

3245

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I 2887



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 243693

M.V. No. 42, 58, 614/
Q.No. 4920/12

12-12-12
19/03/12

Certified that the documents submitted in registration. The signatures stated on the instruments described herein are the documents are the part of this document

Sub Registrar
Bairdipore

DEED OF CONVEYANCE

19 MAR 2012

Valued at Rs. 40,00,000/- (Rupees forty lakh) only.

THIS DEED OF CONVEYANCE is made this 19th day of March, 2012 BETWEEN (1) SRI SANDEEP KUMAR JAISWAL son of Sri Dhurup Kumar Jaiswal, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at 52/1, Kedar Nath Singh (PAN NO - AEUP J755 80).

Contd...P-2.









OM CREATION
Partner

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BARRACKPORE, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 03245 / 2012, Deed No. (Book - I , 02887/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sandeep Kumar Jaiswal 52/1 Kedar Nath Singh Road, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700057	 19/03/2012	 LTI 19/03/2012	<i>Sandeep Kumar Jaiswal 19-3-12</i>

1. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sandeep Kumar Jaiswal Address -52/1 Kedar Nath Singh Road, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700057	Self	 19/03/2012	 LTI 19/03/2012	<i>Sandeep Kumar Jaiswal</i>
2	Manju Bera Address -Purbanchal Bloc A, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700111	Self	 19/03/2012	 LTI 19/03/2012	<i>Manju Bera</i>
3	Ratna Dhar Address -P C Road, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700111	Self	 19/03/2012	 LTI 19/03/2012	<i>Ratna Dhar</i>
4	Rinku Paul Address -Manik Danga Road, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700111	Self	 19/03/2012	 LTI 19/03/2012	<i>Rinku Paul</i>

OM CREATION
Manoj Chandra Majumdar
 Partner



(Subhas Chandra Majumdar)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BARRACKPORE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BARRACKPORE, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 03245 / 2012, Deed No. (Book - I , 02887/2012)

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Chhanda Basu Address -13 C Palit Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019	Self	 19/03/2012	 LTI 19/03/2012	Chhanda Basu
6	Narayan Ch. Ghosh Address -4 No D B Nagar, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Sodepur Pin :-700110	Self	 19/03/2012	 LTI 19/03/2012	Narayan Ch. Ghosh.

Name of Identifier of above Person(s)
 Sukhendu Bikash Bhowmick
 Ghola C Block, Thana:-Khardaha, District:-North
 24-Parganas, WEST BENGAL, India, P.O. :-Sodepur
 Pin :-700110

Signature of Identifier with Date
Sukhendu Bikash Bhowmick.
 19-3-2012

OM CREATION
Narayan Ch. Ghosh
 Partner



(Signature)
 (Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BARRACKPORE



Government Of West Bengal
Office Of the A. D. S. R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 02887 of 2012
(Serial No. 03245 of 2012)

On

Payment of Fees:

On 19/03/2012

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

Payment of Fees:

Amount By Cash

Rs. 46852.00/-, on 19/03/2012

(Under Article : A(1) = 46838/- ,E = 14/- on 19/03/2012)

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.-42,58,614/-

Certified that the required stamp duty of this document is Rs.- 298123 /- and the Stamp duty paid as: Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48000/- is paid, by the draft number 258481, Draft Date 16/03/2012, Bank Name State Bank of India, Board Ghar (sodepur Road), received on 19/03/2012
2. Rs. 49000/- is paid, by the draft number 258482, Draft Date 16/03/2012, Bank Name State Bank of India, Board Ghar (sodepur Road), received on 19/03/2012
3. Rs. 49000/- is paid, by the draft number 258483, Draft Date 16/03/2012, Bank Name State Bank of India, Board Ghar (sodepur Road), received on 19/03/2012.
4. Rs. 45000/- is paid, by the draft number 258484, Draft Date 16/03/2012, Bank Name State Bank of India, Board Ghar (sodepur Road), received on 19/03/2012
5. Rs. 18650/- is paid, by the draft number 258485, Draft Date 16/03/2012, Bank Name State Bank of India, Board Ghar (sodepur Road), received on 19/03/2012
6. Rs. 40000/- is paid, by the draft number 258486, Draft Date 16/03/2012, Bank Name State Bank of India, Board Ghar (sodepur Road), received on 19/03/2012

OM CREATION
Partner



(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 02887 of 2012
(Serial No. 03245 of 2012)

7. Rs. 48000/- is paid, by the draft number 258487, Draft Date 16/03/2012, Bank Name State Bank of India, Board Ghar (sodepur Road), received on 19/03/2012

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

Presented for registration at 12.12 hrs on :19/03/2012, at the Office of the A. D. S. R. BARRACKPORE by Sandeep Kumar Jaiswal , one of the Executants.

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

Execution is admitted on 19/03/2012 by

1. Sandeep Kumar Jaiswal, son of Dhurup Kumar Jaiswal , 52/1 Kedar Nath Singh Road, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700057 , By Caste Hindu, By Profession : Business
2. Manju Bera, wife of Abani Bera , Purbanchal Bloc A, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700111 , By Caste Hindu, By Profession : Business
3. Ratna Dhar, wife of Atanu Dhar , P C Road, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700111 , By Caste Hindu, By Profession : Business
4. Rinku Paul, wife of Prabir Kumar Paul , Manik Danga Road, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700111 , By Caste Hindu, By Profession : Business
5. Chhanda Basu, wife of Lt. Shyamal Kanti Basu , 13 C Palit Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Business
6. Narayan Ch. Ghosh, son of Lt. Bhubaneswar Ghosh , 4 No D B Nagar, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Sodepur Pin :-700110 , By Caste Hindu, By Profession : Business

Identified By Sukhendu Bikash Bhowmick, son of Lt. L M Bhowmick, Ghola C Block, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Sodepur Pin :-700110 , By Caste: Hindu, By Profession: Others.

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

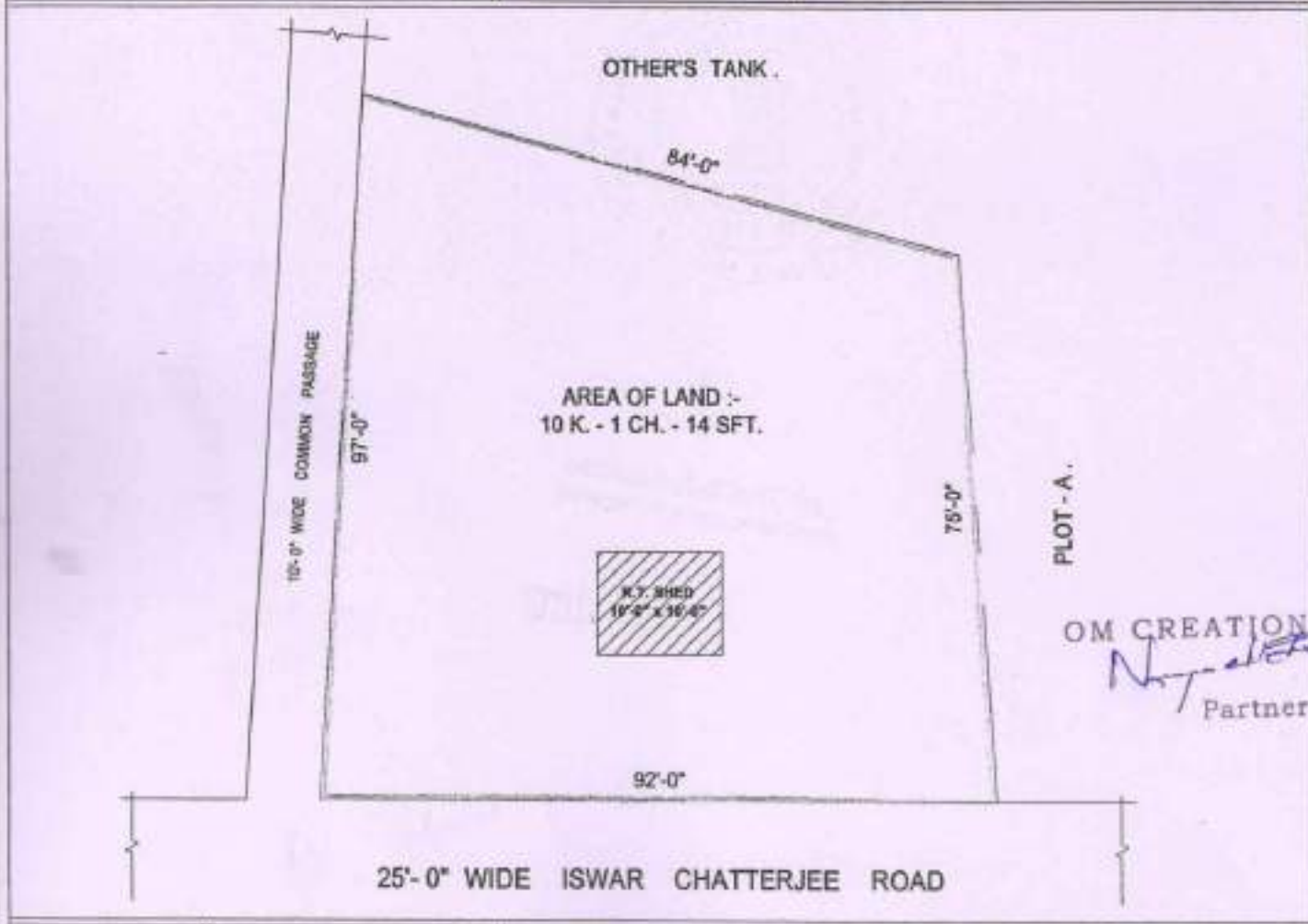
OM CREATION
Partner



(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

SITE PLAN OF LAND AT MOUZA- SUKCHAR, DAG NO- 3526 (P), KHATIAN NO - 392, J. L. NO. - 9, SCHEME PLOT NO- BX & BX /1 , HOLDING NO - 13 /K WARD NO - 14, UNDER PANIHATI MUNICIPALITY, P.S.- KHARDAH, DIST. - 24 PARGANAS(NORTH)

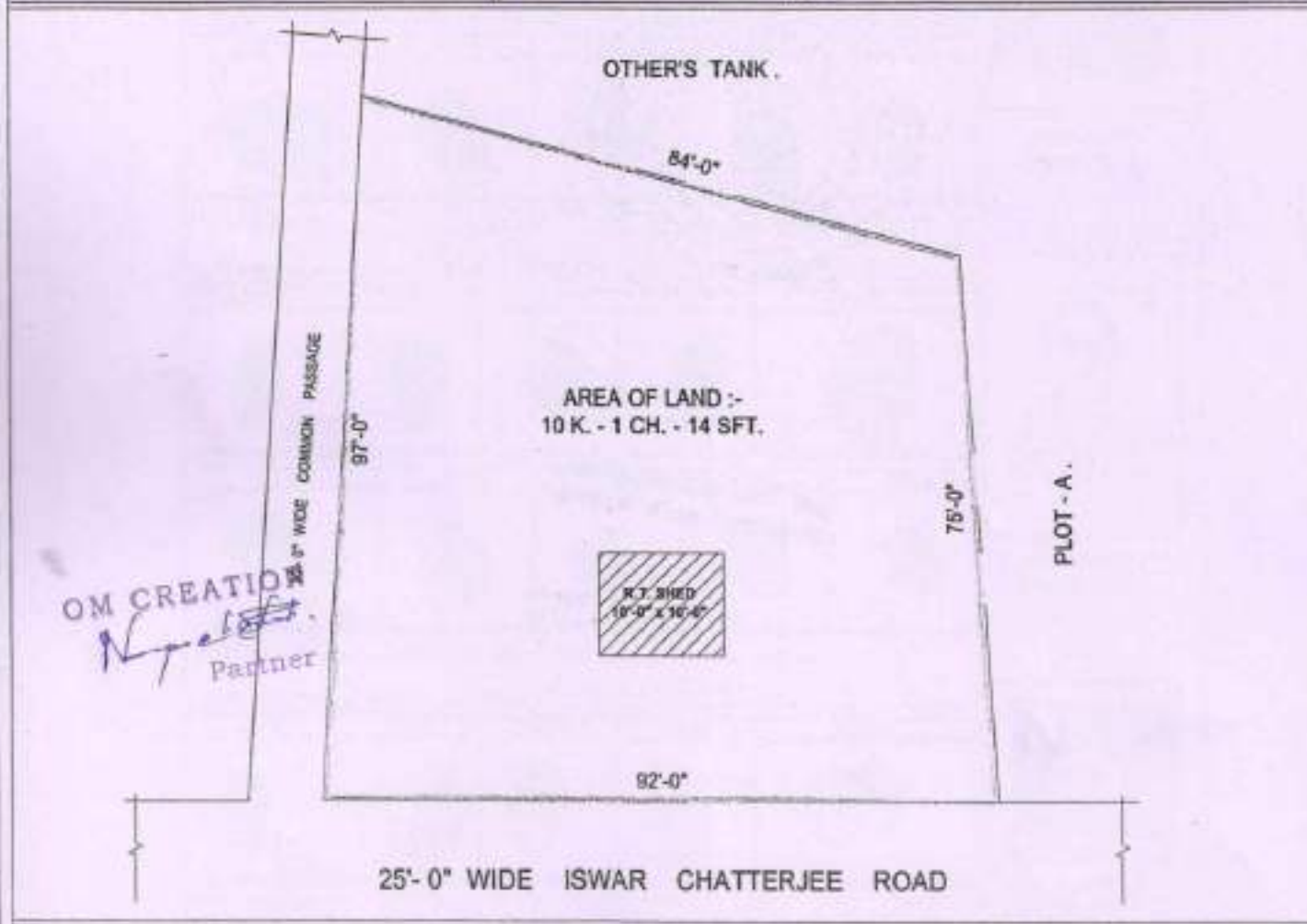
<p>NAME OF VENDOR :-</p>	<p>SIGNATURE OF VENDOR :-</p> <p><i>Sandul Kumar Das</i> <i>Manju Bora</i> <i>Ratna Char.</i> <i>Romen Paul.</i> <i>Chhanda Basu</i></p>
<p>NAME OF VENDEE :- NARAYAN CH. GHOSH.</p>	<p>SIGNATURE OF VENDEE :-</p> <p><i>Narayan Ch. Ghosh.</i></p>



<p>N ↑</p>	<p>SITE PLAN SCALE :- 1:150</p>	<p>AREA STATEMENT AREA OF TOTAL LAND = 10 K - 1 CH - 14 SFT (M/L) R.T SHED :- 100 SFT</p>	<p><i>Asit Halder</i> ASIT HALDER (DCE) L.No - PM/32162/08-09.</p>
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SITE PLAN OF LAND AT MOUZA- SUKCHAR, DAG NO- 3526 (P), KHATIAN NO - 392, J. L. NO. - 9, SCHEME PLOT NO- BX & BX /1 , HOLDING NO - 13 /K WARD NO - 14, UNDER PANIHATI MUNICIPALITY, P.S.- KHARDAH , DIST. - 24 PARGANAS(NORTH)

<p><u>NAME OF VENDOR :-</u></p>	<p><u>SIGNATURE OF VENDOR :-</u></p> <p><i>Sandul Kumar Das</i> <i>Manju Das</i> <i>Ratna Das</i> <i>Ramesh Das</i> <i>Chanda Das</i></p>
<p><u>NAME OF VENDEE :-</u></p> <p>NARAYAN CH. GHOSH.</p>	<p><u>SIGNATURE OF VENDEE :-</u></p> <p><i>Narayan Ch. Ghosh</i></p>



<p>N ↑</p>	<p><u>SITE PLAN</u></p> <p>SCALE - 1:150</p>	<p><u>AREA STATEMENT</u></p> <p>AREA OF TOTAL LAND = 10 K - 1 CH - 14 SFT (M/L)</p> <p>R.T SHED :- 100 SFT</p>	<p><i>Asit Halder</i> ASIT HALDER (DCE) L.No - PU/32162/CO-09</p>
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Road, Ariadaha, Kolkata-700057, (2) SMT. MANJU BERA, wife of Sri Abani Bera, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at Purbachal, Block- A, PS. Ghola, Kolkata- 700111, (3) SMT. RATNA DHAR, wife of Sri Atanu Dhar, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at P.C. Road, Ghola, PS. Ghola, Kolkata- 700111, (4) SMT. RINKU PAUL, wife of Sri Prabir Kumar Paul, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at Manik Danga Road, PS. Ghola, Dist. North 24 Parganas, Kolkata- 700111 and (5) SMT. CHHANDA BASU, wife of Late Shyamal Kanti Basu, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at 13C Palit Street, Kolkata - 700019, hereinafter called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the ONE PART.

AND

SRI NARAYAN CHANDRA GHOSH son of Late Bhubaneswar Ghosh(PAN No. ADDPA1223861), by Faith: Hindu, by Occupation: Business, residing at 4 No. Desh Bandhu Nagar, P.O. Sodepur, PS. Khardah, Dist. North 24 Parganas, Kolkata - 700110, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the OTHER PART.

WHEREAS (1) Nil Krishna Talukder, (2) Anil Krishna Talukder both sons of Late Gour Chandra Talukder (3) Sri Hare Krishna Talukder, (4) Sri Radha Krishna Talukder, (5) Sri Pran Krishna Talukder, (6) Sri Bijoy Krishna Talukder, (7) Sri Binoy Krishna Talukder all sons of Late

Rasik Chandra Talukder are the recorded owners in the Revisional Settlement record in respect of total land measuring more or less 6.28 Acre lying and situate at Mouza- Sukchar, J.L. No. 9, R.S. No. 14, Touzi No. 7 of the collector of North 24 Parganas, comprised and contained

in R.S. Dag No. 3516 land more or less .59 decimal,
in R.S. Dag No. 3518 land (doba) .58 decimal,
in R.S. Dag No. 3520 Land more or less .17 decimal,
in R.S. Dag No. 3522 land (doba) more or less .21 decimal,
in R.S. Dag No. 3523 land (doba) more or less .09 decimal,
in R.S. Dag No. 3524 land (pukur par) more or less .42 decimal,
in R.S. Dag No. 3525 land (pukur) more or less .85 decimal,
in R.S. Dag No. 3526 land more or less 3 acre 27 decimal
under R.S. Khatian No. 392 within the jurisdiction of Panihati Municipality under Ward No. 14 (new) of I.C. Road (Kundu Bagan), under PS. Khardah, Dist. North 24 Parganas.

AND WHEREAS for the purpose of better use and enjoyment of the aforesaid property the said Nil Krishna Talukder, Sri Anil Krishna Talukder, Sri Hare Krishna Talukder, Sri Radha Krishna Talukder, Sri Pran Krishna Talukder, Sri Bejoy Krishna Talukder, Sri Benoy Krishna Talukder partitioned the aforesaid property by meats and bounds by executing a "Deed of Partition" duly registered at A.D.S.R.O. Barrackpore on 13.04.1967 and also recorded in Book No. I, Volume No. 39, Pages No. 34 to 52, being No. 1691 for the year 1967 wherein a plot of bastu land measuring more or less 10 (ten) Cottah 1 (one) Chittacks 14 (fourteen) Sqft. Identified by Plot No. "BX" in the annexed site plan of the aforesaid Partition Deed lying in R.S. Dag No. 3526 under R.S. Khatian No. 392 in Mouza-Sukchar was allotted to Sri Anil Krishna Talukder, son of Late Gour Chandra Talukder as absolute owner.

AND WHEREAS having acquired his absolute ownership in respect of the aforesaid plot of land by virtue of the aforesaid registered Partition Deed, the said Anil Krishna Talukder got his name mutated

with the assessment register of Panihati Municipality and paid taxes to authority concern regularly.

AND WHEREAS the said Anil Krishna Talukder died leaving behind him his following legal heirs and heiresses as a Class -1 legal heirs under the provision of Hindu Succession Act, 1956 in respect of the aforesaid property left by Anil Kanti Talukder.

SLNo.	Name	Relation with the deceased.
1.	Sri Kamal Krishna Talukder	Son.
2.	Sri Pradip Kumar Talukder	Son.
3.	Sri Arun Krishna Talukder	Son.
4.	Sri Sakshi Gopal Talukder	Son.
5.	Sri Birendra Krishna Talukder	Son.
6.	Smt. Pratima Chowdhury	Married daughter.
7.	Smt. Purnima Paul	Married daughter.
8.	Smt. Sujata Kundu	Married daughter.
9.	Smt. Sudipta Paul	Married daughter.

AND WHEREAS the said Kamal Krishna Talukder, Pradip Kumar Talukder, Sri Arun Krishna Talukder, Sakshi Gopal Talukder, Birendra Krishna Talukder, Smt. Pratima Chowdhury, Smt. Purnima Paul, Smt. Sujata Kundu and Smt. Sudipta Paul became absolutely seized and possessed of and/or otherwise entitled to a plot of bastu land measuring more or less 10 (ten) cottahs 1 (one) chittacks 14 (fourteen) sqft. togetherwith structure standing thereon togetherwith all easement rights appertaining thereto, lying and situate at Mouza- Sukchar, J.L. No. 9, R.S. No. 14, Touzi No. 7 of the collector of North 24 Parganas, comprised and contained in R.S. Dag No. 3526 under R.S. Khatian No. 392 within the jurisdiction of Panihati Municipality under Ward No. 14 of I.C. Road (Kundu Bagan) having 1/9th individual undivided share in the aforesaid property.

AND WHEREAS while in khas physical possession over the said property the Kamal Krishna Talukder, Pradip Kumar Talukder, Sri Arun

Krishna Talukder, Sakshi Gopal Talukder, Birendra Krishna Talukder, Smt. Pratima Chowdhury, Smt. Purnima Paul, Smt. Sujata Kundu and Smt. Sudipta Paul transferred their undivided individual 1/9th, collectively 8/9th undivided share more or less 8 (eight) cottah 15 (fifteen) chittacks 17.44 (seventeen point forty four) sq.ft., identified by Plot No. BX, TOGETHERWITH kutchha structure standing thereon in the total land more or less 10 (ten) cottahs 1 (one) chittack 14 (fourteen) sqft. by executing a Deed of Conveyance, duly registered at A.D.S.R.O. Barrackpore on 19.12.2002 and recorded in Book No. 1, Volume No. 261, Pages No. 285 to 296 being No. 9816 for the year 2002 in favour of Smt. Bela Rani Bhowmick, wife of Late Lalit Mohan Bhowmick and Sri Sambhu Dey, son of Sri Pran Ballav Dey.

AND WHEREAS one of the co-sharer Sri Birendra Krishna Talukder transferred his undivided 1/9th individual share more or less 1 (one) cottah 1 (one) chittack 41.55 (forty one point fifty five) sqft., identified by Plot No. BX/1, in the total land area more or less 10 (ten) cottah 1 (one) chittack 41 (forty one) sqft. by executing a Deed of Conveyance, duly registered at Additional Registrar of Assurances-II, Kolkata, and recorded in Book No. I, Volume No. 1, Pages 1 to 15, being No. 5698 for the year 2004 in favour of Smt. Bela Rani Bhowmik, wife of Late Lalit Mohan Bhowmick and Sri Sambhu Dey son of Sri Pran Ballav Dey.

AND WHEREAS having acquired their absolute ownership of the aforesaid plot of land more or less 10 (ten) cottah 1 (one) chittack 41 (forty one) sqft. togetherwith kutchha structure standing thereon by virtue of aforesaid two separate registered Deed of Conveyance, the said Smt. Bela Rani Bhowmik and Sri Sambhu Dey, got their names mutated with the Assessment register of Panihati Municipality and paid taxes to the authority concern regularly.

AND WHEREAS the vendors herein purchased the aforesaid plot of land, morefully described in the schedule hereunder written, shown in the annexed site plan by RED bordered boundary line from Smt. Bela Rani Bhowmik and Sri Sambhu Dey through a clear registered Sale Deed, duly registered at A.D.S.R.O. Barrackpore on 3.11.2010 and

also recorded in Book No. I. CD Volume No. 40, Pages from 1394 to 1406, being No. 11491 in the year 2010.

AND WHEREAS having purchased the aforesaid plot of land through the aforesaid registered Sale Deed the vendors herein got their names mutated with the Assessment Register of Panihati Municipality and have been paying taxes to the Authority concern regularly and have been in peaceful physical possession over the same.

AND WHEREAS the Vendors herein declares to sale of a plot of Eastu land measuring more or less 10 (ten) cottahs 1 (one) chittack 14 (fourteen) sqft. togetherwith kutchha tijes shed structure standing thereon "as is where is basis", morefully and particularly described in the schedule hereunder written shown in the annexed site plan by RED bordered boundary line, free from all sorts of encumbrances, lien, charges, demand whatsoever at a total consideration of Rs. 40,00,000/- (Rupees forty lakh) only and the purchaser has agreed to purchase the same at the above price.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:-

1) That in pursuance of the agreement and taking proper inspection of the under mentioned schedule of property by the purchaser duly agreed to purchase and in full and final consideration of the sum of Rs. 40,00,000/- (Rupees forty lakh) only of true and lawful money of the Union of India in hand of the Vendors paid by the Purchaser at or before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the purchaser and the said plot of land TOGETHERWITH a kuttcha structure standing thereon sold and conveyed hereby and every part thereof) the Vendors do hereby grant, transfer, sell, convey, assigns unto the use of the

Contd...P-7.

purchaser, his heirs, executors, administrators, legal representatives ALL THAT piece and parcel of independent plot of land measuring more or less 10 (ten) cottahs 1 (one) chittack 14 (fourteen) sqft. togetherwith kutcha tiles shed structure standing thereon, TOGETHERWITH all easements rights appertaining thereto, morefully and particularly described in the schedule hereunder written, shown in the annexed site plan by RED bordered boundary line AND ALL the estate, right, title and interest, claim, demand whatsoever of the said vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the said plot of land TOGETHERWITH building hereby sold, transferred, conveyed and granted unto and to the use of the purchaser, his heirs, executors, administrators, legal representatives and assigns absolutely and forever.

2. **THE VENDORS HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

- (a) The said property shall be quietly and peacefully entered into and upon and held and enjoyed by the Purchaser without any lawfully eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors.
- (b) The interest thereby transferred subsists and the Vendors have absolute power to sell the same.
- (c) The property hereby sold is free from all encumbrances, attachments and charges.
- (d) The Vendors hereby covenants with the Purchaser that if at any time it transpires that the Vendors shall have no right, title and interest to the said property hereby sold, transferred, granted and conveyed, the Vendors will be liable and shall be bound to make good the loss

that the purchaser, his heirs, executors, administrators, legal representatives and assigns may suffer as a result of any defect in Vendor's title.

(e) The Vendors further covenants that they and any person claiming through him shall keep the purchaser harmless and indemnified of and from or against all former and other estates, liens, encumbrances, attachments whatsoever made done or suffered by the Vendors or any person or persons claiming through him.

(f) That simultaneously with the execution of this indenture of sale, the Vendors will give peaceful and quiet possession of the said plot of land TOGETHERWITH a kutchha tiles shed structure standing thereon TOGETHERWITH all easements, rights appertaining thereto hereby sold, granted, transferred and conveyed to the purchaser.

(3) That the annexed site plan is part and parcel of this indenture of sale.

(4) The Vendors hereby further declare that they are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, conveyed, transferred and sold and that the vendors have now an indefeasible and absolute title to the said property and that the vendors have right and full power to grant, transfer, convey the said property and to the use of the said purchaser AND the purchaser, his heirs, executors, administrators, representatives and assigns at all times hereafter peacefully and quietly possess the said property without any interruption, claim or demand whatsoever from or by the Vendors or any person or persons and all person or persons lawfully claiming through him shall and will from time to time and at all time hereafter at the request and cost of the purchaser, his heirs, executors, administrators, legal representatives and assigns do and execute or

Contd...P-9.

OM CREATION
N. J. Chatterjee
Partner

to be done or executed all such acts, deeds, and things whatsoever necessary for further better and more perfectly assuring the said property hereby granted, transferred, conveyed and sold unto and the use of the purchaser, his heirs, executors, administrators, legal representatives and assigns in manner as shall or may reasonably be required.

That no notice of acquisition or requisition has been served upon vendors and the above mentioned plot is not subject to any restriction of Urban Land (Ceiling and Regulations) Act, 1976 and the same is not under any claim of the CMA and CIT and any other authority.

After the registration of the said property to the purchaser, the purchaser shall be entitled to get mutation in his name from the authority concerned and will pay the taxes as may be assessed by the authority directly to the authority concerned.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of **BASTU** land measuring an area more or less 10 (ten) cottahs 1 (one) chittack 14 (fourteen) sqft. Identified by Plot Nos. "BX & BX/1" **TOGETHERWITH** a kutcha tiles shed structure measuring more or less 100 Sq.ft. covered area standing thereon **TOGETHERWITH** all easements rights appertaining thereto lying and situated at **Mouza-Sukchar, J.L.No.9, R.S.No.14, Touzi No.7** of the Collector of North 24 Parganas, comprised and contained in **R.S.Dag No.3526, under R.S.Khatian No.392,** within the jurisdiction of Panihati Municipality being Municipal Holding No.13/K of I.C.Road (Kundu Bagan), under Ward No.14, under P.S. Khardah, Dist.North 24 Parganas, shown in the annexed site plan by **RED** bordered boundary line is hereby sold. The property hereby sold is butted and bounded as under:-

OM CREATION

Nayab et al.
Partner

Contd..P-10.

ON THE NORTH : Pond.

ON THE SOUTH : 25 feet wide I.C. Road.

ON THE EAST : Plot No. A.

ON THE WEST : 10 feet wide common passage.

IN WITNESSES WHEREOF the Vendors have hereunto put their respective signature on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED
BY THE PARTIES IN THE PRESENCE OF:**

1. *A. P. Singh*
P.C. Road, Majumdar's place
P.O. Shola Bazar,
Kolkata - 700111

- 1. *Sankub Kumar Jaiswal*
- 2. *Mansu Bha*
- 3. *Ratna Das*

4. *Ramesh Paul*

2. *Prabir Kumar Pat.*

5. *Chhanda Basu*

Konkdanga Road, P.O. Shola-
Bazar, SEDEPUR. KOL-111

Signature of the Vendors.

OM CREATION
Nayab Singh
Partner

Nayab Singh

Signature of the Purchaser.

-: II :-

RECEIVED Rs. 40,00,000/- (Rupees forty lakh) only from the within named purchaser being full and final consideration money as per following memo.

MEMO OF CONSIDERATION :-

1. Banker's Cheque No.008842, dt.17.03.2012	Rs. 8,00,000.00
2. Banker's Cheque No.008843, dt.17.03.2012	Rs. 8,00,000.00
3. Banker's Cheque No.008844, dt.17.03.2012	Rs. 8,00,000.00
4. Banker's Cheque No.008845, dt.17.03.2012	Rs. 8,00,000.00
5. Banker's Cheque No.008846, dt.17.03.2012	Rs. 8,00,000.00

All cheques are drawn on Bank of Baroda, Sodepur Branch, North 24 Parganas.

Total Rs. 40,00,000.00

1. *Susanta Kumar Biswas*
2. *Moujib Bera*
3. *Ratna Dhan.*
4. *Ronita Paul.*
5. *Chhanda Basu*

Signature of the Vendors.

OM CREATION
Nayak
Partner

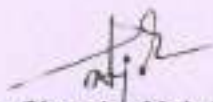
Drafted and prepared by
Debasish Sarkar.
(SRI DEBASISH SARKAR)
Advocate.
Barrackpore Court.
Enrolment No.W.B.-1028/1983.

Typed by
Subinoy Biswas
(SUBINOY BISWAS)
Purbapally, Sodepur,
Kolkata-700 110.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5519 to 5538
being No 02887 for the year 2012.




(Subhas Chandra Majumdar) 21-March-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BARRACKPORE
West Bengal

OM CREATION
Partner