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8-07
12/07/13

West Bengal WEST BENGAL
 It is certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adl. District Sub-Registrar
 Sonarpur, South 24 Parganas

12-07-2013
 15-07-2013

V.E.M. - 1453/13
 Q.M. - 17572/13

Adl. Dist Sub-Registrar
 Sonarpur, South 24 Pgs.
 15 JUL 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12th day of July

Two Thousand Thirteen BETWEEN (1) SMT. BRIHASPATI NASKAR, wife of Late Gostha Naskar, residing at Polghat, P.O. Dakshin Jagaddal, P.S. Sonarpur, District South 24-Parganas, (2) SMT. PARUL NASKAR, wife of Late Bhadreswar Naskar, residing at Tentulberia, Garia, P.O. Garia, P.S. Sonarpur, District South 24-Parganas, (3) SMT. MADHABI MONDAL, wife of Sri Biren Mondal, residing at Nayabad, P.O. Nayabad, P.S. Sonarpur,

Romo Doff
5/o - seliga Rantam Doff
616, Makawetata Road,
P. 5 - Senoospu, 101-84.

1 JUL 2012
Avt. List Svo-Registrat
Sovarpur, South 24 P.

СВЯТА ПИСМА

10/13



СВЯТА ПИСМА



SANKAR KUMAR SARKAR
STAMP VENDOR
SOVARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

SH. No. 876
Date 12/07/13
RS 500/-
Name: NIKITA GHOSH
Address: 17/10, Basakhabhata Road, KOLKATA



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District South 24-Parganas, (4) SMT. LAKSHMI PURKAIT, wife of Purnya Purkait, residing at Jaykrishnapur Chiyari, P.S. Sonarpur, District South 24- Parganas, all by faith- Hindu, all by Nationality- Indian, all by occupation- Housewife, all are represented by their **Constituted Attorney and for self** (5) SRI PRADIP MONDAL, son of Sri Jharu Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Agriculture, residing at Elachi, P.S. Sonarpur, District South 24-Parganas, 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 respective heirs, executors., administrators, legal representatives and assigns) of the **ONE PART.**

AND

(1) SRI NIKHIL GHOSH, son of Sri Haran Chandra Ghosh, (2) SMT. SOMA GHOSH, wife of Sri Nikhil Ghosh, both by faith- Hindu, both by Nationality- Indian, both by occupation- Business, both are residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, hereinafter jointly called and referred to as the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Jharu Mondal, son of Bipin Mondal was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 60 decimals out of 88 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 and more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, Ward No. 26, P.S. Sonarpur, District-South 24-Parganas together with other properties, as

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Addl. Dist Sub-Registrar
Senamoria, South 24 Pgs.



per Revisional Settlement Records of Rights and also in L.R. Settlements Records and he had been paying Govt. rent thereof and enjoying every right, title and interest over the said properties without any interruption, claim and demand whatsoever.

AND WHEREAS in the course of enjoying the aforesaid properties said Jharu Mondal transferred **ALL THAT** piece and parcel of land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 AND the land measuring more or less 12 decimals out of his recorded land measuring more or less 60 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties unto and in favour of his son SRI PRADIP MONDAL, the Vendor No. 5 herein, by and under a Deed of Gift in Bengali language, which was registered on 31/03/1989 before the office of the Addl. District Sub-Registrar at Sonarpur, 24-Parganas (S) and recorded in its Book No. 1, Volume No. 40, Pages from 231 to 236, Being No. 2002 for the year 1989.

AND WHEREAS by virtue of the aforesaid Deed of Gift said SRI PRADIP MONDAL, the Vendor No. 5 herein, became the sole and absolute owner of the said land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 and the land measuring more or less 12 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties and enjoying the same free from all encumbrances by paying Govt. rents and taxes regularly to the authority concerned without any interruption, claim or demand whatsoever manner or nature.

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AND WHEREAS said SRI PRADIP MONDAL while had been enjoying his aforesaid gifted property he sold, conveyed and transferred 29 decimals out of his 41 decimals in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas by and under three different Sale Deeds and thereafter said SRI PRADIP MONDAL became the absolute owner of the remaining land measuring more or less 12 decimals in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 and the land measuring more or less 12 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas.

AND WHEREAS said Jharu Mondal while had been enjoying his rest land measuring more or less 48 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties he died intestate leaving behind his son SRI PRADIP MONDAL and four daughters namely SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, SMT. LAKSHMI PURKAIT (the Vendors herein) as his legal heirs and successors and each having undivided 1/5th share of the property left by Late Jharu Mondal.

AND WHEREAS said SRI PRADIP MONDAL, SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL and SMT. LAKSHMI PURKAIT, the Vendors herein had been jointly enjoying their aforesaid inherited property free from all encumbrances by paying rents and taxes regularly to the authority concerned.

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AND WHEREAS thus the Vendors herein by virtue of Gift and inheritance became the owners and jointly enjoying the land measuring more or less 12 decimals in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 and 60 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas and also paying the relevant rents and taxes to the authority concerned regularly.

AND WHEREAS in the course of jointly enjoying their inherited property said SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR and SMT. MADHABI MONDAL (Vendor No. 1 to 3 herein) executed and registered a General Power of Attorney unto and in favour of their brother SRI PRADIP MONDAL, the Vendor No. 5 herein regarding the land measuring more or less 28.8 decimals i.e. the 3/5th share in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, which was registered on 18/06/2013 before the office of the A.D.S.R. Sonarpur and recorded in its Book No. IV, CD. Volume No. 3, Pages 4158 to 4168, being No. 01835 for the year 2013.

AND WHEREAS said SMT. LAKSHMI PURKAIT, the Vendor No. 4 herein, also executed and registered a General Power of Attorney unto and in favour of her brother SRI PRADIP MONDAL, the Vendor No. 5 herein regarding the land measuring more or less 9.5 decimals i.e. the 3/5th share in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, which was registered on 9/07/2013 before the office of the A.D.S.R. Sonarpur and recorded in its Book No. IV, CD. Volume No. 3, Pages 6322 to 6332, being No. 02083 for the year 2013.

✓
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Sonarpore, South 24 Pgs.



AND WHEREAS the Vendor No. 5 for self and as Constituted Attorney on behalf of Vendor No. 1-4 decided to dispose of the undivided land measuring more or less 9.5 decimals (the split up of the land being :- Danga land measuring 3 decimals in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 and Bastu land measuring 6.5 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801) appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS said Purchasers herein having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less 9.5 decimals comprised in R.S. Dag No. 1772 & 1771 corresponding to L.R. Dag No.1802 & 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas, fully described in the Schedule hereunder written for Rs. 9,00,000/- (Rupees Nine Lakh) only in lump sum and the Vendors have accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs. 9,00,000/- (Rupees Nine Lakh) only.

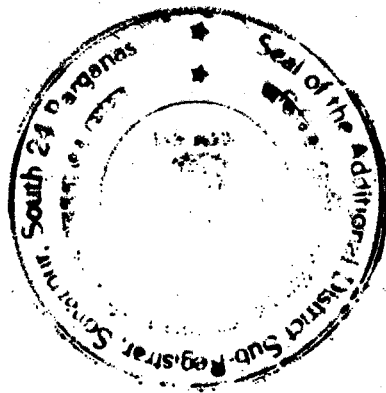
NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the sum of Rs. 9,00,000/- (Rupees Nine Lakh) only paid by the Purchasers to the Vendors before the execution (the receipt whereof the Vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharged the Purchasers and the said plot of land hereby conveyed) the Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchasers **ALL THAT** piece and parcel of undivided land measuring more or less 9.5 decimals comprised in R.S. Dag No. 1772 & 1771 corresponding to L.R. Dag No.1802

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& 1801 respectively appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24 Parganas, fully described in the Schedule hereunder written and together with all easement rights attached thereto **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. **AND** all the estate, right, title, interest, claim and demand whatsoever of the Vendors in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchasers absolutely and forever. **AND** the Purchasers may hereafter peaceably and quietly possessed and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendors or any person claiming through or under them. And the Vendors covenant to save harmless and keep indemnified the Purchasers free from all sorts of encumbrances, charges and equities whatsoever. **AND** the Vendors shall and will make such affidavit and sign all papers, declarations, undertakings, indemnities and documents as may be necessary for the purposes of effecting mutation of the Purchasers' name in the records of the B.L.& L.R.O office at Sonarpur, Municipal office at Rajpur-Sonarpur Municipality and other statutory authority or authorities. **AND** at or before the execution of these presents the Vendors have handed over the peaceful vacant khas possession of the said property in its entirety to the Purchasers. **AND** at or before the execution of these presents the Vendors have handed over all original/Xerox documents to the Purchasers. **AND** the Vendors covenant that they shall at the request and cost of the Purchasers do or execute or caused to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchasers to the true intent and meaning of these presents as shall or may reasonably be required.

15 JUL 2013
Addl. Dist Sub-Registrar
Samarpore, South 24 Pgs.



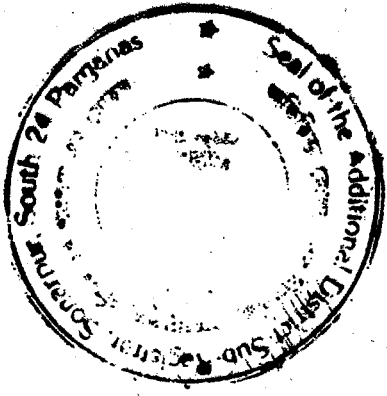
SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided land measuring more or less 9.5 decimals (the split up of the land being :- Danga land measuring 3 decimals out of 41 decimals in R.S. Dag No. 1772 corresponding to L.R. Dag No. 1802 and Bastu land measuring 6.5 decimals out of 60 decimals out of 88 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801) together with a kancha structure measuring more or less 100 Sq.ft. standing thereon comprised in R.S. Dag Nos. 1772 & 1771 corresponding to L.R. Dag Nos. 1802 & 1801 respectively appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachî, J.L. No. 70, Touzi Nos. 63 & 64, R.S. No. 220, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, now within the limits of Rajpur-Sonarpur Municipality under Ward No. 26 together with all easements rights attached thereto, in the District-South 24-Parganas, the annual proportionate rent of 9.5 Decimals of R.S. Khatian No. 379 as per present rate which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal., District-South 24-Parganas.

R.S. Dag No. 1772 is butted and bounded by :-

ON THE NORTH :- R.S. Dag No - 1772 (P).
ON THE SOUTH :- R.S. Dag No - 1771 (P)
ON THE EAST :- R.S. Dag No - 1771 (P)
ON THE WEST :- R.S. Dag No - 1769

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Sompura, South 24 P.S.



-(9)-

R.S. Dag No. 1771 is butted and bounded by :-

ON THE NORTH :: R.S. Dag No- 1772

ON THE SOUTH :: R.S. Dag No- 1771 (P)

ON THE EAST :: R.S. Dag No- 1771 (P)

ON THE WEST :: R.S. Dag No- 1769

OR HOWSOEVER OTHERWISE the total land in R.S. Dag No. 1772 & 1771 is shown in the Map or Plan annexed herewith.

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

SIGNED, SEALED AND DELIVERED

In Presence of WITNESSES:-

1. सुप्रदीप मंडल
जन्म - १९४८/०५/०५ या - १९४९/०५/०५ मं. - १९४८/०५/०५
पत्नी - स. म. म. म. म. म.

2. Tapas Kande
Sourpur
KOL-150

सुप्रदीप मंडल

SIGNATURE OF THE VENDORS

(Signature of the Vendor No. 5 SRI PRADIP MONDAL for self and as the constituted attorney on behalf of the Vendor Nos. 1-4 i.e. SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, SMT. LAKSHMI PURKAIT)

15 JUL 2019
Sonarpore, South 2 Pgs.
Addl. Dist. Sub-Registrar

-(10) :-

MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the sum of Rs. 9,00,000/- (Rupees Nine Lakh) only being the full and final consideration money by the following manner herein:-

| <u>CHEQUE NO.</u> | <u>DATE</u> | <u>BANK</u> | <u>AMOUNT</u> |
|-------------------|-------------|----------------------|----------------|
| 263105 | 12.07.2013 | Axis Bank, Garia Br. | Rs.-9,00,000/- |

Total Rs. 9,00,000/-

(TOTAL RUPEES NINE LAKH ONLY)

WITNESSES :-

1. उमेश्वर मण्डल
श्रीमः एलडी - लो. नं. १०१ प्लॉ.
श्रीमः एलडी - लो. नं. १०१ प्लॉ.
28 परसारा - दक्षिण

2. Tapaswade
Sonarpur
KOL-150

प्रदीप मण्डल

SIGNATURE OF THE VENDORS

(Signature of the Vendor No. 5 SRI PRADIP MONDAL for self and as the constituted attorney on behalf of the Vendor Nos. 1-4 i.e. SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, SMT. LAKSHMI PURKAIT)

Drafted by me :-

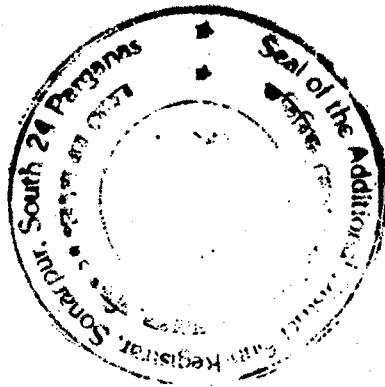
Prabir Kumar Roy
Advocate. W.B. 828/87
Alipore Criminal Court.

Printed by me :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

प्रदीप मण्डल

401, Dist. Sub-Registrar
Sonaipore, South 24 Pgs.
5 JUL 2013





| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE Pratik Singh



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME - NIKHIL GHOSH

SIGNATURE Nikhil Ghosh



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE Soma Ghosh

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE

15 JUL 2013
Addl. Dist. Sub-Registrar
Sonarpore, South 2 P.S.





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

Endorsement For Deed Number : I - 08750 of 2013

(Serial No. 10727 of 2013 and Query No. 1608L000017572 of 2013)

On 12/07/2013

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

Presented for registration at 20.00 hrs on :12/07/2013, at the Private residence by Pradip Mondal, Executant.

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

Execution is admitted on 12/07/2013 by

1. Pradip Mondal, son of Jharu Mondal, Elachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation

Identified By Rana Datta, son of Satya Ranjan Datta, 616, Mahamayatala Rd., Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Pradip Mondal, son of Jharu Mondal, Elachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Cultivation, as the constituted attorney of 1. Brihaspati Naskar 2. Parul Naskar 3. Madhabi Mondal 4. Lakshmi Purkait is admitted by him.

Identified By Rana Datta, son of Satya Ranjan Datta, 616, Mahamayatala Rd., Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Others.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/07/2013

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, 4 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 Draft

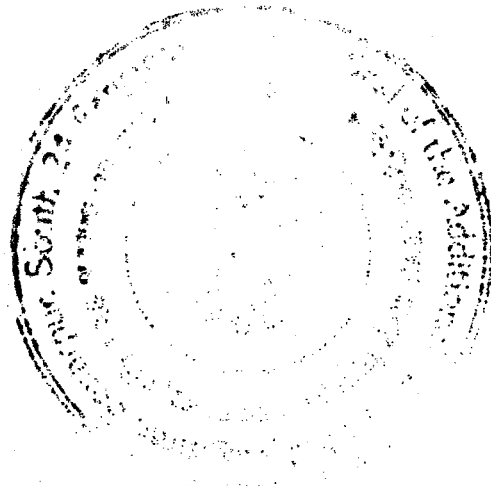
Rs. 21709/- is paid, by the draft number 833970, Draft Date 13/07/2013, Bank Name State Bank Of India, SONARPUR, received on 15/07/2013

(Under Article : A(1) = 21692/-, E = 14/-, Excess amount = 3/- on 15/07/2013)

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

1 OCT 2019
ADD. THE SUB-...
SOUTH... 24 185





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

Endorsement For Deed Number : I - 08750 of 2013
(Serial No. 10727 of 2013 and Query No. 1608L000017572 of 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.-19,72,574/-

Certified that the required stamp duty of this document is Rs.- 118374 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

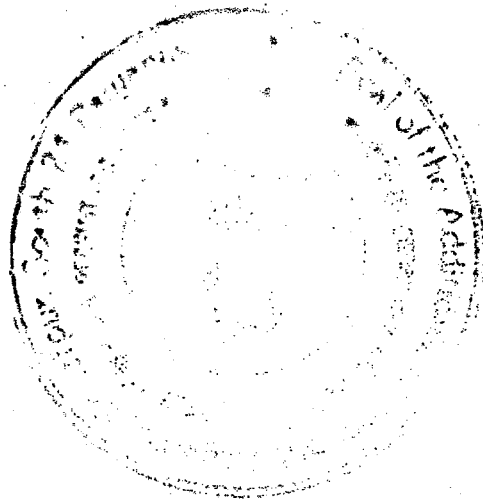
Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 833976, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013
2. Rs. 49000/- is paid , by the draft number 833977, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013
3. Rs. 15374/- is paid , by the draft number 833971, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

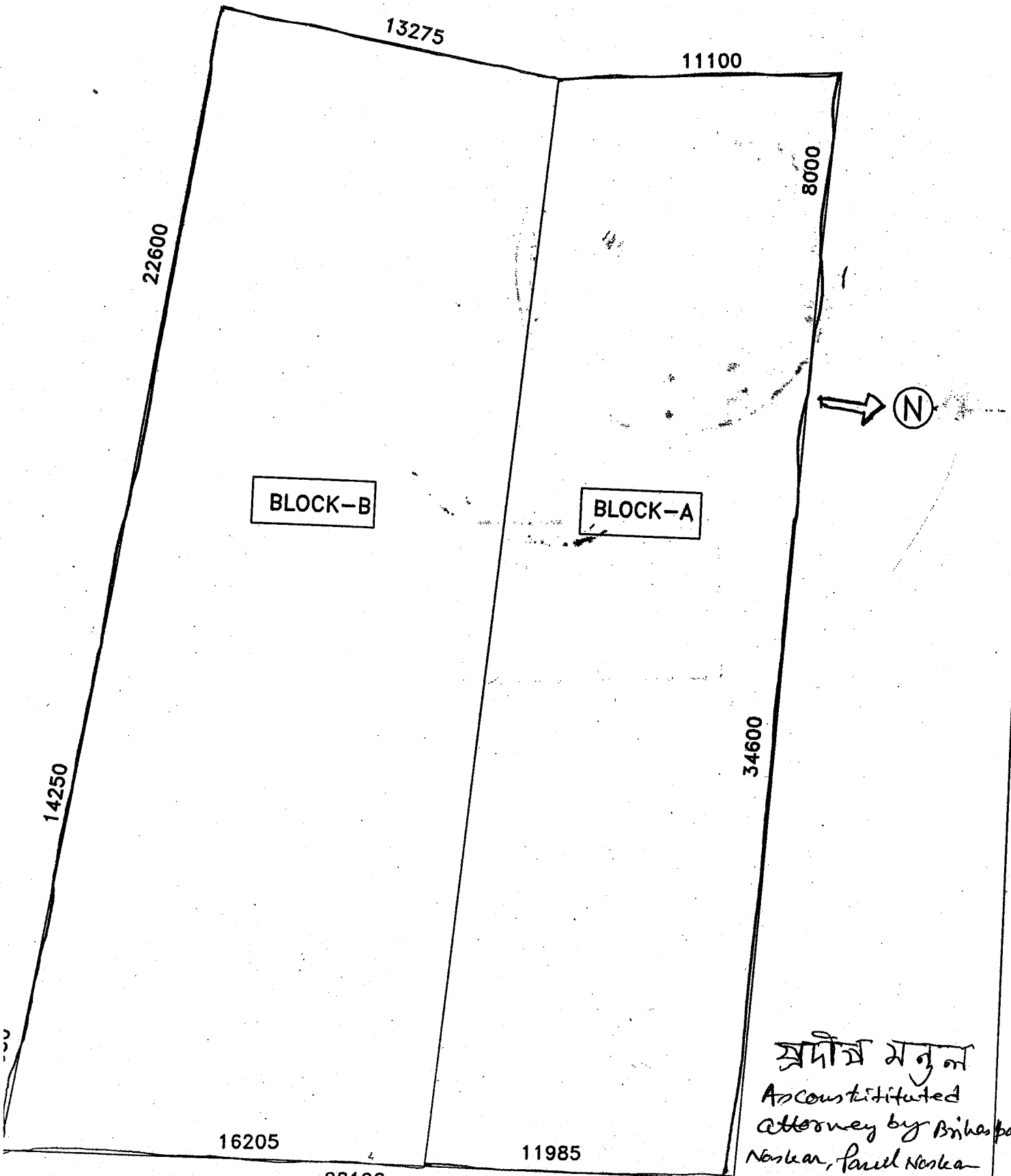
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

2441, 11th St. S.W.
Somerset, South Africa



PLAN OF R.S. DAG. NO:-1771(P), & 1772(P), L.R. DAG NO:-1801, 1802,
Khatian NO:-379, L.R. Khatian NO:-315 AT MOUZA- ELECHI, J.L. NO:-
TOUZI NO:-63 & 64, R.S. NO:-220, PARGANA- MAGURA, DIST 24 PGNS (S),
UNDER RAJPUR-SONARPUR MUNICIPALITY.

SOLD AREA OF LAND- 6.5 DECIMEL OUT OF LAND AREA 15.5 DECIMEL FROM BLOCK-A
AND 3 DECIMEL OUT OF LAND AREA 12 DECIMEL FROM BLOCK-B. TOTAL -9.5 DECIMEL.



अधीन मनुन
As constituted
Attorney by Brihaspati
Nasika, Parel Nasika
Madhobi Mondal
Lokshi purkait

15 JUL 2018
Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.



10720

I 8746/13



8/86
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पश्चिम बंगाल WEST BENGAL

A 861106

A 861106

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

12/07/2013
Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

Vern: - 1455/13
Q.No: - 17570/13

Addl. Dist Sub-Registrar
Sonarpur, South 24 Parg.

15000

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12th day of July

Two Thousand Thirteen BETWEEN (1) SMT. BRIHASPATI NASKAR, wife of Late Gostha Naskar, residing at Polghat, P.O. Dakshin Jagaddal, P.S. Sonarpur, District South 24-Parganas, (2) SMT. PARUL NASKAR, wife of Late Bhadreswar Naskar, residing at Tentulberia, Garia, P.O. Garia, P.S. Sonarpur, District South 24-Parganas, (3) SMT. MADHABI MONDAL, wife of Sri Biren Mondal, residing at Nayabad, P.O. Nayabad, P.S. Sonarpur,

Rama Datta
S/o - Sdya Kanyam Datta
616, Mahanagarata Road,
P.S - Sowar Pur, No. 1-84.

ADDL. DIST. SUB-REGISTRAR
SOMAPUR, SOUTH 24 P.S.
15 JUL 2013

राम दत्त



राम दत्त

301188 A



SANKAR KUMAR SARKAR
STAMP VENDOR
SOVARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

12/10, Basanagarata Road, No. 17

Address

Name

Sr. No.

875 12/07/13
Date 0000
RS 5000/-

-: (2) :-

District South 24-Parganas, (4) SMT. LAKSHMI PURKAIT, wife of Purnya Purkait, residing at Jaykrishnapur Chiyari, P.S. Sonarpur, District South 24- Parganas, all by faith- Hindu, all by Nationality- Indian, all by occupation- Housewife, all are represented by their **Constituted Attorney and for self** (5) SRI PRADIP MONDAL, son of Sri Jharu Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Agriculture, residing at Elachi, P.S. Sonarpur, District South 24-Parganas, 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 respective heirs, executors., administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI NIKHIL GHOSH, son of Sri Haran Chandra Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, 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, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Jharu Mondal, son of Bipin Mondal was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 60 decimals out of 88 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 and more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, Ward No. 26, P.S. Sonarpur, District-South-24-Parganas together with other properties, as per Revisional Settlement Records of Rights and also in L.R. Settlements Records and

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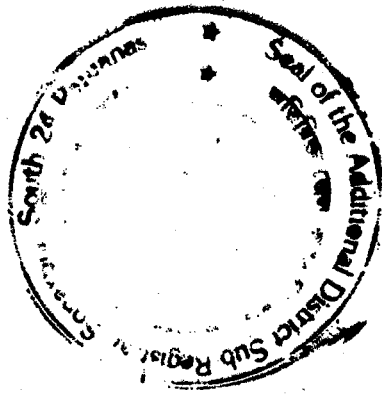
-: (3) :-

he had been paying Govt. rent thereof and enjoying every right, title and interest over the said properties without any interruption, claim and demand whatsoever.

AND WHEREAS in the course of enjoying the aforesaid properties said Jharu Mondal transferred **ALL THAT** piece and parcel of land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 AND the land measuring more or less 12 decimals out of his recorded land measuring more or less 60 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties unto and in favour of his son SRI PRADIP MONDAL, the Vendor No. 5 herein, by and under a Deed of Gift in Bengali language, which was registered on 31/03/1989 before the office of the Addl. District Sub-Registrar at Sonarpur, 24-Parganas (S) and recorded in its Book No. 1, Volume No. 40, Pages from 231 to 236, Being No. 2002 for the year 1989.

AND WHEREAS by virtue of the aforesaid Deed of Gift said SRI PRADIP MONDAL, the Vendor No. 5 herein, became the sole and absolute owner of the said land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 and the land measuring more or less 12 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties and enjoying the same free from all encumbrances by paying Govt. rents and taxes regularly to the authority concerned without any interruption, claim or demand whatsoever manner or nature.

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Sonepore, South 24 Pgs.



AND WHEREAS said SRI PRADIP MONDAL became the absolute owner of the Bastu land measuring more or less 12 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas.

AND WHEREAS said Jharu Mondal while had been enjoying his rest land measuring more or less 48 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties he died intestate leaving behind his son SRI PRADIP MONDAL and four daughters namely SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, SMT. LAKSHMI PURKAIT (the Vendors herein) as his legal heirs and successors and each having undivided 1/5th share of the property left by Late Jharu Mondal.

AND WHEREAS said SRI PRADIP MONDAL, SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL and SMT. LAKSHMI PURKAIT, the Vendors herein had been jointly enjoying their aforesaid inherited property free from all encumbrances by paying rents and taxes regularly to the authority concerned.

AND WHEREAS thus the Vendors herein by virtue of Gift and inheritance became the owners and jointly enjoying the land measuring 60 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas and also paying the relevant rents and taxes to the authority concerned regularly.

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Somnath, South Z.P. Dist.



AND WHEREAS in the course of jointly enjoying their inherited property said SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR and SMT. MADHABI MONDAL (Vendor No. 1 to 3 herein) executed and registered a General Power of Attorney unto and in favour of their brother SRI PRADIP MONDAL, the Vendor No. 5 herein regarding the land measuring more or less 28.8 decimals i.e. the 3/5th share in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, which was registered on 18/06/2013 before the office of the A.D.S.R. Sonarpur and recorded in its Book No. IV, CD. Volume No. 3, Pages 4158 to 4168, being No. 01835 for the year 2013.

AND WHEREAS said SMT. LAKSHMI PURKAIT, the Vendor No. 4 herein, also executed and registered a General Power of Attorney unto and in favour of her brother SRI PRADIP MONDAL, the Vendor No. 5 herein regarding the land measuring more or less 9.5 decimals i.e. the 3/5th share in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, which was registered on 9/07/2013 before the office of the A.D.S.R. Sonarpur and recorded in its Book No. IV, CD. Volume No. 3, Pages 6322 to 6332, being No. 02083 for the year 2013.

AND WHEREAS the Vendor No. 5 for self and as Constituted Attorney on behalf of Vendor No. 1-4 decided to dispose of the undivided land measuring more or less 9 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801, appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza-Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

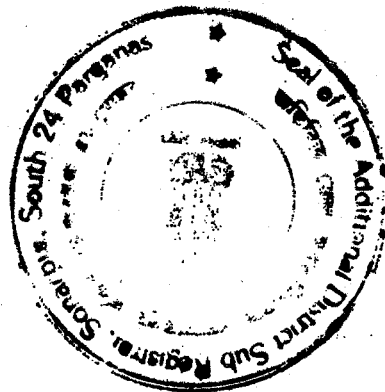
15 JUL 2019
Addl. Dist. Sub-Registrar
Sonaipora, South 24 PWS



AND WHEREAS said Purchaser herein having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less **9 decimals** comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza-Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written for **Rs. 8,00,000/- (Rupees Eight Lakh)** only in lump sum and the Vendors have accepted the offer of the Purchaser for an out and out sale of the aforesaid property at **Rs. 8,00,000/- (Rupees Eight Lakh)** only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the sum of **Rs. 8,00,000/- (Rupees Eight Lakh)** only paid by the Purchaser to the Vendors before the execution (the receipt whereof the Vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharged the Purchaser and the said plot of land hereby conveyed) the Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchaser **ALL THAT** piece and parcel of undivided land measuring more or less **9 decimals** comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza-Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written and together with all easement rights attached thereto **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. **AND** all the estate, right, title, interest, claim and demand whatsoever of the Vendors in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchaser absolutely and forever. **AND** the Purchaser may hereafter

15 JUL 2013
ADDL. DIST. SUB-REGISTRAR
Sonarpore, South 24 P.S.



peaceably and quietly possessed and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendors or any person claiming through or under them. And the Vendors covenant to save harmless and keep indemnified the Purchaser free from all sorts of encumbrances, charges and equities whatsoever. **AND** the Vendors shall and will make such affidavit and sign all papers, declarations, undertakings, indemnities and documents as may be necessary for the purposes of effecting mutation of the Purchaser's name in the records of the B.L. & L.R.O office at Sonarpur, Municipal office at Rajpur-Sonarpur Municipality and other statutory authority or authorities. **AND** at or before the execution of these presents the Vendors have handed over the peaceful vacant khas possession of the said property in its entirety to the Purchaser. **AND** at or before the execution of these presents the Vendors have handed over all original/ Xerox documents to the Purchaser. **AND** the Vendors covenant that they shall at the request and cost of the Purchaser do or execute or caused to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchaser to the true intent and meaning of these presents as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided Bastu land measuring more or less 9 decimals out of 60 decimals out of 88 decimals together with a kancha structure measuring more or less 100 Sq.ft. standing thereon comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, Touzi Nos. 63 & 64, R.S. No. 220, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, now within the limits of Rajpur-Sonarpur Municipality under Ward No. 26 together with all easements rights attached thereto, in the District-South 24-Parganas, the annual proportionate rent of 9 Decimals of R.S. Khatian No. 379

ADL. Dist Sub-Registrar
SONARPOUR, South 24 Pgs.
15 JUL 2013



-(8) :-

is as per present rate which is payable to the collectorate, South 24-Parganas, Alipore,
who is to receive it on behalf of the Govt. of West Bengal., District-South 24-Parganas.

R.S. Dag No: 1771 is butted and bounded by :-

ON THE NORTH :- R.S. Dag No - 1772
ON THE SOUTH :- R.S. Dag No - 1771 (P)
ON THE EAST :- R.S. Dag No 1771 (P)
ON THE WEST :- R.S. Dag No - 1769

OR HOWSOEVER OTHERWISE the total land in R.S. Dag No. 1771 is shown in
the Map or Plan annexed herewith.

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

SIGNED, SEALED AND DELIVERED

In Presence of WITNESSES :-

1. श्री प्रदीप मण्डल
श्रीम. प्रदीप मण्डल (पार. २ (पु. २) पी. ० -
२००१) (अ. २००१) पी. ० -
दि. २८ अ. २००१

2. Tapas Panda
Sonarpur
KOL-150

श्री प्रदीप मण्डल

SIGNATURE OF THE VENDORS

(Signature of the Vendor No. 5 SRI PRADIP MONDAL for
self and as the constituted attorney on behalf of the
Vendor Nos. 1-4 i.e. SMT. BRIHASPATI NASKAR, SMT.
PARUL NASKAR, SMT. MADHABI MONDAL, SMT.
LAKSHMI PURKAIT)

ADDL. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.
15 JUL 2013



-(9)-

MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASER within mentioned the sum of Rs. 8,00,000/- (Rupees Eight Lakh) only being the full and final consideration money by the following manner herein:-

| <u>CHEQUE NO.</u> | <u>DATE</u> | <u>BANK</u> | <u>AMOUNT</u> |
|-------------------|-------------|----------------------|----------------------------------|
| 263106 | 12.07.2013 | Axis Bank, Garia Br. | Rs. 400,000/- |
| 541252 | 12.07.2013 | " | Rs. 4,00,000/- |
| | | | <hr/> Total Rs. 8,00,000/- <hr/> |

(TOTAL RUPEES EIGHT LAKH ONLY)

WITNESSES :-

1. अश्विन मकुन
ग्राम - प्रलक्षी
पता - न/३०५ म ० -
पिन - ७५१००१

2. Tapas Kanda
Sonarpur
KOL-150

SIGNATURE OF THE VENDORS

(Signature of the Vendor No. 5 SRI PRADIP MONDAL for self and as the constituted attorney on behalf of the Vendor Nos. 1-4 i.e. SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, SMT. LAKSHMI PURKAIT)

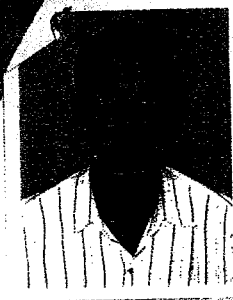
Drafted by me :-
Prabin Kumar Roy
Advocate. W.B. 828/81
Alipore criminal court.

Printed by me :-
Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

अश्विन मकुन

15 JUL 2013
Addl. Dist Sub-Registrar
Somarpore, South 24 Pgs.





| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE अनीश अग्रवाल



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME - NIKHIL GHOSH

SIGNATURE Nikhil Ghosh

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE

15 JUL 2013
Addl. Dist Sub-Registrar
Senaripore, South 24 Pgs.





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

Endorsement For Deed Number : I - 08746 of 2013
(Serial No. 10720 of 2013 and Query No. 1608L000017570 of 2013)

On 12/07/2013

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

Presented for registration at 20.00 hrs on :12/07/2013, at the Private residence by Pradip Mondal, Executant.

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

Execution is admitted on 12/07/2013 by

1. Pradip Mondal, son of Jharu Mondal , Elachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Rana Datta, son of Satya Ranjan Datta, 616, Mahamayatala Rd., Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Pradip Mondal, son of Jharu Mondal , Elachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Cultivation, as the constituted attorney of 1. Brihaspati Naskar 2. Parul Naskar 3. Madhabi Mondal 4. Lakshmi Purkait is admitted by him.

Identified By Rana Datta, son of Satya Ranjan Datta, 616, Mahamayatala Rd., Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Others.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/07/2013

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, 4 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:

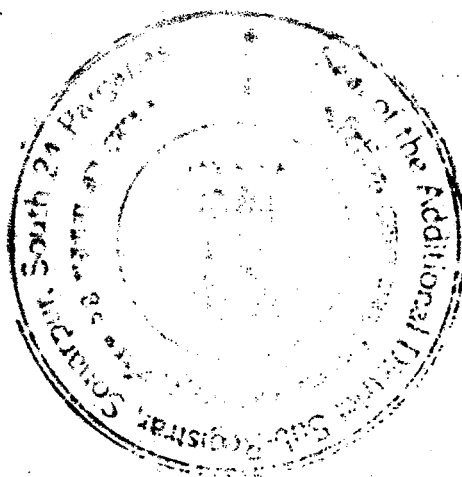
Amount by Draft

Rs. 20573/- is paid , by the draft number 833972, Draft Date 13/07/2013, Bank Name State Bank Of India, SONARPUR, received on 15/07/2013

(Under Article : A(1) = 20559/- , E = 14/- on 15/07/2013)

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

100-1011
ADDL DIST Sub-Registrar
Sondapet, South 24 Pps.





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

Endorsement For Deed Number : I - 08746 of 2013
(Serial No. 10720 of 2013 and Query No. 1608L000017570 of 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.-18,69,544/-

Certified that the required stamp duty of this document is Rs.- 112193 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

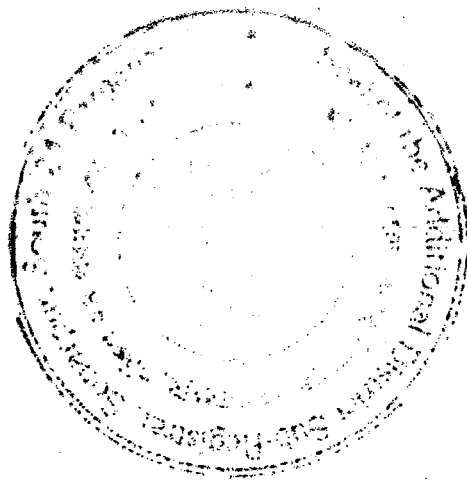
Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 833978, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013
2. Rs. 49000/- is paid , by the draft number 833979, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013
3. Rs. 9199/- is paid , by the draft number 833975, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

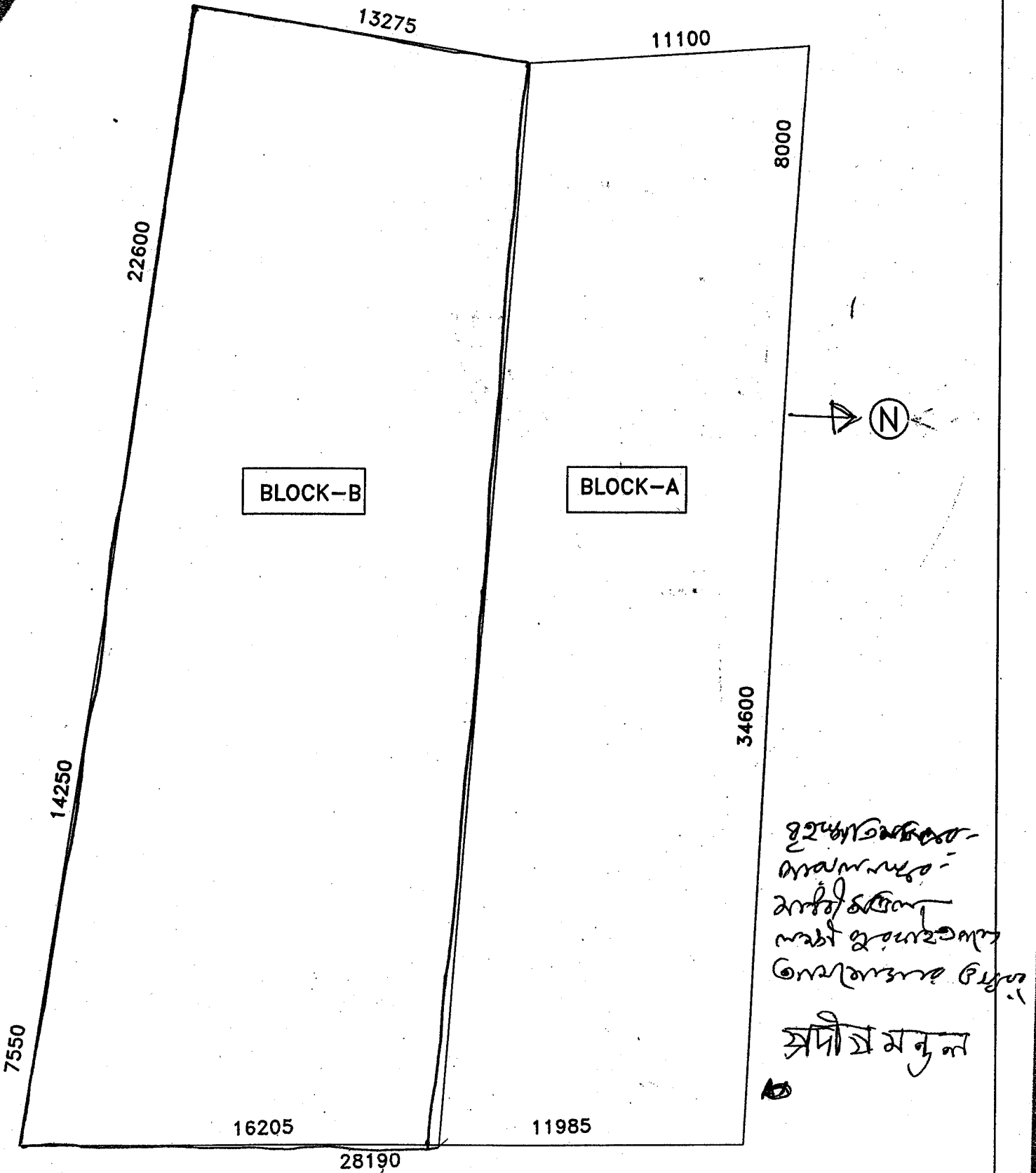
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

100-100000
AGRI. IND. SUB-REGISTRATION
SOUTH POOL, SOUTH POOL, PA.



OF R.S. DAG. NO:- 1772(P), L.R. DAG NO:-1801, 1802,
KATIAN NO:-379, L.R. KHATIAN NO:-315 AT MOUZA- ELECHI, J.L. NO:-
MUZI NO:-63 & 64, R.S. NO:-220, PARGANA- MAGURA, DIST 24 PGNS (S),
RAJPUR-SONARPUR MUNICIPALITY.

AREA OF LAND- 9 DECIMEL OUT OF LAND AREA 15.5 DECIMEL IN BLOCK-B

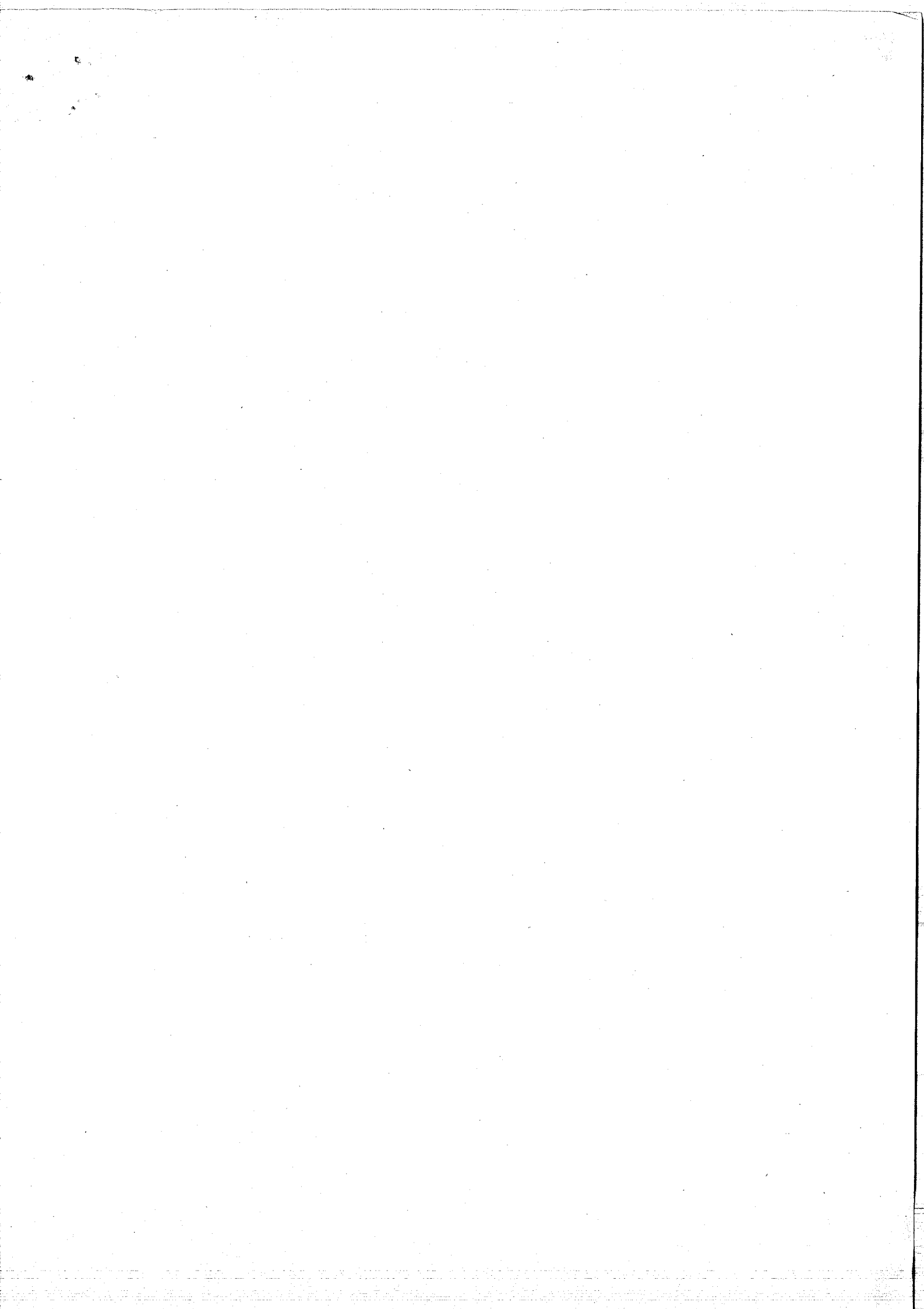


~~XXXXXXXXXXXXXXXXXXXX~~

SIG. OF VENDOR(S)

ADDL. DIST. S.I.B.-REGISTRAR
SONARPUR, SOUTH 24 PARGAS.
15 JUL 2019





(S)

ection 60 and Rule 69.

at 2013.



(Signature)
(Biswajit Dey) 18-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal