

5-6415

1-06366



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 596943

MV214546842

Addl. District Sub-Regls.
Bidhan Nagar (Salt Lake City)

13 JUL 2009

CONVEYANCE

THIS DEED OF CONVEYANCE made this 10th day of July, 2009
BETWEEN **MR. BIMAL KUMAR GHOSH** son of Late Sambhu Nath Ghosh, by
faith - Hindu, by occupation - Business, residing at 111/2B, Bidhan Sarani,
Kolkata - 700 004, hereinafter referred to and called as the "**OWNER**"/
"**VENDOR**" (which terms or expression shall unless excluded by or repugnant
to the context be deemed to mean and include his successors, legal
representatives, executors, administrators and assigns) of the **FIRST PART**:

V/Casg No-01398/09

7(1) - 250/-

7(2) - 42/-

292/-

নং ১১৭৩ তং ০৪/৩/০৭ মূল্য ১০০০৬

ক্রেতার নাম

সাথে

স্টাম্প ভেদার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও.

মোট স্টাম্প ক্রয় তাং

চালান নং মোট কত টাকা খরিদ

টেজারী বারাকপুর ভেদার মিতা দত্ত

R.L. Gant & Co. Salt Lake & Adv.
10 old post office str.
how-1

19 JUN 2009

648000

Binod Kumar Ghose



৩/৬/০৭

Binod Kumar Ghose



Susanta Dohi
Somananda Dohi
Baguihahi Jamra
Cal-59
Biswan

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 JUL 2009

AND

M/S. TRISHNA PROPERTIES PVT. LTD., a Company incorporated under Indian Companies Act 1956 having its registered office at at 49, A.N. Saha Road, Kolkata - 700 048, represented by one of its Director - **SRI GOPAL PRASAD GUPTA**, son of late Dwarika Lal Gupta, by faith - Hindu, by occupation - Business, residing at AB - 9, Sector - I, Salt Lake City, Kolkata - 700 064 hereinafter called the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and/or assigns, executors, administrators, legal representatives) of the **OTHER PART**;

WHEREAS THE VENDOR HAS REPRESENTED THE PURCHASER THAT:

- A. One Abdur Rahman Molla and Abdul Karim Molla were the rayoti owners of amongst other properties All That Sali Land measuring 0.52 acres comprised in R.S. Dag No.57 in Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S., in the District of 24-Parganas (Now North 24-Parganas) under the State Government against an Annual Rent of Rs.5.19p. to the then Collectorate 24-Parganas and had been absolutely seized and possessed thereof without being interrupted by any person or from any corner whatsoever;
- B. By a Bengali Deed of Conveyance dated 29.12.1952 duly registered on 30.12.1952 before the Sub-Registrar Cossipore Dum Dum, Being No. 6701 for the year 1952 and against the valuable consideration mentioned thereunder the said Owners Abdur Rahman Molla and Abdul Karim Molla therein referred to as the Vendors jointly sold, conveyed and transferred free from all encumbrances All That the entire aforesaid Sali Land comprised in Mouza Gouripur, J.L. No.6, under P.S. Dum Dum at present P.S. Airport, within the municipal limit of North Dum Dum Municipality, in the District of 24-Parganas now North 24-Parganas morefully described in the Schedule thereunder written unto and in favour of Smt. Basanti Rani Das wife of Sri Sibapada Das the Purchaser therein absolutely and forever;
- C) Since after the said purchase while thus absolutely seized and possessed thereof and after duly recorded her name under R.S. Khatian No. 190, by a Bengali Deed of Conveyance dated 18th June, 1974 duly registered before the A.D.R. Barasat and Recorded in Book No. 1, Volume No.10, Pages 194 to 196, Being No. 629 for the year 1974 and against the valuable consideration mentioned thereunder the said Owner Smt. Basanti Rani Das therein referred to as the Vendor sold, conveyed and transferred free from all encumbrances All That the aforesaid Sali Land measuring 0.52 acres comprised in R.S. Dag No.57 under R.S. Khatian No. 190 in Mouza Gouripur, under P.S. Dum Dum at



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 JUL 2009

present under Airport P.S., in the District of 24-Parganas (Now North 24-Parganas) under the State Government against an Annual Rent of Rs.5.19p. to the then Collectorate 24-Parganas, morefully described in the Schedule thereunder written unto and in favour of Sri Bimal Kumar Ghosh the Vendor herein therein referred to as the Purchaser absolutely and forever;

D Since after the said purchase the said Bimal Kumar Ghosh recorded his name with the Office of the B.L & L.R.O. Sodepur, Barrackpore - II, under Hal L.R. Khatian No. 655 as the recorded rayoti owner of the entire Sali Land measuring 0.52 acres equivalent to **1 Bigha 11 cottahs 3 chittaks 09 sq. ft.** a little more or less comprised in R.S. Dag No.57 in Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S., within the municipal limit of North Dum Dum Municipality in the District of 24-Parganas (now North 24-Parganas) under the State Government paying rates and taxes to the Collectorate 24-Parganas now North 24-Parganas and while thus absolutely seized and possessed thereof, the said Bimal Ghosh through respective 6 (six) Regd. Deed of Conveyances time to time sold, transferred and conveyed unto and in favour of the different respective purchaser respectively out of the aforesaid properties some portions in **6 (six)** respective Plots of different sizes total aggregating net land area of **11 cottahs, 12 chittaks 24 sq. ft.** togetherwith common easement rights in common passages as shown in the different respective site plans annexed therewith total measuring about **3 cottahs 5 chittaks** a little more or less and after selling of the said plots or said portions and also passages provided as per respective site plans annexed thereto and as aforesaid, the net land area remaining with the Vendor measuring **16 cottahs 06 chittaks 30 sq ft.** be the same a little more or less togetherwith common easement rights in the aforesaid common passages comprised in R.S. Dag No. 57 at Mouza Gouripur under Airport P.S. in the District of North 24-Parganas;

E. Since after selling of the said portions in six (6) plots in the aforesaid manners togetherwith provision of common passages as per each of the site plan attached to each of the respective Regd. Deed of Conveyance thereof, the Vendor herein is absolutely seized and possessed of the remaining portion of the Sali Land measuring area about **16 cottahs 06 chittaks 30 sq ft.** be the same a little more or less togetherwith common rights in the aforesaid common passages provided thereof comprised within part of R.S. Dag Nos. 57 (Hereinafter collectively referred to as the 'Said Land') all within Mouza Gouripur, under Airport Police Station within the Municipal Limit of North Dum Dum Municipality, in the District of North 24-Parganas. The 'Said Nett Sali Land' area measuring **16 cottahs 06 chittaks 30 sq ft.** be the same a little more or less Togetherwith common easement rights in the aforesaid common passages are collectively hereunder sell and for the sake of brevity hereinafter



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 JUL 2004

referred to as the "**SAID LAND**"/"**SAID PROPERTY**" and are morefully described in the Schedule written hereunder;

F) The Vendor is uninterruptedly seized and possessed of the said property hereunder the Schedule holding or having indefeasible and marketable title free from any or all encumbrances of whatsoever nature AND the Vendor has never dealt with the "**SAID PROPERTY**" hereunder the Schedule or any portion thereof in any such manner so by which the Vendor's rights, title and or interest is or may be effected and in other-way Vendor is free in all respects to deal with the said land as also as the said proportionate share of the said Common Passage viz. a viz. collectively the "Said Property" hereunder the Schedule by way of Sale, Mortgage, Lease or in any lawful manner or manners as the Vendor may deem fit and proper at his own choice and discretion;

AND WHEREAS the vendor has now decided to sale out of the "**Said Property**" hereunder the Schedule a portion thereof measuring 5 cottahs a little more or less comprised in part of R.S as well as L.R. Dag No. 57 at Mouza Gouripur, P.S. Airport, in the District of North 24-Parganas hereinafter referred to as the '**SAID PORTION**' free from all encumbrances whatsoever and relying on the Vendor's above representation to be true the Purchaser being interested to purchase the 'SAID PORTION' measuring 5 cottahs a little more or less out of the 'Said Sali Land' / "Said Property" total measuring 16 cottahs 06 chittaks 30 sq ft. little more or less togetherwith common easement rights in the aforesaid common passages viz. collectively the "Said Land" / "Said Property" described in the Schedule hereunder, offered the Vendor a lump sum price of **Rs. 1,52,300/- (Rupees One Lac Fifty Two Thousand Three Hundred)** only as a whole subject to a marketable title free from all encumbrances which offer becoming the highest price available in the market, the Vendor has accepted the same;

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser has agreed to Purchase All That the said Sali Land measuring 5 cottahs a little more or less being the said portion out of the said entire Sali Land area of **16 cottahs 06 chittaks 30 sq ft.** a little more or less togetherwith common easement rights in the aforesaid common passages viz. a. viz. collectively the "Said Property" comprised in part of R.S. Dag No.57 within Mouza Gouripur, under Airport Police Station within the Municipal Limit of North Dum Dum Municipality, in the District of North 24-Parganas morefully described in the Schedule hereunder written at or for a price of **Rs. 1,52,300/- (Rupees One Lac Fifty Two Thousand Three Hundred)** only free from and of all charges, encumbrances, liens and lispendences whatsoever;

NOW THIS INDENTURE WITNESSETH as follows:-



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 JUL 2009

In pursuance of the said agreement and in consideration of the said sum of **Rs. 1,52,300/- (Rupees One Lac Fifty Two Thousand Three Hundred)** only paid by the purchaser to the Vendor on or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the memo hereunder, admit and acknowledge and of and from the same discharge the purchaser as well as the said property) the Vendor doth hereby grant, transfer, convey, sale, assure and assigns unto and to the purchaser ALL THAT 'SAID PORTION' of Sali Land measuring **5 cottahs** a little more or less out of the Vendor's entire Said Property consisting of the Said Sali Land measuring Nett land area of **16 cottahs 06 chittaks 30 sq. ft.** a little more or less togetherwith common easement rights in the aforesaid common passages more or less comprised in part of R.S. Dag No.57 within Mouza Gouripur, under Airport Police Station within the Municipal Limit of North Dum Dum Municipality, in the District of North 24-Parganas or howsoever otherwise the said portion or any part thereof now or is at any time heretofore were or was situated, butted, bounded, called, known, numbered, trees, gardens produce of any kind, areas, walls ways, paths, passage, drains water, water-courses, tanks, fences, hedges and ditches of every kind and all and every manner of former or other right, liberties, easements, privileges, profits, appendages and appurtenances whatsoever standing on and being in and upon or belonging or in anywise appertaining to the Said Property and hereditaments hereby conveyed or any part thereof which with the same now are or is at any time or times heretofore were or was held, used, occupied and enjoyed or reputed, deemed, taken or known as part of parcel and number thereof or appertaining thereto and the reversion and reversions and remainder or remainders thereof and the rents, issues and profits thereof and every part thereof and all the estates, rights, title, interests, claim and demand whatsoever both and law and in equity of the Vendor into and upon the land, and hereditaments and every part thereof and all deeds, pattas, writings and evidence of title exclusively relating to or concerning the said land and hereditaments hereby conveyed or any part or parcel thereof and which now or hereafter may be in the possession or power or control of the Vendor can or may procure the same without any action or suit TO HAVE AND HOLD the Said Portion to the extent of 5 cottahs out of the Said Property, hereditaments ALL AND SINGULAR OTHER of the property hereby granted, transfer UNTO AND TO the use of the Purchaser absolutely and forever free from and of all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, matters, or thinks whatsoever by the Vendor or erstwhile Owner in title done or exonerated or knowingly suffered to the contrary, the Vendor is now lawfully and absolutely entitled to the said property hereditaments morefully and particularly described in the Schedule hereunder written and hereby granted and conveyed or expressed or



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 JUL 2009

intended so to be for a perfect and indefeasible estate or inheritance without any condition, use trust or otherwise whatsoever as aforesaid the Vendor now hath good rights, full powers and absolute authority to grant, transfer and assign the said land and hereditaments to the true intend and meaning by these presents. AND THAT the Said Property or any part thereof is not affected by any order of acquisition and/or requisition by State Government or Central Government or by any Public Body in any manner whatsoever AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly shall hold, occupy, possess and enjoy the said land and hereditaments, and receive and take the rents, issues, profits and income thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or in trust for the Vendor AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated released or otherwise discharged by and at the cost and expenses of the Vendor the Purchaser remain well and sufficiently saved, defended, harmless and indemnified of from and against any and all manners of former or other estates, rights, title, claims, charges, demands, liens, debts, attachments, encumbrances whatsoever created made or suffered by the Vendor or erstwhile owners in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons lawfully or equitably claiming any estate or interest whatsoever into or upon the said property and hereditaments 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 or execute or cause to be done and executed all such acts, deeds, assurances, matters and things whatsoever for further better and more perfectly and effectually the 'Said Portion' out of the said property hereby granted and transferred or expressed or intended so to be and every part thereof unto and to the use of the purchaser in the manner aforesaid and as shall or may be reasonably required AND the Vendor hereby declares that the Said Property is beyond Urban Agglomerating and there is no bar to transfer the Said Property and the Vendor also declare that there is no legal impediment in the matter of transferring the said property to the Purchaser by the Vendor.

THE SCHEDULE ABOVE REFERRED TO:

(The Said Property Of The Vendor)

ALL THAT 'SAID PORTION' measuring **5 cottahs** a little more or less hereunder transfer being a part of a Sali Land measuring a nett land area of 16 cottahs 06 chittaks 30 sq. ft. little more or less togetherwith common easement rights in the aforesaid common passages provided thereof comprised in part of



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 JUL 2009

R.S. as well as L.R. Dag No.57 within Mouza Gouripur under R.S. Khatian No.190 at present L.R. Khatian No.665, J.L. No. 6, B.L & L.R.O. Sodepur, Barrackpore - II, under Airport Police Station within the Municipal Limit of North Dum Dum Municipality, Sub-Registry office - Addl. District Sub-Registrar Bidghannagar, Salt Lake City and the rents or khajana payable to the Collectorate - North 24-Parganas.

IN WITNESSES WHEREOF the parties hereto have hereunto signed and subscribed their respective hands and seals on the day, month and the year first above written.

SIGNED AND DELIVERED

by the VENDOR

In the presence of : -

1. *Susanta Dolu*
Baguihati Gangre
Cal-59
2. *Gopal Sehe*
ce/6 Rajampur East
Cal-59

Bimal Kumar Ghose

VENDOR

SIGNED AND SEALED

By the PURCHASER

In the presence of : -

1. *Susanta Dolu*
Gopal Sehe

DRAFTED BY
Sudhir Kumar Naskar
of Sikharpure
P.S. Rajarshid
d.no. DN-XVI-24



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 JUL 2009

RECEIVED with thanks from the withinnamed PURCHASER **M/S. TRISHNA PROPERTIES PVT. LTD**, withinmentioned sum of **Rs.1,52,300/- (Rupees One Lac Fifty Two Thousand Three Hundred)** only being consideration in full of the Schedule mentioned Property as per memo below: -

MEMO OF CONSIDERATION:

By Bank Pay Order No.432773 dated 10/07/09

Drawn on ABN AMRO Bank ,

Salt Lake Branch

Rs 1,52,300/-

TOTAL ... Rs 1,52,300/-

(Rupees One Lac Fifty Two Thousand Three Hundred)

SIGNED AND DELIVERED

by the VENDOR

In the presence of : -

1. *Susanta Dahi*

2. *Gopal Saha*

Binod Kumar Ghose

VENDOR



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
10 JUL 2009

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-06366 of :2009
(Serial No. 06415, 2009)

On 13/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 15994/- on:13/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1454634/-

Certified that the required stamp duty of this document is Rs 87278 /- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

Deficit stamp duty 1.Rs 41330/- is paid, by the draft number 592592, Draft Date 10/07/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :13/07/2009. 2.Rs 45000/- is paid, by the draft number 202367, Draft Date 09/07/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :13/07/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.43 hrs on :13/07/2009, at the Private residence by Bimal Kr. Ghosh, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 13/07/2009 by
1. Bimal Kr. Ghosh, son of Lt. Sambhu Nath Ghosh, 111/2 B, Bidhan Sarani, Kolkata- , Thana -, Pin 700004, By caste Hindu, by Profession :Business
Identified By Susanta Dalui, son of Nanda Lal Dalui Baguiati, Jyangra Kol- 59 Thana: -, by caste Hindu, By Profession :Business.

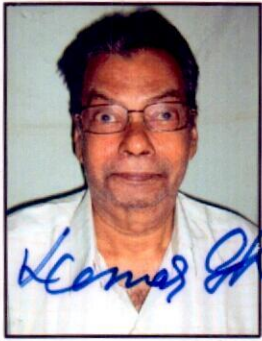
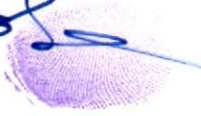
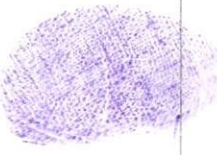
[Saikat Patra]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

13 JUL 2009

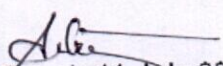
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
	 <i>Pradeep Kumar Shukla</i>					
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
						
	 <i>Rajesh Kumar Singh</i>					
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 16544 to 16555
being No 06366 for the year 2009.




(Saikat Patra) 14-July-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal