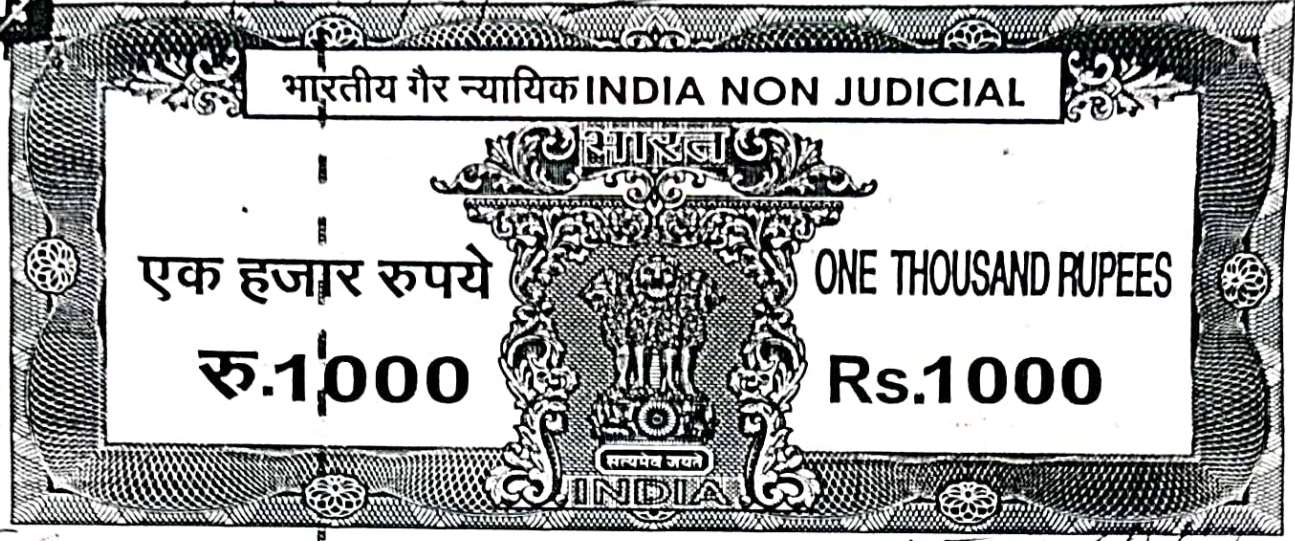


10.5.5/2013

D 00491/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

135
 661/2717
 07/27/13

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

[Signature]
 District Sub-Registrar-I
 Alipore South 2nd Parganas

07 FEB 2013
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 1st day of February 2013 BETWEEN SRI AJOY KUMAR GHOSH alias AJOY GHOSH son of Late Ashutosh Ghosh by faith Hindu, by occupation Business, residing at 195, South Raynagar, P.O. & P.S. Bansdrani, Kolkata- 700070, hereinafter called and referred to as the 'VENDOR' (which expression shall unless excluded by or repugnant to the contents

contd..2

17 JAN 2013

No. 3760

Date

Sold to Piyali Naskar

of 14 Postal Park

Rupess 140000 Samdani

Das

10170

Sankar Das
Stamp Vender
Alipore Police Court
South 24 Pgs., Kol-27

- Piyali Naskar.

3710 TO 3764 = 500/-

(100RS)



299 6/2/13

- Piyali Naskar.



300

Ajy Kumar Ghosh
alice

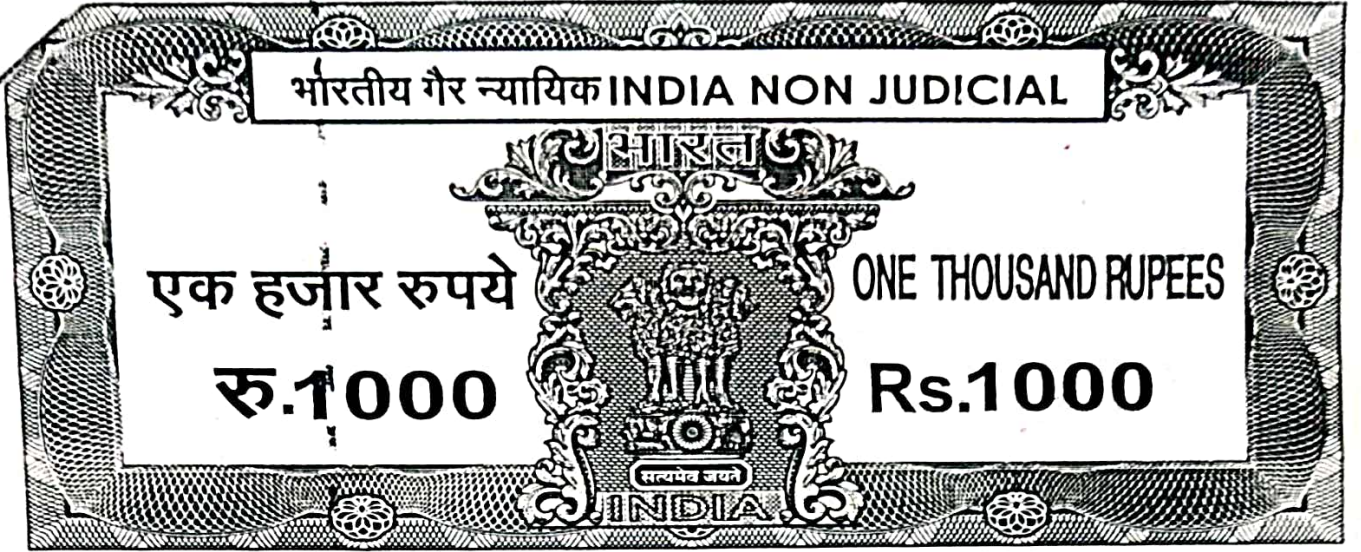
Ajy Ghosh



District Sub-Registrar-I
Alipore, South 24 Parganas

Ashish Kumar Das
S/O Lt S.K. Das
Alipore police court
K-27

06 FEB 2013



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

V.C. Case No. Dt. G 271718

J (I) Rs.

-2- J (II) Rs.

Total Rs.

Received Rs.

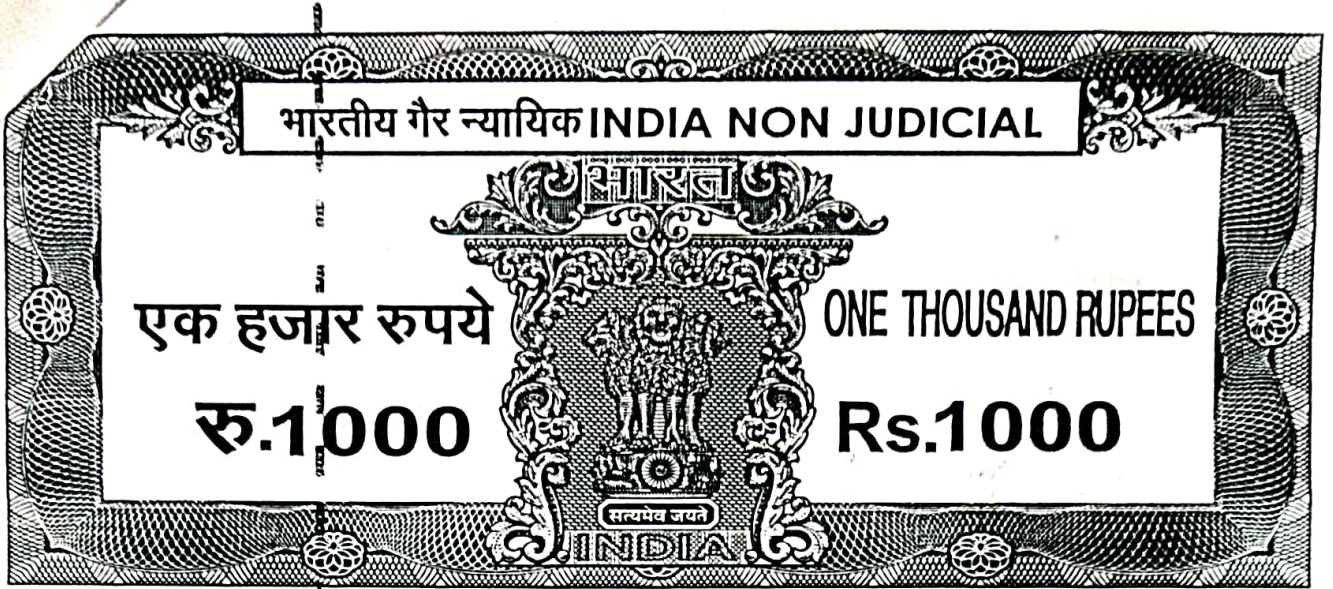
D.S. P-1
Approx. 20th 24 Pgs.

be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

SMT. PIYALI NASKAR wife of Sri Tapas Naskar , by faith Hindu, by occupation Business, residing at 14, Postal Park, P.O. & P.S. Bansdroni, Kolkata-700070, hereinafter called and referred to

contd...3



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

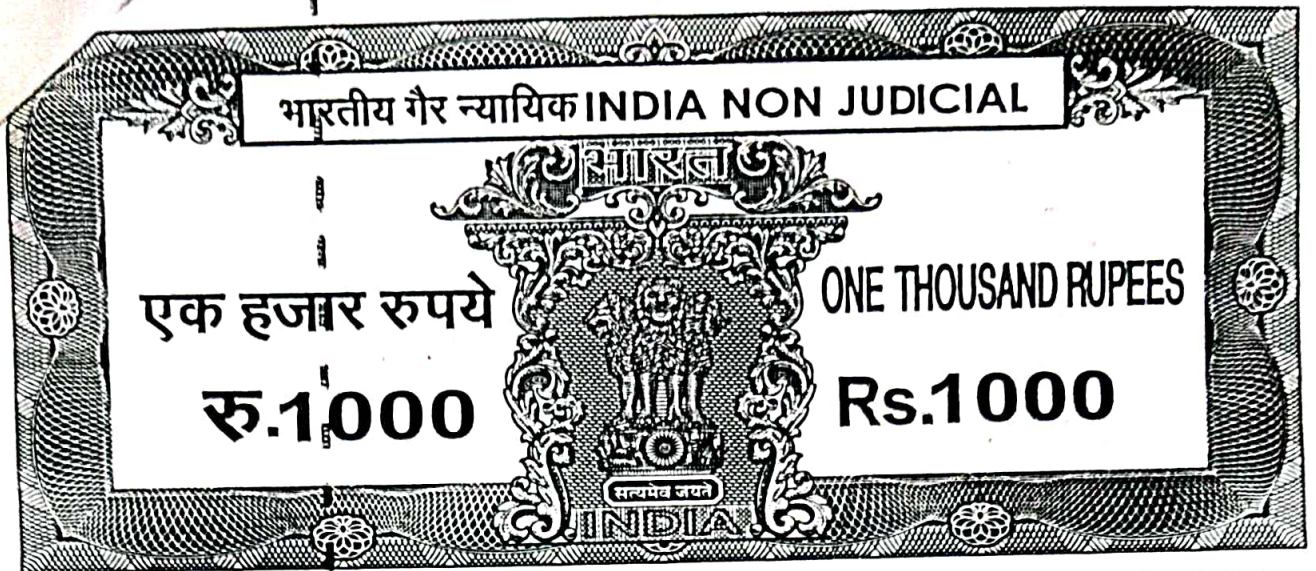
G 271719

-3-

as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, executor, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the VENDOR is the owner of the land by dint of Deed of Purchase by registered Deed of Conveyance, registered in the office of Dist. Registrar of Alipore, 24- Parganas and duly recorded in Book No. I, volume No. 119 pages 265 to 268 Being No. 6964 for the year 1964 the land lying and situate at Mouja

contd....4



पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

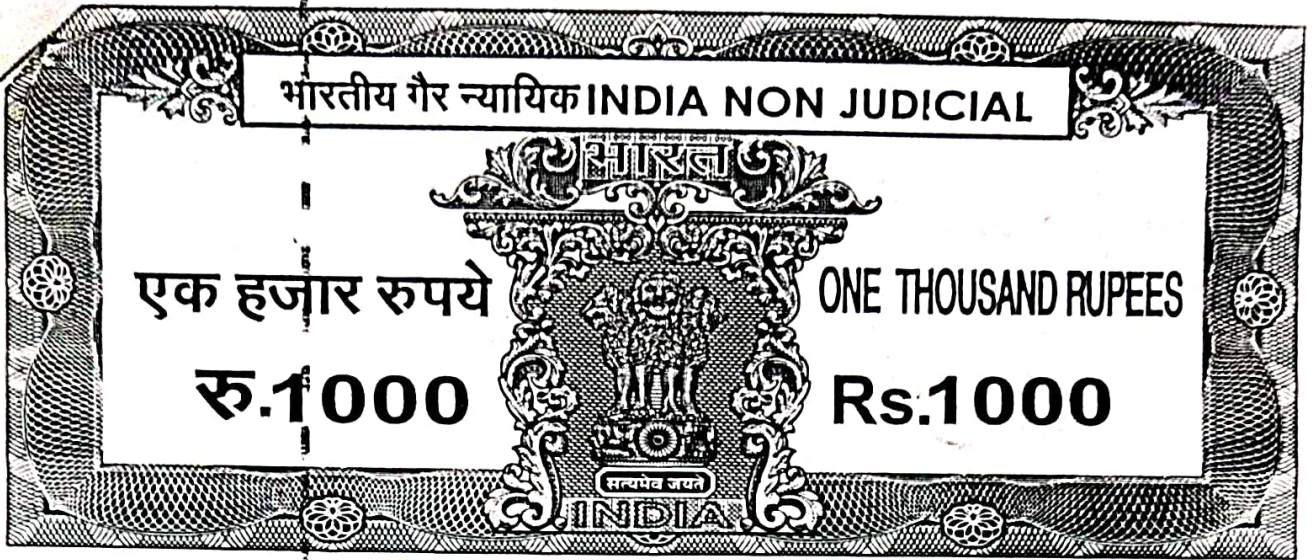
G 271720

-4-

Roynagar, J.L. No. 47, Touzi No. 3,4 & 5 Pargana Magura, R.S. No. 201, comprised in Dag No. 239, under Khatian No. 49, 119, 189 the land measuring 10 Cottahas equivalent to 17 Satak out of land measuring 71 Satak, purchased from Javed Ali Gazi son of Late Jainuddin Gazi of Roynagar, P.S. Jadavpur, 24- Parganas.

AND WHEREAS aforesaid Ajoy Kumar Ghosh mutated his name in the record of the Calcutta Municipal Corporation now Kolkata Municipal Corporation, in respect of his landed property and subsequently known as its Premises No.195, South Raynagar, Ward No.112.

contd....5



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 271721

-5-

-5-

AND WHEREAS the VENDOR is now siezed and possessed of the land in local measurement 9 Cottahas 14 Chittaks 32 Sft. more or less and the Vendor already sold, transferred and conveyed the land in favour of Tapas Naskar, the land measuring 6 Cottahas 9 Chittaks 15 Sft. out of his total land which was registered in the office of D.S.R. - I, Alipore and recorded vide Deed No. of and at present owner of land measuring 3 Cottahas 5 chittaks 17 sft.

contd...6

AND WHEREAS the VENDOR is now owner of land measuring 3 Cottahas 5 Chittaks 17 sft. and the VENDOR intends to sell the land measuring 1 Cottaha 14 Sft. from his total land to the PURCHASER herein together with 100 Sft. structure standing thereon lying and situate at K.M.C Premises No. 195, South Raynagar, Ward No. 112, P.S. Regent Park now Bansdrani, Kolkata-700070, for the consideration of Rs. 7,00,000/- (Rupees Seven lakh only) which is free from encumbrances and the PURCHASER has agreed to PURCHASE the said landed property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 7,00,000/- (Rupees Seven lakh only) paid by the PURCHASER to the VENDOR on or before the execution of these presents, (the receipt hereunder written and acknowledge by the Vendor) and of and from the payment of the same and every part thereof, the VENDOR forever acquit release and discharge the PURCHASER All That the land measuring 1 (one) Cottaha 14 (fourteen) Sft. more or less together with 100 Sft. tiles shed structure standing thereon out of land measuring 3 Cottaha 5 Chittaks 17 Sft. lying and situated at Mouja Roynagar, J.L. No. 47, Touzi No. 3,4, 5 in R.S. Dag No. 239, under R.S. Khatian No. 49, 119, & 189, R.S. No. 201, P.S. Regent Park now Bansdrani, Kolkata- 700070, within the limits of the Kolkata Municipal Corporation Premises No.195 South Roynagar, Ward No... 112, morefully mentioned in

Schedule hereunder written. The VENDOR doth hereby sell, grant, convey, assign and assure unto the PURCHASER All That the land measuring 1 (one) Cottaha 14 (fourteen) S_{ft}. more or less together with 200 Sft. Tiles shed kancha structure out of total land measuring 3 Cottahas 5 chittaks 17 sft. lying and situate at Mouja Roynagar, J.L. No. 47, R.S. No. 201, Touzi No. 3,4, 5 comprised in R.S. Dag No. 239 (P) under R.S. Khatian No. 49, 119, 189, P.S. Regent Park now Bansdroni, Dist. South 24- Parganas. being Kolkata Municipal Corporation Premises No. 195, South Roynagar, Ward No. 112, Kolkata- 700070, together with all rights of paths, passage and common passage and common areas, more particularly described in the Schedule hereunder written with all yards, ways, paths common and other passages, drains, water courses, and all manner of former and other rights, liberties, privileges easements and profits whatsoever to the said premises belonging or in any wise appertaining or usually held or enjoyed therewith or reputed or belong or to be appurtenant thereto and the reversion and reversions, remainder or remainders rents, issues and profits thereof and the estate right, title and interest property claim and demand whatsoever both at law and in equity of the VENDOR into or upon the said premises and every part thereof AND all deeds pattahas muniments and writings and

contd..8

and other evidences of title which in anywise relate to the said premises or any part thereof and which now are or hereafter shall or may be in the custody power or possession of the VENDOR or his heirs, executors, any person or persons from whom they or any of them may procure the same without action or suit TO HAVE AND TO HOLD the said premises unto the PURCHASER absolutely and forever free from all encumbrances whatsoever and the VENDOR hereby covenants with the PURCHASER that notwithstanding any act, deed matters or things by the VENDOR has good rightful and absolute authority to grant, transfer, convey, assign and assure the said portion hereby granted conveyed, assigned and expressed or intended so to be unto the PURCHASER and that the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises and part thereof and receive the rents, issues and profits, thereof without and receive the rents, issues and profits, thereof without any lawful eviction interruption claim or demand from or by the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it AND that freed and discharged from or otherwise by the VENDOR indemnified against all such encumbrances claims created or occasion by the VENDOR or by any person lawfully or equitably claiming any estate or interest from the VENDOR shall and will from time to time and at all times

hereafter at the request and cost of the PURCHASER do or execute or caused to be done or executed all such acts, deeds and things for further and more perfectly assuring the premises and every part thereof unto and to the use of the PURCHASER shall or may be reasonably required and the VENDOR further covenants with the PURCHASER that the VENDOR shall indemnify and keep the PURCHASER indemnified of from and against all losses expenses and charges whatsoever with the PURCHASER may be put or which the PURCHASER may incur suffer and sustain in the grant of the said property or any portion thereof or any interest therein being vested in and/or acquired and/or any enactment for the time being in force for the compulsory acquisitions and requisition or immovable property for the compulsory acquisition or any interest therein and the VENDOR hereby further declare and covenant with the PURCHASER that the said property hereby sold, granted, transferred and conveyed to the said PURCHASER and of which the PURCHASER take lawful absolute peaceful possession through ~~tenant~~ at the said portion from at this day is free from all encumbrances whatsoever that there is no charge, lien, attachment before judgement, whatsoever upon the said portion or any part thereof and that the said property is not subject to any suit or action and that VENDOR legally competent to sell the said portion to the PURCHASER of effect the title of the PURCHASER.

SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring 1 (one) Cottahas 14 (fourteen) Sft. more or less together with 200 S_qt. Tiles Shed structure standing thereon out of land measuring 3 Cottahas 5 Chittaks 17 S_qt. lying and situate at Mouja Roynagar, J.L. No. 47, Pargana Magura, Touzi No. 3,4, & 5 R.S. No. 201, comprised in R.S. Dag No. 239, under R.S. Khatian No. 119, 49, 189, being Plot No. 2 P.S. Regent Park, now Banskroni, Dist. South 24- Parganas being the Kolkata Municipal Corporation Premises No. 195, South Roynagar Ward No. 112, Kolkata- 700070, vide Assessee No. 31-112-19-0195-3, together with all easement rights, services and facilities attached therein including right to ingress and egress with right to bringing electric line, Tap water line, telephone connection underground sewers, drains, surface drains, through passage either overhead or underground of the adjacent passage. The land has delineated in the site plan annexed hereto and depicted by 'Red' border lines and the proportionate rate of rent as its annual rent payable to the Collector of South 24- Parganas represented by the State of West Bengal, the land is butted and bounded as follows:

On the North: Land of R.S. Dag No. 237(P)
On the South : 7 Feet wide K.M.C Road;
On the East .Land of Plot No. P-3.
On the West : Land of Plot No. P-1.

contd...11

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hands and seals to these presents on the day, month and year first above written.

SIGNED SEALED AND
DELIVERED at Kolkata
in the presence of:-

By Kumar Sen,
Adv
By Sen,

WITNESSES

1. Suchasish Chatterjee
Advocate
Alipore Judgicourt
Kolkata-27

SIGNATURE OF THE VENDOR

2. Ashik Kumar Das
Alipore police const
ln-27

Rajali Naskar.
SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

Received from the within named PURCHASER the sum of
Rs. 7,00,000/- (Rupees Seven lakh only) as full consideration
money in the following manner:-

MEMO

Rs. 7,00,000/-

Rs. 7,00,000/-

WITNESSES

1. Suresh Chandra Chatterjee
2. Ashutosh Kumar Dey

Drafted by me,
Suresh Chandra Chatterjee

Advocate
Alipore Judges' Court,
Kolkata- 27.

Typed by:

S. Chatterjee

Ajay Kumar Ghosh
Ajay Ghosh

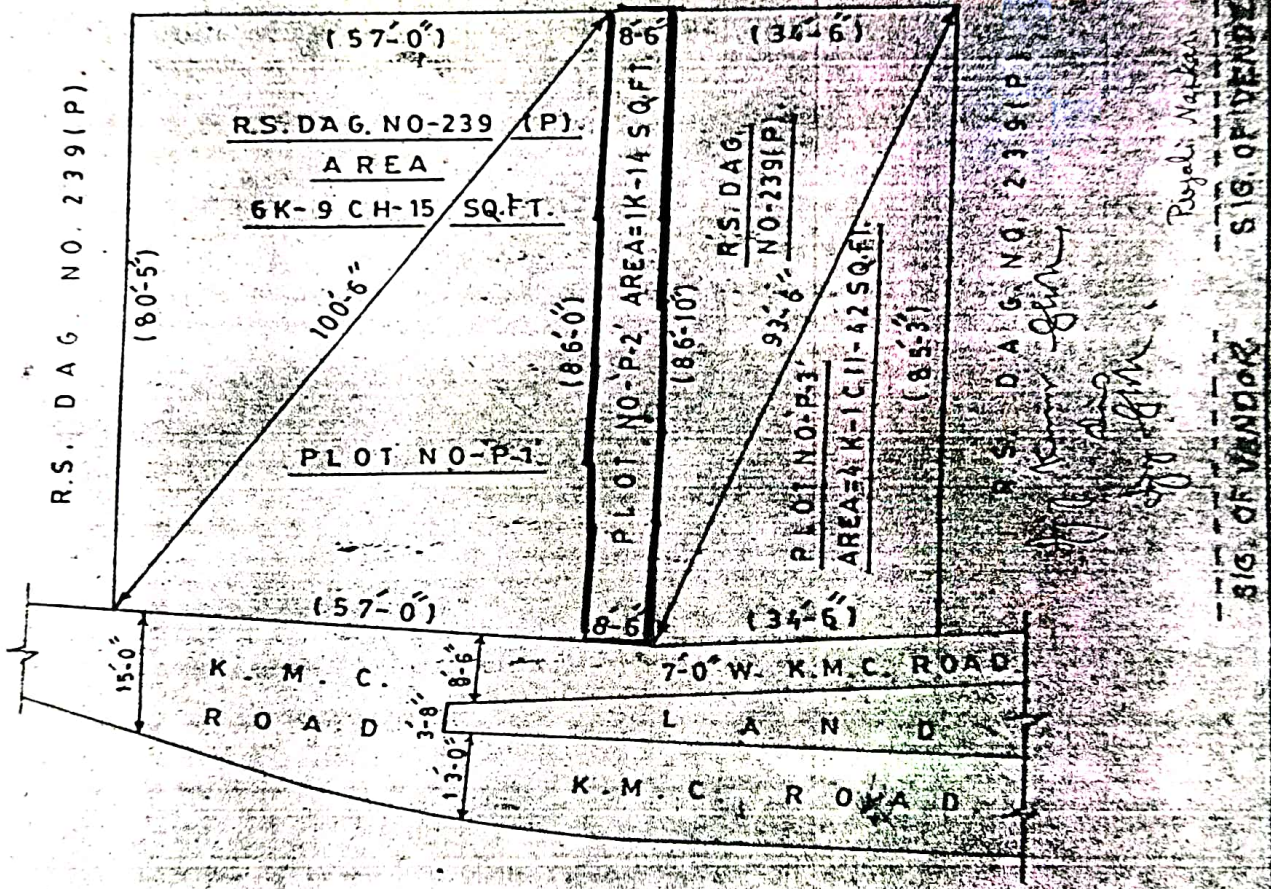
SIGNATURE OF THE VENDOR

SITE PLAN OF PLOT NOS- 'P-1', 'P-2' & 'P-3' OF
R.S. DAG. NO-239 (PART) OF MOUZA-ROYNAGAR,
J.L. NO-47, KHATIAN NO-119-189 P.S-BANSRONI,
DIST-24 PGS(S), UNDER K.M.C, BOROUGH-XI,
WARD NO-112. SCAL:- 0"=1"= 20'-0" PREPARED BY SUDHAKAR



AREA OF PLOT NO-'P-1' = 6K-9 CH-15 SQ.FT(M/L)
AREA OF PLOT NO.'P-2' = 1K-0 CH-14 SQ.FT(M/L)
AREA OF PLOT NO.'P-3' = 4K-1 CH-42 SQ.FT(M/L)
(DNEE'S LAND IS SHOWN IN BY RED
BOUNDARY LINE).

R. S. D A G. N O. 2 3 7 (P).



SIG. OF VENDOR
 SIG. OF VENDOR
 Royaji Nandan
 SIG. OF VENDOR

DRAWN BY
 G. ROYALMEY Gilroy
 ROYNAGAR POSTAL PARK
 KOL. 700070, DT. 1.1.2013



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00421 of 2013
(Serial No. 00545 of 2013)

On 06/02/2013

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

Presented for registration at 22.05 hrs on :06/02/2013, at the Private residence by Piyali Naskar
Claimant.

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

Execution is admitted on 06/02/2013 by

1. Ajoy Kumar Ghosh Alias Ajoy Ghosh, son of Late Ashutosh Ghosh , 195, South Raynagar, P.s-
Bansdroni, Kolkata, P.O. :-Bansdroni ,District:-South 24-Parganas, WEST BENGAL, India. Pin
:-700070, By Caste Hindu, By Profession : Business
2. Piyali Naskar, wife of Tapas Naskar , 14, Postal Park, P.s- Bansdroni, Kolkata, P.O. :-Bansdroni
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession :
Business
Identified By Ashok Kumar Dey, son of Late S K Dey, Alipore Police Court, Kolkata, Thana:-Alipore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession:
Others.

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I

On 07/02/2013

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.

Payment of Fees:

Amount By Cash

Rs. 7625.00/-, on 07/02/2013

(Under Article : A(1) = 7579/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 07/02/2013)

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.-6,90,000/-

Certified that the required stamp duty of this document is Rs.- 41420 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 21600/- is paid , by the draft number 135891, Draft Date 06/02/2013, Bank : State Bank of India,
BRAHMAPUR, received on 07/02/2013

(Humayun Ali)

DISTRICT SUB-REGISTRAR-I

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parqanas

Endorsement For Deed Number : I - 00421 of 2013
(Serial No. 00545 of 2013)

2. Rs. 15420/- is paid , by the draft number 135837, Draft Date 29/01/2013, Bank : State Bank of India.
BRAHMAPUR, received on 07/02/2013

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I

cate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1300 to 1321
being No 00421 for the year 2013.














(Humayun Ali) 08-February-2013
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name AJAY KUMAR AHOSLI & ASOZ AHOSLI

Signature aj kumar Ahosli - also aj Ahosli

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Piyali Naskar PIYALI NASKAR

Signature Piyali Naskar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



District Sub-Registrar-I
Alipore, South 24 Parganas

06 FEB 2013