

11983

1184/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 310196

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 25<sup>th</sup>.....day of September..... Two Thousand Fourteen (2014) of the Christian Era.

Additional District Sub-Registrar  
Ra arhat, New Town, North 24-Pgs.

BETWEEN

09 OCT 2014

**SMT. UMA BHOWMICK**, d/o Bibhuti Bhusan Bhowmick, resident of P.K. Lane, Joynagar, Agartala, Tripura, by faith Hindu, by Occupation Service, represented by Sri Rajib Ghosh, s/o. Late Arun Kumar Ghosh, resident of D-22, Northern Park, Brahmapur, Bansdroni, Kolkata - 700 070, as her Constituted Attorney, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, representative and assigns) of the **FIRST PARTY**.

Contd..2..

4127

22/09/2014 5007

কর্তার নাম Varnaparichay Publishers Private Limited

সংখ্যা BA-2 Sector-V Salt Lake City Kal-64

স্টাম্প ভেদার স্বাক্ষর

বিধান কার (সিটিলেক সিটি) এ. ডি. এস. আর. ও

সিট স্টাম্প কর তার

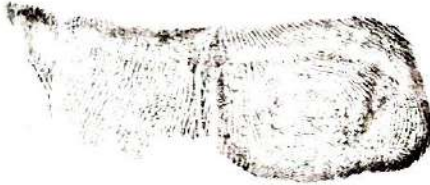
সংখ্যা নং মোট কত টাকা বরাদ্দ

27 AUG 2014

স্টাম্পারি ব্যবস্থাপন ভেদার মিতা দত্ত

620000

*Supriya Mukherjee*



7451

*Supriya Mukherjee*

is constitute attorney  
of NHA Bhowanick



7452

VARNAPARICHAY PUBLISHERS  
PRIVATE LIMITED

Supriya Mukherjee

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

25 SEP 2014

Mathur Sardar, 5/0-Late Badan Sardar  
vill- chotochandpur, P.S.-Rajarhat  
P.O - R. Bishnupur, dist-north 24 parganas

Business

**AND**

**VARNAPARICHAY PUBLISHERS PRIVATE LIMITED**, (PAN No. AADCB4697C), a corporate body constituted under the Companies Act, 1956, having its office at BA-2, Sector-I, Salt Lake City, Kolkata - 700064, represented by its Director and the authorised signatory, Shri Supriya Mukherjee hereinafter referred to as the "**PURCHASER**", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its office bearers, legal representatives, administrators and assigns) of the **SECOND PARTY**.

**WHEREAS** Raisuddin Mondal, S/o Kasum Ali Mondal of Mohmmmedpur; P.S. Rajarhat, District: North 24 Parganas was the absolute recorded owner of land measuring an area of 07 decimals out of 14 decimals together with all easement rights of R.S. Dag No. 1591; R.S. Khatian No. 566; Mouza - Mohmmmedpur; J.L. No. 32; P.S. Rajarhat; District: North 24 Parganas; Sub-Registration office of A.D.S.R. Bidhannagar, Salt Lake City.

**AND WHEREAS** Akkas Ali Mondal, s/o. Late Kasam Ali Mondal of Mohmmmedpur; P.S. Rajarhat; District: North 24 Parganas; was the absolute owner of land measuring an area of 07 decimals out of 14 decimals together with all easement right of R.S. Dag No. 1591; R.S. Khatian No. 458; Mouza - Mohmmmedpur; P.S. Rajarhat; District: North 24 Parganas; Sub-Registration office of A.D.S.R. Bidhannagar, Salt Lake City.

**AND WHEREAS** after death of Raisuddin Mondal his legal heir, one son Abubakkar Mondal became absolute owner of said land 07 decimals together with all easement rights of R.S. Dag No. 1591; R.S. Khatian No. 566; Mouza - Mohmmmedpur; P.S. Rajarhat; District: North 24 Parganas, by virtue of inheritance.

**AND WHEREAS** after dath of Akkas Ali Mondal his legal heris three sons, Abdul Hamid Mondal, Abdul Aziz Mondal and Riajuddin Mondal became absolute owner as his legal heirs of 07 decimal land together with all easement rights of R.S. Dag No. 1591; R.S. Khatian No. 458; Mouza - Mohmmmedpur; P.S. Rajarhat; Dist: North 24 Parganas, by virture of inheritance.

**AND WHEREAS** Abubakkar Mondal absolute owner of land 07 decimals of R.S.Dag No. 1591; R.S. Khatian No. 566; and Abdul Hamid Mondal; Abdul Aziz Mondal and Riajuddin Mondal became absolute owner 07 decimals land of R.S. Dag No. 1591; R.S. Khatian No. 458; both by Mouza - Mohmmmedpur; P.S. Rajarhat; District: North 24 Parganas.

**AND WHEREAS** Abdul Aziz Mondal died intestate leaving behind his legal surviving heris wife Kacniman Bibi, two sons, Rafikul Islam Mondal, Sabirul Islam Mondal became the absolute owner as his legal successors of 1/3 portion i.e. 0233 decimals land together with all easement rights of from the land 07 decimals of R.S. Dag No. 1591; R.S. Khatian No. 458; Mouza-Mohammedpur; P.S. Rajarhat; District: North 24 Parganas.

**AND WHEREAS** Riajuddin Mondal sold his 1/3 portion, i.e. 0233 decimal land out of 07 decimals land to the Vendor No. 2 & 3 Rafikul Islam Mondal and Sabirul Islam Mondal of R.S. Dag No. 1591; R.S. Khatian No. 458; Mouza-Mohammedpur; P.S. Rajarhat; District: North 24 Parganas, by a Deed of Conveyance and recorded in Book No. I; Volume No. 20F; Pages 275 to 284; Deed No. 1020 for the year 1985 of A.D.S.R. Bidhannagar, Salt Lake City Office.

**AND WHEREAS** Abdul Hamid Mondal sold his portion 1/3 share i.e., 0233 decimals out of 07 decimals land together with all easement rights of R.S. Dag No. 1591; R.S. Khatian No. 458; Mouza-Mohammedpur; P.S. Rajarhat; District: North 24 Parganas to Vendor Vendor No. 2 & 3 Rafikul Islam Mondal and Sabirul Islam Mondal recorded in Book NO. I; Volume No. 33, Pages 439 to 447; Deed No. 2104 for the year 1987 at A.D.S. R. Bidhannagar Office.

**AND WHEREAS** Abubakkar Mondal, Rafikul Islam Mondal, Sabirul Islam Mondal and Kachimon Bibi, absolute owner 14 decimals land together with all easement rights by virtue of inheritance and they recorded their name L.R. Record of right which L.R. Khatian No. 818, 1049, 1381, 359, 1275; R.S. Dag No. 1591; Mouza - Mohammedpur; P.S. Rajarhat; District North 24 Parganas.

**AND WHEREAS** since then the Vendors herein is in peaceful and uninterrupted possession and enjoyment of the said land more fully described in Schedule hereunder with unfettered rights, title and interest thereto and free from all charges, lispens, encumbrances and attachments whatsoever.

**AND WHEREAS** the Vendors also assured the Purchaser that the said land is not affected by any development programme of CMDA or Rajarhat Mega City Township or any other Development of the Government or Local body.

**AND WHEREAS** the Vendors declared to sell the said land 14 decimals together with all easement rights of R.S. Dag No. 1591; R.S. Khatian No. 566; and 458; L.R. Khatian No. 818, 1049, 1381, 359, 1275; Mouza - Mohmmmedpur; P.S. Rajarhat; District: North 24 Parganas; of Rs.85,000/- (Rupees Eight five thousand only)

**AND WHEREAS** by a Deed of Conveyance duly registered in the office of the A.D.S.R., Salt Lake the Vendor herein has purchased the aforesaid property against payment of aforesaid consideration which has been duly registered on 25/03/1998 in Book No. 1, Volume No. 33, Pages 391-400, being Deed No. 1241 for the year 1998.

**AND WHEREAS** after the purchase, the said Vendor is enjoying and possessing the said property peacefully, paying rent and making brick-built boundary wall.

**AND WHEREAS** the Vendor is living in a distant place, appointed Sri Rajib Ghosh as her constituted Attorney to look after the property and take the necessary steps in the better interest of her said estate. The said Power of Attorney has been duly registered <sup>at ADSP Rajarhat</sup> and recorded on 7<sup>th</sup> October 2013 in Book No. IV, Volume No. 1, Pages 10496 - 10511 being no. 00920 in the year 2013. PAN-ALSPG 3098 B.

**AND WHEREAS** now the Vendor has decided to sell the said property, instructed the said Constituted Attorney to find out a suitable buyer and execute, register the Deed of Conveyance in favour of the buyer / buyers as the case may be, against receipt of consideration as mutually agreed upon by and between the parties hereto, and hand over the possession of the said property accordingly.

**AND WHEREAS** the Purchaser has approached the Owner to purchase 7 decimal land out of 14 decimals which is more fully described in the Schedule written hereunder against a consolidated payment of Rs.1,80,000/- (Rupees One lac eighty thousand only) as full and final consideration.

**AND WHEREAS** on considering several proposals, the Vendor finally considered this as the best available proposal and thereby both the parties has agreed to sell and purchase respectively the aforesaid property which is morefully described in the schedule written hereunder below.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS** that in pursuance of the said Agreement and in consideration of Rs. 1,80,000/- (Rupees One Lac eighty thousand only) paid by the Purchaser to the Vendors as per memo below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well by the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge including the amount paid by the Purchaser to the Vendors AND every part thereof hereby acquit, release and forever discharge the said Purchaser as well as the land measuring 7 decimal of 14 (Fourteen) decimals of R.S. Dag No. 1591; R.S. Khatian No. 566, 458; L.R. Khatian No. 818, 1049, 1381, 359, 1275; Mouza - Mohmmedpur; P.S. Rajarhat; District : North 24 Parganas, more particularly described in the Schedule hereunder written the Vendors do hereby sell, grant, convey, transfer, assign and assure unto the purchaser the said land fully described in the Schedule hereunder free from all encumbrances, attachemnts, charges, liens, lispends, all that peice or parcel of Rayati Dakhali Swattya and the right of common passage and all rights of easement and appurtenances as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned or expressed or intended to be with the appurtenances unto the Purchaser absolutely and forever free from all encumbrances...

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:**

1. That notwithstanding any act, deed, amtter or thing whatsoever done by the Vendor or theri predecessors-in-title or any of them or executed or knowingly suffered to the contrary the Vendor have absolutely right to sell the aforesaid vacant land in the said manner.

**AND**

2. That notwithstanding any such act, deed or thing whatsoever aforesaid the Vendor now have good right, full lawful absolute authority indefeasible title to grant, convey, transfer and assign their land hereby granted, transferred and assigned or expressed or intended to be with the appurtenances unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

**AND**

3. That the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy possess and enjoy the said land hereby granted, transferred and assigned and take rents and profits thereof for their absolute use and benefit without any lawful hindrance interruption disturbance suit, eviction or claim or demand whatsoever from or by the Vendor or any person or persons whatsoever having any claim under them.

**AND**

4. That free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor and was sufficiently, saved kept harmless and other estate, right, title, claim, mortgage charges liens, lispendens attachments and encumbrances whatsoever.

**AND**

5. Further more, that the Vendor and all person having and lawfully claiming any estate, right, title or interest unto or upon the said land and every part thereof from under or in Trust for the Vendor and / or their predecessors-in-title or any of them shall and will from time to time and at all times hereafter at the requests and costs of the purchaser and execute or cause to be done to executed all such acts, assurances and things whatsoever for better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned and every part thereof unto the sue of the said purchaser in the manner aforesaid as may be responsible required.

**AND**

6. That the said land every part thereof is not attached in any proceeding started by or at the instance of Income Tax, Wealth Tax, or Gift Tax authorities or department of or under the provision of the public demand recovery act or otherwise and no certificate has been filed in the office of the Certificate Officer under the provision of the execution of any Certificate at Public Demand recovery act and no steps has been taken in execution of any Certificate at the instance of Income Tax, and / or Wealth Tax and / or estate duty authorities.

**AND**

7. In case there is any defect in title, the Vendor shall refund the amount of consideration in full along with registration charges.

**AND**

8. That no notice issued under the public demand recovery act, has been served on the Vendors.

**AND**

9. That the Vendors have not yet received any notice of requisition of acquisition of the property described in the Schedule below.

It is hereby declared that the land described in the Schedule below is the self-acquired property of the Vendors and they are not henamder of any one.

And the Vendor with execution of this Deed delivered the peaceful khas possession of the land to the Purchaser.

**SCHEDULE OF THE ABOVE PROPERTY**

ALL THAT piece or parcel of vacant land measuring about 7 decimal out of 14 decimals more or less together with easement rights, drain, and rights of liberties, without any road lying and situated at Mouza Mohammedpur; J.L. No. 32; Revenue Survey No. 81, Touzi No. 173, R.S. Dag No. 1591, R.S. Khatian Nos. 566, 458, L. R. Khatian Nos. 818, 1049, 1381, 359, 1275 Classified Danga, S.R. Office - Barasat, A.D.S.R. Rajarhat, P.S. Rajarhat, District: North 24 Parganas(N). Sold area demarcated 'RED' border line with attached plan marked by boundary. Plan shall be part as same as original.

Which is butted and bounded as follows: -

ON THE NORTH : DAG NO. 1592 P.

ON THE SOUTH : DAG NO. 1591

ON THE EAST BY : DAG NO. 1592 P.

ON THE WEST : DAG NO. 1589 P.



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

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

1) *Mather Sarda*  
*Chotochundpur*

2) *Pinto Borkan*  
*Dashadrone*  
*Kol - 126*

*Rishabh*  
*is constitute attorney*  
*of UMA BHOWMICK*

**SIGNATURE OF THE VENDOR**

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

1) *Mather Sarda*

2) *Pinto Borkan*

VARNAPARICHAY PUBLISHERS  
PRIVATE LIMITED

*Supriyo Mukherjee*  
**SIGNATURE OF THE PURCHASER**

**MEMO OF CONSIDERATION**

Received of and from withing named Purchaser the withing mentioned sum of Rs.1,80,000/- (Rupees One lac eighty thousand only) in full payment of the consideration money vide cheques as mentioned herein below:

<b><u>Name of the Bank &amp; branch</u></b>	<b><u>Cheque no. &amp; Date</u></b>	<b><u>Amount (in Rs.)</u></b>
HDFC BANK, Salt Lake Branch	000054 dt 25.9.2014	1,80,000/-
<b>Total</b>		<b>1,80,000/-</b>

(Rupees One lac eighty thousand only)

*Signature*

*Signature*

**SIGNATURE OF THE VENDOR**

**WITNESSES :**

1) *Muthur Sardar*

✓  
/

2) *Rishi Bhatnagar*

Drawn by  
Sudhir Kumar Naskar  
of Sikharpur  
P.S. Rajashat

Sl. no - DW - XVI - 24



Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

25 SEP 2014

SITE PLAN PART OF R.S. DAG NO. 1591, R. S. KHATIAN NO. 566, 458, L.R. KHATIAN NO. 818, 1049, 1381, 359 & 1275, AT MOUZA-MOHAMMEDPUR, J.L. NO. 32, R.S. NO. 82, HAL TOUZI NO 10, P.S. RAJARHAT, UNDER CHANDPUR GRAM PANCHAYET, DIST 24 PARGANAS NORTH

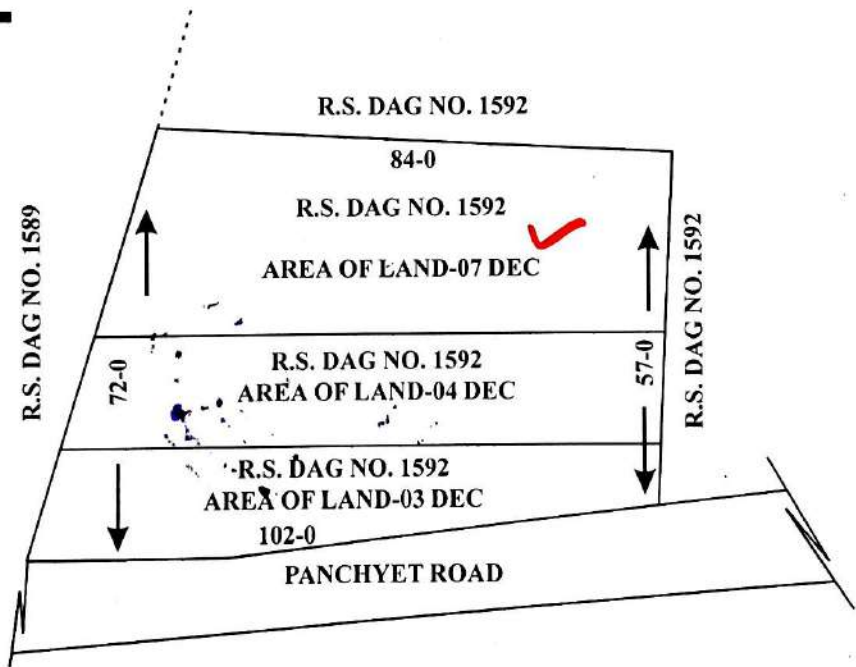
AREA OF LAND- 07 DEC (M/L)

scale NTS

AREA SHOWN IN RED BORDER

VENDEE :-VARNAPARICHAY PUBLISHERS PVT. LTD.

VENDOR :- SMT. UMA BHOWMICK



VARNAPARICHAY PUBLISHERS  
PRIVATE LIMITED

*Supriyo Mukherjee*  
Signature of Vendee












*Smt. Uma Bhowmick*  
is constitute attorney  
of UMA Bhowmick

\_\_\_\_\_  
Signature of Vendor

Copied by:-  
*S. Pradhan*  
S. Pradhan









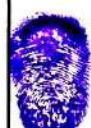


SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

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>Leñb Shuz</i>	LH					
	RH.					

ATTESTED :-

*Leñb Shuz*

 <i>Supruyo Mukherjee</i>	LH					
	RH.					

ATTESTED :- *Supruyo Mukherjee*

PHOTO	LH					
	RH.					

ATTESTED :-



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

Endorsement For Deed Number : I - 11184 of 2014  
(Serial No. 11983 of 2014 and Query No. 1523L000020207 of 2014)

On 25/09/2014

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

Presented for registration at 17.15 hrs on :25/09/2014, at the Private residence by Rajib Ghosh ,Executant.

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

Execution is admitted on 25/09/2014 by

1. Supriya Mukherjee  
Director, Varnaparichay Publishers Private Limited, B A - 2, Sector - I , Salt Lake City,  
Thana:-Bidhannagar, P.O. :-Sech Bhawan, District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700064.  
, By Profession : Business

Identified By M Sardar, son of Lt. Badan Sardar, Chhoto Chandpore, Thana:-Rajarhat, P.O. :-R.  
Bishnupore, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession:  
Business.

**Executed by Attorney**

Execution by

1. Rajib Ghosh, son of Lt. Arun Kumar Ghosh , D - 22, Northern Park, Brahmapur, Bansdronei, Police  
Station - Bansdronei, P.O. :-Bansdronei, District:-Kolkata, WEST BENGAL, India, Pin :-700070 By Caste  
Hindu By Profession: Service,as the constituted attorney of Uma Bhowmick is admitted by him.

Identified By M Sardar, son of Lt. Badan Sardar, Chhoto Chandpore, Thana:-Rajarhat, P.O. :-R.  
Bishnupore, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession:  
Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 26/09/2014

**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.-42,42,427/-

Certified that the required stamp duty of this document is Rs.- 254565 /- and the Stamp duty paid as:  
Impresive Rs.- 500/-

( Debasish Dhar )  
Additional District Sub-Registrar

On 09/10/2014

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

  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Parganas.  
( Debasish Dhar )  
Additional District Sub-Registrar

09 OCT 2014



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

Endorsement For Deed Number : I - 11184 of 2014  
(Serial No. 11983 of 2014 and Query No. 1523L000020207 of 2014)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1859, also under section 5 of West Bengal Land Reforms Act, 1955, Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount by Draft

Rs. 46676/- is paid , by the draft number 801524, Draft Date 27/09/2014, Bank Name State Bank of India, Rajarhat Township, received on 09/10/2014

( Under Article : A(1) = 46662/- ,E = 14/- on 09/10/2014 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 801527, Draft Date 27/09/2014, Bank : State Bank of India, Rajarhat Township, received on 09/10/2014
2. Rs. 49000/- is paid , by the draft number 801528, Draft Date 27/09/2014, Bank : State Bank of India, Rajarhat Township, received on 09/10/2014
3. Rs. 49000/- is paid , by the draft number 801529, Draft Date 27/09/2014, Bank : State Bank of India, Rajarhat Township, received on 09/10/2014
4. Rs. 49000/- is paid , by the draft number 801530, Draft Date 27/09/2014, Bank : State Bank of India, Rajarhat Township, received on 09/10/2014
5. Rs. 49000/- is paid , by the draft number 801531, Draft Date 27/09/2014, Bank : State Bank of India, Rajarhat Township, received on 09/10/2014
6. Rs. 9065/- is paid , by the draft number 801533, Draft Date 27/09/2014, Bank : State Bank of India, Rajarhat Township, received on 09/10/2014

( Debasish Dhar )  
Additional District Sub-Registrar

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.  
( Debasish Dhar )

09 OCT 2014 Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 18  
Page from 4199 to 4213  
being No 11184 for the year 2014.



*Debasish Dhar*

(Debasish Dhar) 10-October-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal