



पश्चिम बंगाल WEST BENGAL

A 058249

2/1065/11
MH 47354/1
25/4/11
1-20/11



Registrar of Assurances
Kolkata.

25.04.11

Barasat
Area 9 Sec
Bag No. 44

THIS INDENTURE OF CONVEYANCE is made this the 25/4 day of APRIL, 2011 (Two Thousand and Eleven) BETWEEN RAMESH KUMAR SINGH son of Late Gaddhar Singh, by faith Hindu by Nationality Indian, by occupation business, residing at Baluria, Police Station Barasat, District 24-Parganas (North) hereinafter called

5000/-

No. 3910 Rs. Date 21/04/11

Name J. Ati

Address Advocate, High Court Cal

Vender Sri Subhankar Das

Alipore Collectory
South 24 Parganas



Sudip Bose
Advocate
71 Red cross lane
Cal-700001

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 04743 / 2011, Deed No. (Book - I , 05182/2011)
Signature of the Presentant

Name of the Presentant	Signature with date
Ramesh Kumar Singh	<i>Ramesh Kumar Singh</i> 25/4/11

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ramesh Kumar Singh Address -Baluria, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Ramesh Kumar Singh</i>
			25/04/2011	25/04/2011	

Name of Identifier of above Person(s)	Signature of Identifier with Date
Sudip Basu 7, Red Cross Place, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001	<i>Sudip Basu</i> Adv 25/4/11



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05182 of 2011
(Serial No. 04743 of 2011)

On

Payment of Fees:

On 25/04/2011

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. 5294/-, on 25/04/2011

(Under Article : A(1) = 5203/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 25/04/2011)

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.-473194/-

Certified that the required stamp duty of this document is Rs.- 28402 /- and the Stamp duty paid as:
- Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 23420/- is paid83587723/04/2011State Bank of India, ALIPORE COURT
TREASRY BR, received on 25/04/2011

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

Presented for registration at 14.00 hrs on :25/04/2011, at the Office of the A. R. A. - II KOLKATA by
Ramesh Kumar Singh ,Executant.

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

Execution is admitted on 25/04/2011 by

1. Ramesh Kumar Singh, son of Late Gadadhar Singh , Baluria, Thana:-Barasat, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

Identified By Sudip Basu, son of - , 7, Red Cross Place, Kol, District:-Kolkata, WEST BENGAL, India,
P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

25/04/2011 15:08:00

EndorsementPage 1 of 1

and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :-

A N D

MESSERS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' registered Office at 7, Red Cross Place, 4th. Floor, Kolkata 700001, Police Station Hare Street, represented by its' one of the Directors, **MR. SATISH CHANDRA LAKHOTIA** son of Mr. R. N. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include – its - successors in office, administrators, legal representatives and assigns) of the **OTHER PART** :-

WHEREAS by and under a Bengali deed of Kobala dated 11.04,1984 registered at the office of the Sub -Registrar at Barasat and recorded in Book No.1, Volume 120, Pages 157 to 163, Being No.2849 for the year 1884, Ramesh Kumar Singh, the vendor herein, Purchased **ALL THAT** land comprised in R. S. Dag No.44 under R. S. Khatian No.640 at Mouza Baluria, J. L. No. 37, under Police Station Barasat, District 24-Parganas, now 24-Parganas (North).

AND WHEREAS by virtue of the aforesaid purchase said Ramesh Kumar Singh became the sole and absolute owner of the aforesaid property and as such absolute owner he got his name mutated and /or recorded in the L. R. record, vide L.R. Khatian No. 1174, L.R. Dag No.44 at Mouza Baluria, J.L. No.37 for an area 49 decimals more or less and since then the vendor herein has been possessing and enjoying the same without any

interruption and free from all encumbrances and attachments whatsoever, on paying the rates and taxes to the authority concern.

AND WHEREAS Ramesh Kumar Singh, the vendor hereto, in urgent need of money offered to sell, transfer and convey **ALL THAT** piece and parcel of well demarcated plot of Sali land measuring an area 09 Decimals more or less out of the aforesaid property, comprised in R.S. and L.R. Dag No.44, under R.S. Khatian No. 640 Corresponding to L.R. Khatian No. 1174 at Mouza Baluria, J.L. No. 37, under Police Station Barasat, 24-Parganas (North) at present within the municipal limits of Barasat Municipality, more fully mentioned and described in the **Schedule** hereunder written at or for the total price and/or consideration of **Rs.3,27,272.00 (Rupees three lakhs twenty seven thousand two hundred seventy two) only** and the Purchaser herein has agreed to purchase the said property fully mentioned in the **Schedule** hereunder written at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSES as follows :-

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,27,272.00 (Rupees three lakhs twenty seven thousand two hundred seventy two) only** in full paid to the vendor by the purchaser (the receipt where of the vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of demarcated plot of Sali land measuring an area 09 Decimals more or less comprised in R.S. and L.R. Dag No.44, under R.S. Khatian No. 640 Corresponding to L.R. Khatian No. 1174 at Mouza Baluria, J.L. No. 37, under Police Station Barasat, 24-Parganas (North) at present within the municipal limits of Barasat Municipality more fully mentioned and described in the **Schedule** hereunder written and more particularly shown and delineated in the site map or plan annexed hereto **OR HOWSOEVER**

OTHER WISE the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable and the said property will be used for agricultural purpose.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) Notwithstanding any act deed matter or thing whatsoever by the vendor or his predecessor -in- title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.

c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E) That the vendor on this day with the execution of this Deed handovers and delivers the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendor also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.

F). That the vendor doth hereby accorded his consent to the purchaser for mutation of the schedule mentioned property in the Municipal records and all others Government and/or Semi Government and/or other statutory body and/or authority.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of well demarcated plot of land (recorded as Sali) measuring an area 09 **(Nine)** Decimals more or less comprised in R.S. and L.R. Dag No.44, under R.S. Khatian No. 640 Corresponding to L.R. Khatian No.1174 at Mouza Baluria, J.L. No. 37, Pargana-Anowarpur, Collectorate Touzi No.146, Police Station Barasat, 24-Parganas (North) at present within the municipal limits of Barasat Municipality, Sub-Registration Office at Kadambagachi **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part and parcel of this Indenture and same is butted and bounded in the manner following :-

ON THE NORTH:- Part of Dag No. 39.

ON THE SOUTH:- Part of Dag No. 48.

ON THE EAST :- Part of Dag No.44.

ON THE WEST:- Part of Dag No.43.

IN WITNESS WHEREOF the vendor hereunto have set and subscribed his hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES:-

Rahul Singh

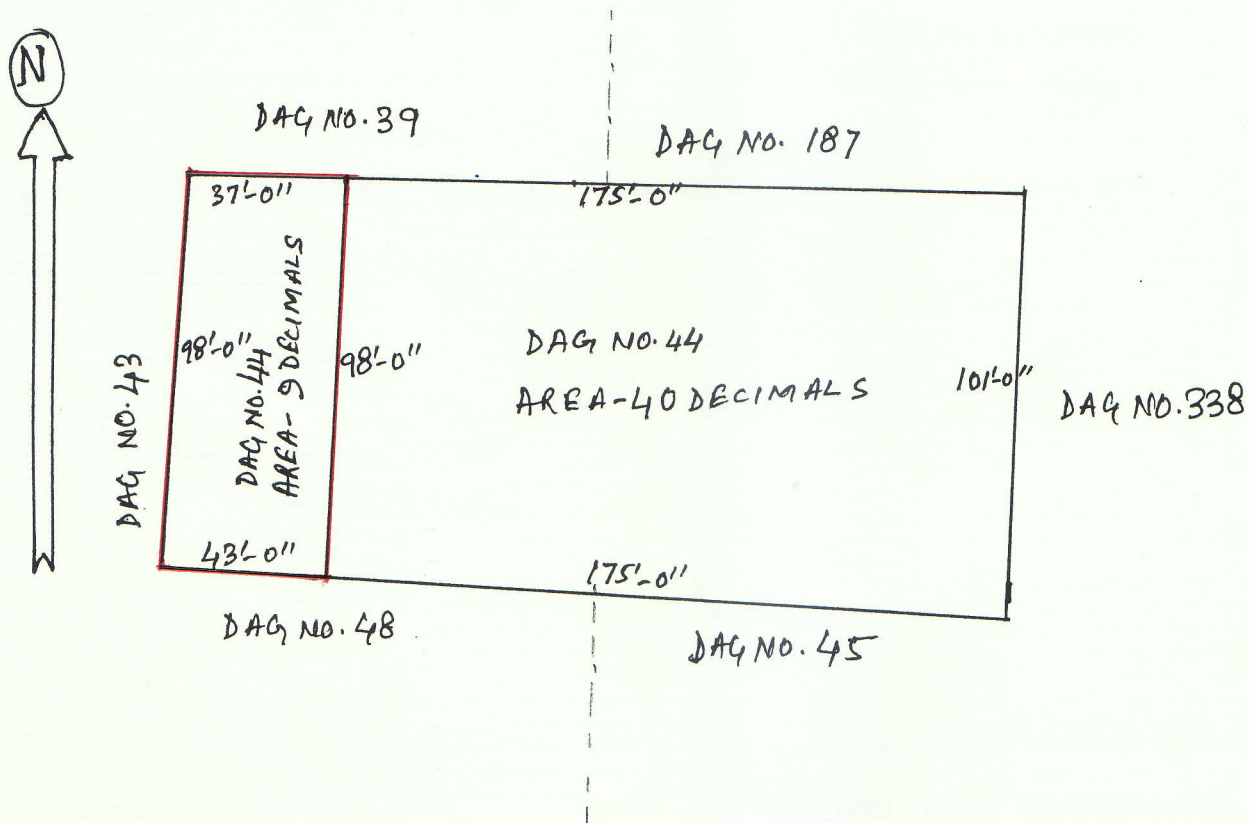
T.K.S., Baluria, P.O.-Nabapally,
Opp-Talikhola bus stop, Barasat,
24 Parganas (N), Kol-700126.

Sudip Bose
Advocate
7, Red cross place
Kol-700001.

Ramesh Kumar Singh

SIGNATURE OF THE VENDOR

E PLAN OF LAND MEASURING AN AREA 09 DECIMALS MORE
LESS COMPRISED IN R.S. AND L.R. DAG NO. 44, R.S. KHATIAN
D. 640, L.R. KHATIAN NO. 1174 MOUZA-BALURIA, T.L. NO. 37, P.S
BARASAT, DIST: 24 PARGANAS (NORTH), WITHIN THE LIMITS OF
WARD NO. OF BARASAT MUNICIPALITY. SOLD AREA SHOWN IN
RED BORDER LINE. SCALE: 50'-0" FT = 1 INCH.



Ramesh Kumar Singh

Drawn by:

RECEIVED from the within named purchaser the within mentioned sum of
**Rs.3,27,272.00 (Rupees three lakhs twenty seven thousand two hundred seventy
 two) only** being the full and final consideration amount as per Memo below :-

M E M O

By Cheque being Cheque No. 222242
 dated 25/04/2011 drawn on AXIS BANK,
 Sarat Bose Road Branch..... **Rs. 3,27,272.00**

Total Rs. 3,27,272.00
 =====

(Rupees three lakhs twenty seven thousand two hundred seventy two) only

WITNESSES :-

Rahul Singh

Sudip Bose
 Advocate

Ram Mohan Singh

SIGNATURE OF THE VENDOR

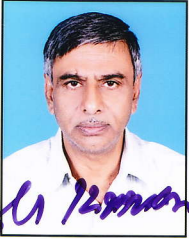
Drafted & Prepared
 by me at my office

J. Ali

[JIARAT ALI],
 Advocate,
 Calcutta High Court

Office :

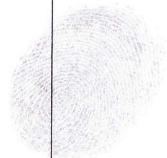
LARICA BUSINESS CENTRE,
 7, Red Cross Place, Room No.1,

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name _____

Signature _____

Ramoji Ramman Singh

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name _____

Signature _____

Sateesh Ch. Lakshmi