberties, easements, appendages, benefits, advantages, privileges and appurtenances whatsoever to the said land

belonging or anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and every part thereof and all deeds, puttals, instruments, writings and instruments of title anywise exclusively relating to or concerning the said land therein before ^{se} granted and conveyed or otherwise expressed so to be and every part thereof which are now or at any time or times hereafter shall or may be in the custody, possession power or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit in law and equities and all the estate right, title, interest, claim and demand whatsoever both in law and in equity of the Vendors herein into and upon the said land or any part thereof hereby sold, conveyed and transferred unto the Buyer/Purchaser and the benefit of all covenants if any appertaining thereto which are now or heretofore where in the enjoyment of the Vendor **TO HAVE AND TO HOLD** the said land hereby sold, conveyed and transferred unto the Purchaser absolutely and forever free from all encumbrances, charges lispence, requisitions whatsoever and the Vendors do hereby for themselves and their heirs, executors and administrators covenant with the Purchaser, its successors-in-office, administrators, representatives and assigns that **NOTWITHSTANDING** any acts, deed or things heretofore done, executed or knowing suffered to the contrary the Vendors are now lawfully seized and possessed of or is otherwise well and

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sufficiently entitled to the land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or made void the same.

II. The Vendors do hereby covenant with the Purchaser that the interest which the Vendor professes to transfer subsists and the Vendors have good right and full power and absolute authority and indefeasible title to grant, convey, transfer, assign and assure its respective right, title and interest in the Schedule mentioned land and every part thereof hereby sold, conveyed and transferred or expressed or intended so to be unto the Purchaser and it shall be lawful for the Purchaser at all times hereafter to quietly and peaceably to enter into and upon the Schedule mentioned land hereby conveyed and transferred unto the Purchaser and every part thereof and to hold possess occupy and enjoy the same and collect realize and receive all rents, issues and profits thereof without any disturbances hindrances, interruption, claim or demand whatsoever by the Vendors or any person or persons claiming through under or in trust for the Vendors and the said land hereby conveyed **AND THAT** the Schedule mentioned land hereby sold, conveyed, transferred, granted, assigned and assured unto the Purchaser free from all encumbrances created occasioned made or done by the Vendors and that the Vendors and every person or persons having or lawfully claiming any estate, right,

title, interest or claim whatsoever through under or in trust for the Vendors in the Schedule mentioned land hereby sold, conveyed and transferred unto the Purchaser or any part thereof shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser made, do acknowledge execute and perfect all such further and other lawful acts, deeds, assurances, matters and things whatsoever for further better or more perfectly assuring the said land unto the Purchaser in the manner aforesaid as shall or may be reasonably and legally required **AND IT IS RECORDED** that the Vendors have handed over the possession of the Schedule mentioned land free from all encumbrances and the Purchaser henceforth shall be entitled to exercise all rights as owner i.e. right to transfer of the property in any dimension to any one, mortgage, gift, lease thereof and possession over the said land and the Purchaser shall further be entitled to enjoy and use the said land in any manner upon construction of building, boundary wall pathways without any hindrance by the Vendors or the Purchaser itself or by any person claiming through the Purchaser will further be entitled to mutate its name in the place and instead of the Vendors with B.L. & L.R.O. and any other statutory Authority, Electricity supply and water supply authorities in respect of the said land and/or to amalgamate the same with any other land as per the scheme and pay proportionate rent thereof in its own name upon payment of necessary taxes.

III. The Vendors also covenant with the Purchaser that, the Vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced to the Purchaser or its solicitors or its agents or at any trial hearing examination on commission or otherwise as occasion shall require the title deeds for the purpose of showing and manifesting the title of the Purchaser of the plots as hereby conveyed and at the like request and cost deliver copies or extracts from the said documents relating to the schedule mentioned property as the Purchaser shall and may require and will in the meantime unless prevented by fire or other irresistible accident keep the said documents safe and un-obliterated.

IV. The Vendors further covenant with the Purchaser that if any unpaid outgoing found in connection with the schedule mentioned property that will be born and or paid by the Vendors herein. That the said land or any portion thereof is not affected by notice of the Income Tax authorities or Acquisition Collector under the provisions of any act or the rules framed thereunder by any public or private body under the provisions of any act or otherwise.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Sali land measuring 1 (One) Decimal, be the same a little more or less, lying and situate at Mouza Natagachi, J. b. No. 97, comprising R. S. Dag No. 80 corresponding to L. R. Dag No. 82 appertaining to K. S. Khatun No. 514, within the limits of the Kalikepur No. 1 Gram Panchayat,

under Police Station Sonarpur, Additional District Sub-Registry Office at Sonarpur, in the District of South 24-Parganas, together with all easement right attached thereto which is more fully and particularly shown in the annexed **Plan** or **Map** marked with the **RED** colour border, the annual proportionate rent is payable to the District Collectorate, South 24-Parganas at Alipore, which is butted and bounded by :-

ON THE NORTH : By land in Dag No. 77;

ON THE SOUTH : By remaining land in R.S. Dag No. 80;

ON THE EAST : By land in R.S. Dag Nos. 78 and 79;

ON THE WEST : By 20 feet wide Canal Road.

IN WITNESS WHEREOF the Vendors and Purchaser hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

১৩/১১/১৯৬০

SIGNED, SEALED AND DELIVERED

১৩/১১/১৯৬০

by the Parties in Kolkata in the presence of :

১৩/১১/১৯৬০

1. *Rabim Mohd Ali*
Kalikingpur
Bengal, and explain in the
District Talukdar, District
(SIGNATURE OF THE VENDORS)

১৩/১১/১৯৬০

BGA REALTORS

Rajib Khan
Partner

2. *Joydangshu*
12, C.P.O Street
Kolkata

(SIGNATURE OF THE PURCHASER)

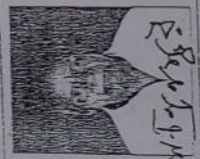
SPECIMEN FORM FOR TEN FINGER PRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FOUR FINGER	THUMB
LEFT HAND					
RIGHT HAND					



R. A. ...
 1917

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FOUR FINGER	THUMB
LEFT HAND					
RIGHT HAND					



R. A. ...

1917

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FOUR FINGER	THUMB
LEFT HAND					
RIGHT HAND					













R. A. ...

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FOUR FINGER	THUMB
LEFT HAND					
RIGHT HAND					










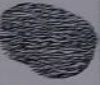


R. A. ...

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
					
RIGHT HAND	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
					



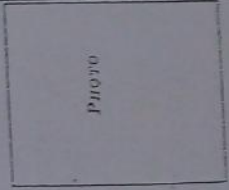
W. J. ...

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
					
RIGHT HAND	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
					



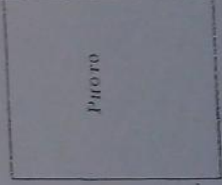
W. J. ...

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
RIGHT HAND	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



Photo

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
RIGHT HAND	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



Photo

BGA RECTORS
Handwritten signature

7/11/71

80. AREA - 1 DEC (M/L)
 78.79 → 79 DEC (M/L)

REFERENCES:
 A.S. LINE SHOWN THUS:
 A.S. AREA COLOR OF RED BORDER.
 A.S. D.A. - AREA

L.T.I. AREA
 21 23/2 2000



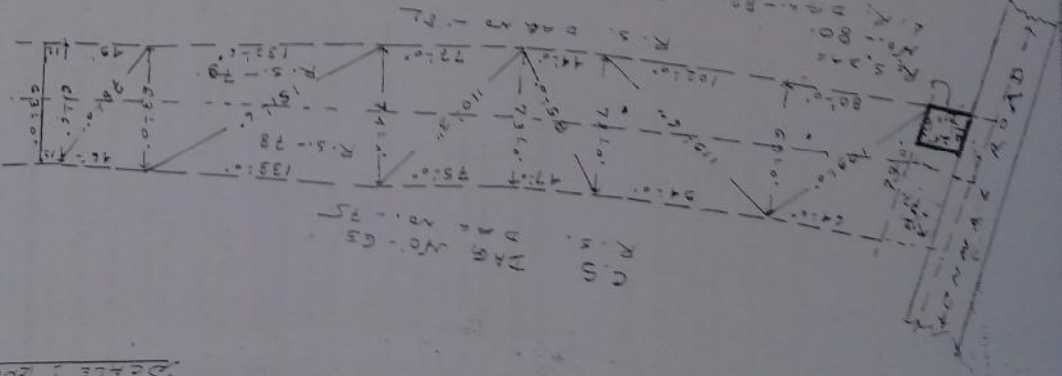
Labels with

(G.M. NO. 10)

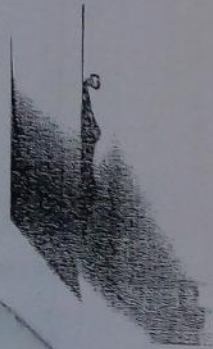
5 2/2 10 2/2

2 2/2 10 2/2

C.S. D.A. NO. 66



A.S. D.A. NO. 65
 C.S. D.A. NO. 66



SCALE 1" = 100'

SITE PLAN OF A.S. DISTRICT NO. 22, B.S. - SONARVA
 M. - 1012, KATAPACCTE, G.L. NO. - 22

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

Endorsement For Dood Number : 1 - 06538 of 2013
(Serial No. 06107 of 2013 and Query No. 1901L000013048 of 2013)

On 01/07/2013

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

Presented for registration at 18.06 hrs on 01/07/2013, at the Private residence by Rajib Ghose,
Claimant

Admission of Execution(Under Section 56, W.B.Registration Rules, 1962)

Execution is admitted on 01/07/2013 by

1. Nepal Naskar, son of Lt. Narendra Nath Naskar , Natagachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Sumi Naskar, son of Lt. Narendra Nath Naskar , Natagachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Biholanath Naskar, son of Lt. Gopal Naskar , Natagachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
4. Avinir Naskar, son of Lt. Gopal Naskar , Natagachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
5. Sanjkar Naskar, son of Lt. Anil Naskar , Natagachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
6. Rajib Ghose
Partner, M/ S B G A Realtors P-399, Hemanta Mukhopadhyay Suren, Kolkata, Thana:-Lake,
District:-South 24-Parganas, WEST BENGAL, India, Phn :700029
, By Profession : Business
Identified By Rabin Mondal, Village:Kallikapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: Business

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 02/07/2013

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-1,18,182/-

Certified that the required stamp duty of this document is Rs.- 5929 /- and the Stamp duty paid as Impressive Rs - 5000/-



04/07/2013 13:50:00

Endorsement Page 1 of 2

স্বাক্ষরিত
১৩/০৭/২০১৩

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

Endorsement For Deed Number : I - 06538 of 2013
(Serial No. 06107 of 2013 and Query No. 1901L000013848 of 2013)

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 04/07/2013

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

ADMISSIBILITY 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:

Amount By Cash

Rs 1396.00/- on 04/07/2013

(Under Article : A(1) = 1298/- , E = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 04/07/2013)

Deficit stamp duty

Deficit stamp duty Rs 930/- is paid by the draft number 504434, Draft Date 04/07/2013, Bank : State
Bank of India, Specialised Instl Bkg Kolkata, received on 04/07/2013

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

- 4 JUL 2013

(Ashim Kumar Ghosh)

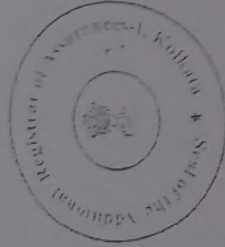
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

04/07/2013 13:50:00

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 60

Registered in Book - I
CD Volume number 13
Page from 1606 to 1624
being No 06538 for the year 2013.



Achim Kumar Ghoshy, 06-July-2013
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

~~Sl. NO - 1605~~

Form A

A Certificate of Mutation
(See Rule 63)

To M/S - BGA Realtors, P-399 Hemanta Mukherjee -
(Name and address of the applicant) Saran, P. S. Lake -
Kol - 700029

Reference M/c no - 2839/13. W.S. 50A of W.B.L.R. Act

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below :

The Schedule

1. District 24, Parganas (S)
2. Police Station Sonarkh
3. Mouza Natagachi
4. J. L. No 97
5. Khatian No L.R - 1605. ✓
6. Plot No. L.R = 80, 81.
0.37 dec 0.40 dec.
7. Area



25
20/11/14
SBP, Kolkata-700 015

[Signature] 11/11/14
Prescribed Authority w/s 50 of the
West Bengal Land Reforms Act, 1955