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374 — H1/16/M01/... 06AA 245580

26.3.01

Stamp under rule 21 and 22
 S/S 5 (1) of the W. B. L. R.
 Act. 1956 duty Stamped Exempt
 from duty not require stamp duty
 under the Indian Stamp Act.
 1959. Schedule I. A. No. 23
 Fees Paid 10/-
 A = 1364

0070393 41.18.3.08 8400/-

10070393 18/3/02 8400
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 12202

Add. District Sub-Registrar
 Midnapore (Salt Lake)

28/08/06

1457/28/8
 DEED OF CONVEYANCE

THIS INDENTURE OF ABSOLUTE SALE made on this the 28/12 day of July - , Two Thousand Four (2004), BETWEEN SRI MRINAL KANTI DASGUPTA, son of Late Subodh Kumar Dasgupta, by Nationality- Indian, by faith- Hindu, by occupation- Service, residing at- present Hatlara, P.S. Rajarhat, Kolkata- 700059, in the Dist. of North 24 Parganas, hereinafter called the "VENDOR" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

15,000
 23
 125,000
 1364

A = 1457f
 realised on
 28-63

contd....p/2.

No. 18915

Sold to

of

Sound of Arts International
25B, Royd Street-
Kolkata-16.

Kolkata Collectorate.
Treasury.

Dated 26-7-2004.

On
Treasury
le-



Mrinal Kant Das Gupta

Registered for registration at AR/PA
on the 28th day of July 2004
at the Bidhannagar (Salt Lake City)
Addl. District Sub-Registry Office
by Mrinal Kant Das Gupta



11407

Addl. District Sub-Regt.
Bidhannagar (Salt Lake City)

Mrinal Kant Das Gupta 28 JUL 2004

Das
Mrinal Kant Das Gupta.
S/o Subodh K Das Gupta
of Hatibara, Rajarhat, Kol-59
Hindus, Service

S/o:- Sk. Yasin Ali
Sk. Mohiuddin
Hatibara.
P.O:- Ghumi
Kol-59

Sk Yasin Ali
Sk Mohiuddin
Hatibara
Ghumi, Kol-59
Dist: 24 Parganas North by Ganga
Hindu/Muslim by prof Section
Admission for registration

Addl. District Sub-Regt.
Bidhannagar (Salt Lake City)

28 JUL 2004

- : 2 : -

A N D

SOUND OF ARTS INTERNATIONAL, Represented by its Partner ,
MD. SALIM MAKKAR, son of K.A. Makkar, by Nationality-Indian,
by faith- Muslim, by occupation- Business, residing at- 25B,
Royd Street, Kolkata- 700016, hereinafter called the PURCHASER
(which expression shall unless excluded by or repugnant to the
context be deemed to mean and include his legal heirs, executors,
administrators, representatives and assigns) of the OTHER PART.

WHEREAS by a Deed of Conveyance dated 24.1.1959, registered
at Cossipore Dum Dum Sub- Registry Office, copied in Book No.I,
Volume No.19, Pages 78 to 80, Being No. 449, for the year 1959,
the said Md. Jahurul Haque and Md. Nurul Haque sold, transferred
and conveyed to 1) Smt. Binapani Dasi, wife of Late Narayan Ch.
Das and 2) Smt. Sonamoni Dasi, wife of Late Ashutosh Das, (the
vendors therein) ALL THAT piece or parcel of land 45 Satak, more
or less, comprised in C.S. Dag Nos. 586, 584, and 587, under
C.S. Khatian No.1273, situated at Mouza- Hatiara, J.L. No.14,
R.S. No. 188, Touzi No.1074, P.S. Rajarhat, in the District
of North 24 Parganas, fully described hereunder written and
forever.

AND WHEREAS the said Smt. Binapani Dasi and Smt. Sonamoni Dasi
executed a Deed of Partition dated 2.9.1967, registered at
Cossipore Dum Dum Sub- Registry Office, copied in Book No.I,
Volume No. 107, Being No. 7696, for the year 1967, among them
for their better enjoyment and occupation of the aforesaid
plot of land and others lands and said Smt.Sonamoni Dasi have

contd....p/3.



69
Addl. District Sud-Deputy
Commissioner (Salt Lake) [Signature]

28 JUL 2007

entitled a piece or parcel of land measuring an area 32 Satak more or less, at Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, comprised in C.S. Dag Nos. 585, 584, corresponding to R.S. Dag Nos. 630, 629, under Khatian Nos. 1299 and 1273, P.S. Rajarhat, in the District of North 24 Parganas.

AND WHEREAS by a Deed of Conveyance dated 12.2.1971, registered at Alipore, copied in Book No.I, Volume No. 16, Pages 229 to 232, Being No. 548, for the year 1971, the said Smt. Sonamoni Das wife of Late Ashutosh Das (the vendor herein) sold, transferred and conveyed to Smt. Lila Rani Das Gupta wife of Subodh Kumar Das Gupta, ALL THAT piece or parcel of land measuring an area 17 (Seventeen) Cottahs 12 (Twelve) Chittacks more or less, comprised in C.S. Dag No. 585, R.S. Dag No. 630 and C.S. Dag No. 584, R.S. Dag No. 629, under Khatian No. 1299 and 1273, at Mouza- Hatiara, J.L. No.14, R.S. No. 188, Touzi No.1074, P.S. Rajarhat, in the District of North 24 Parganas, whatsoever.

AND WHEREAS after the L.R. Settlement records of right in the name of Smt. Lila Rani Das Gupta, under L.R. Khatian No.2109, comprised in R.S. Dag Nos. 629, 630, Total area of land 32 Satak more or less, at Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, Hal- 10, P.S. Rajarhat, in the District of North 24 : Parganas.

AND WHEREAS at the time of Lila Rani Das Gupta died insteated leaving behind him surviving her legal heirs Sri Mrinal Kanti Das Gupta and his other Co- sharers became the absolute owners of the aforesaid property and others property by way of inheritance left their mother.



Adml. District Sub-Regd. ...
Bhannagar (Hali Lake)

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AND WHEREAS the said Sri Mrinal Kanti Das Gupta (the vendor herein) is well seized and possessed of and/or otherwise well and sufficiently entitled to the said land by virtue of above mentioned inheritance of his mother and he has been enjoying the same with good right and absolute power of ownership by making payment revenue and taxes infavour of him to the Govt. of West Bengal and he has good right to grant convey and transfer the same to any body in any way, free from encumbrances, whatsoever.

AND WHEREAS the vendors are in urgent need of money, and he has agreed to sell and the purchaser herein has agreed to purchase a plot of land measuring an area 3 (Three) Cottahs more or less, morefully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto and bordered Red lines at or for the price of Rs. 1,25,000 /- (Rupees One Lac Twenty five thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of said agreement and in consideration of Rs. 1,25,000 /-(Rupees one Lac Twenty five Thousand ...)only to the vendor paid by the Purchaser as Per Memo below at or immediately before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said land particularly described in the Schedule hereunder written). The Vendor doth hereby sell grant, transfer, convey, assign unto the purchaser free from encumbrances, attachments charges, liens,



Adul. District Sub-Registrar
Oldenmannar (Sah. Bala)

28 JUL 2004

lispendens, ALL THAT piece and parcel of permanent dakhali Swattiya Rayati Land and the right of common passage and all rights easements 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 so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances, whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER

1) That notwithstanding any act, deed matter or thing whatsoever done by the Vendor or his predecessor-in-title or any of his done executed or knowingly suffered to the contrary, the vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter or make void the same.

A N D

2) 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 was and sufficiently save devended kept harmless and other estate right, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever.

A N D

3) That no notice issued under the public demand recovery act has been served on the vendor nor any such notice have been published

A N D



✓
Addl. District Sub-Inspector
Maddur (Salt Lake)

28.11.2004

4) That the vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below.

A N D

5) That the purchaser and all person or persons claiming through under ~~him~~ shall have undisputed and all manner or right through over or under the land and common passage.

IT IS hereby declared that the land, described in the Schedule land is the self, acquired property of the vendor and he is not the benamdar of any one.

A N D the vendor deliver the day khas possession of the said land unto the purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece of parcel of Danga Land containing an area 3 (Three) Cottahs more or less, comprised in C.S. Dag Nos. 584, 585, respectively R.S. Dag Nos. 629, ~~---~~, under Khatian No. 1273, 1299, and L.R. Khatian No. 2109, situated at Mouza- Hatiera, J.L. No. 14, R.S. No- 188, Touzi No. 1074, Hal No.10, ADD1. District Sub-Registry Office Bidhannagar (Salt Lake City), Police Station Rejarhat, in the District of North 24 Parganas, Pargana-Kolikata, under Rajarhat Gopalpur Municipality, Ward No. 10.

The proportionate annual rent of Rs. .75 Paise payable to the Govt. of West Bengal represented by the Collector of North 24 Parganas.

contd....p/7.

Mineral Revenue Dept.



Addl. District Sub-Registrar
Mithannagar (Salt Lake)

28 JUL 2004

- : 7 : -

The said land is delineated in the map or plan annexed hereto and butted and bounded as follows :-

<u>ON THE NORTH BY</u>	: R.S. Dag No. 630 (P).
<u>ON THE SOUTH BY</u>	: Land of Makker Saheb.
<u>ON THE EAST BY</u>	: Land of Sound of Arts International.
<u>ON THE WEST BY</u>	: R.S. Dag No. 629 (P).

IN WITNESS WHEREOF the vendor hath hereunto set and subscribed his hand seal on the month and year first above written.

SIGNED SEALED AND DELIVERED

by the vendor at Kolkata in
the presence of :-

1. Rakesh Day
Gopal pur House

2. Sk. Yasim Ali
Hutiora-

✓ Moina Kanti Das Singh

SIGNATURE OF THE VENDOR.

contd.....p/8.



Addl. District Sub-Registrar
Riddhannagar (Salt Lake)

28 JUL 2004

MEMO OF CONSIDERATION

Paid by A/C Payee Cheque No. 124601, dt. 28.7.04

Paid By A/C Payee Cheque No. 124602, and ...

Paid By A/C Payee Cheque No. 124603, on Vijaya

Bank, at N.S. Road, Kolkata-700001, Total ... Rs. 1,25,000/-

(Rupees One Lac Twenty five thousand)only.

WITNESSES :-

1. Rakesh Dey
Gopalputr House

2. Sk. Yasinali
Hafizara-

✓
Minal Kanti Das Gupta

SIGNATURE OF THE VENDOR.

DEED PREPARED BY :-

Julfikker Ali

JULFIKKER ALI, OF
A.D.S.R.O. BIDHANNAGAR,
JATRAGACHI, P.S. RAJARHAT,
LICENCE NO. DW-XVI-40.

TYPED BY :-

Sadananda Mondal
SADANANDA MONDAL, OF
A.D.S.R.O. BIDHANNAGAR
KOLKATA- 700091.



h
Addl. District Sub-Registrar
Bidhanagar (Salt Lake)

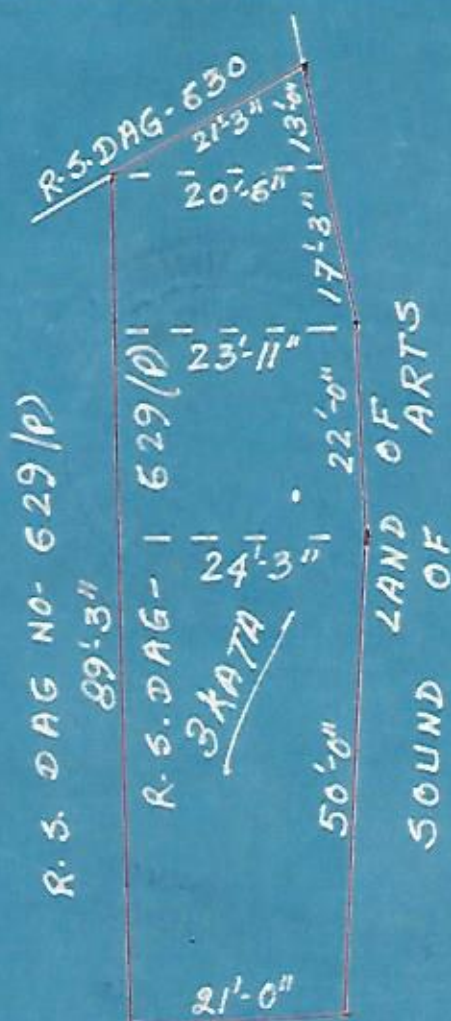
28 JUL 2004

TE PLAN OF LAND. PART OF R.S. DAG NO- 629.. C.S.
DAG NO- 584.. C.S. KH. NO- 1273.. L.R. KH. NO- 2109..
AT MOUZA- HATIARA- J.L. NO- 14.. WARD NO- 10..
P.S.-RAJARHAT. DISTRICT NORTH 24 PARGANAS..
AREA OF LAND:- 3KATA (NETT).

SCALE 1" = 20'-0".

VENDOR:- MRINAL KANTI DASGUPTA

PURCHASERS NAME:- SOUND OF ARTS INTERNATIONAL
REPRESENTED BY MD. SALIM MAKKAR. - ONAL



Mrinal Kant Das Gupta

LAND OF
MAKKAR SAHEB

Drawn by
Mrinal Kant
Das Gupta
KOL-157

VENDORS SIGNATURE



Addl. District Sub-Registrar
 Bidhanagar (Salt Lake)

28 JUL 2004

Book No. 217
 Volume No. 140
 Pages 3532
 Being No. 06

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

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

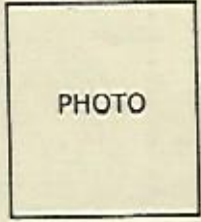
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Minnal Kartida Sufi	LH.					
	RH.					

ATTESTED :- Minnal Kartida Sufi

 ✓ MD. SALIM MAKHAR	LH.					
	RH.					

ATTESTED :- ✓ MD. SALIM MAKHAR

 PHOTO	LH.					
	RH.					

ATTESTED :-



Addl. District Sub-Register
 Richmond (Salt Lake)

28 JUL 2004



Addl. District Sub-Register
 Richmond (Salt Lake)
 25-5-2008

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 Volume No. 140
 129
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 Page No. 26