

15836

14434/2014



29.12.14  
5.35  
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 953193

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

*[Signature]*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas

30 DEC 2014

**THIS INDENTURE** made this the 29<sup>th</sup> day of December, 2014  
**BETWEEN (SRIMATI) SAILABALA KHAN** alias Shailabala Kha, wife of  
Late Haradhan Khan, resident of Haridas Satra Ghat Road (Sukhchor),

84542

No. ....  
 Sold to .....  
 Address .....  
 Rs. ....

**ANJUSHRI  
 L.S. VENDOR (J.S.)  
 HIGH COURT, KOLKATA-700 091**



01 DEC 2014

01 DEC 2014

ATI of Saikabala Khan -  
 by the party  
 Anmol Kumar DKS



7062



ATI of Saikabala Khan  
 by the party  
 Anmol Kumar DKS

Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs.

29 DEC 2014

Anmol Kumar DKS  
 by Sudhosh Ch. S  
 coc - 6  
 Press - 2

P.S. Kharda, District- North 24 Paraganas, presently residing at c/o Sri Amal kumar Das, Kanjialpara, P.O. & P.S. Rajarhat, District- North 24 Paraganas, West Bengal, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**:

AND

(1) **STARLINK RETAILS PRIVATE LIMITED**, PAN No. AAQCS2150N, a Company, incorporated under the Companies Act, 1956, having its registered office at CA- 16/2A, Rail Pukur Road, Block- B, Flat No.403, Kolkata 700 059, (2) **SPRINGEL RETAILS PRIVATE LIMITED**, PAN No. AAQCS2149P, a Company, incorporated under the Companies Act, 1956, having its registered office at VIP Enclave, Block-A, Flat No.104, VIP Road, Raghunathpur, Kolkata 700 059, both represented by their common Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station- Baguiati, Kolkata- 700 059, hereinafter referred to and collectively called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

**WHEREAS** (1) **Jatindra Nath Mondal** and (2) **Staish Chandra Mondal** were the recorded joint owners of **ALL THAT** piece or parcel of land admeasuring about 116 [One Hundred And Sixteen] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, under Police Station- Rajarhat, District North 24-Parganas, together with other landed properties;

**WHEREAS** during their lifetime, said (1) **Jatindra Nath Mondal** and (2) **Staish Chandra Mondal**, out of the aforesaid plot of land, by a sale deed, sold and transferred 33 (Thirty Three) Decimal of land to a purchaser named therein and were remain joint owners of balance unsold piece or parcel of land measuring about 83 [Eighty Three] Decimal, more or less,

comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, lying and situated under Mouza - REKJOANI, J. L. No. 13, under Police Station- Rajarhat, District 24-Parganas North;

**AND WHEREAS** while thus the said (1) Jatindra Nath Mondal, and (2) Staish Chandra Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Satish Chandra Mondal died intestate leaving behind his 2 [two] sons namely [1] (Sri) Sunil Kumar Mondal and [2] (Sri) Sudhir Kumar Mondal and 2 [two] daughters namely (3) (Srimati) Saila Bala Khan, and (4) (Srimati) Gouri Ballav, as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and since then the said [1] (Sri) Sunil Kumar Mondal, and [2] (Sri) Sudhir Kumar Mondal, (3) (Srimati) Saila Bala Khan, and (4) (Srimati) Gouri Ballav, became the absolute joint owners of **ALL THAT** piece or parcel of a plot of land measuring about 41.5 [Forty One point Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, under Police Station- Rajarhat, District 24-Parganas North, free from all encumbrances ;

**AND WHEREAS** thus the said (Srimati) Sailabala Khan, the Vendor herein, solely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of land measuring about 10.375 [Ten point Three Seven Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4522, 4523 and 4545, under Police Station- Rajarhat, District 24-Parganas North, free from all encumbrances, liens, charges, mortgages, attachments thereto, hereinafter called as "the **SAID PROPERTY**";

**AND WHEREAS** the Vendor has agreed to sell and transfer her entire right, title and interest in the SAID PROPERTY to the Purchasers herein and the Purchasers herein has agreed to purchase the same at and for consolidated consideration mentioned herein.

**NOW THIS INDENTURE WITNESSETH as follows:-**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.4,00,000/- [Rupees Four Lac] only duly paid by the Purchasers to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 10.375 [Ten point Three Seven Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby

granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:-**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor, nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;

**THE SCHEDULE**

(the Schedule)

**ALL THAT** piece or parcel of land (undivided share) measuring about 10.375 [Ten point Three Seven Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4522, 4523 and 4545, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties enjoyed therewith and/or appurtenant thereto.

[8]

**IN WITNESS WHEREOF** the **VENDOR** has set and subscribed her hand and seal on the day month and year, first above written.

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata in the presence of:

~~Amal Kumar Das~~  
44 Sidhanta St  
Cal - 1



LT1 of Shantilata Khan  
by the vendor.  
Amal Kumar Das

Read over and explained by me to the Vendor, who has executed the document after fully understanding the purport meaning and contents thereof.

Amal Kumar Das

Drafted by me and prepared in my office:

Briya Dey  
Advocate, H.C, Cal

**RECEIPT**

**Received** a sum of Rs.4,00,000/- [Rupees Four Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	In Favour Of
50,000/-	29.12.2014	335276	Indian Overseas Bank Baguiati Branch	Sailabala Khan
50,000/-	29.12.2014	335126	-do-	Sailabala Khan
3,00,000/-	29.12.2014	PAID IN CASH to Sailabala Khan		
<b>4,00,000/-</b>	Rupees Four Lac only.			

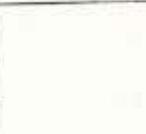
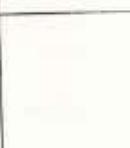
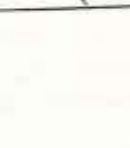
Witnesses:

*Armed Lawman*

LTI of Sailabala Khan  
for the purpose of

*Armed Lawman*  
V E N D O R S

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>LT/1 of Shantilal Khar Amar Khar</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Singhania</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>



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

Endorsement For Deed Number : I - 14434 of 2014  
(Serial No. 15836 of 2014 and Query No. 1523L000027422 of 2014)

**On 29/12/2014**

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

Presented for registration at 17.25 hrs on :29/12/2014, at the Private residence by Sailabala Khan Alias Shailabala Kha,Executant.

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

Execution is admitted on 29/12/2014 by

1. Sailabala Khan Alias Shailabala Kha, wife of Lt Haradhan Khan , Haridas Satra Ghat Rd Sukchor, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Others

Identified By A Kr Das, son of . . . 44 S Ch St, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession: Others.

( Debasish Dhar )  
Additional District Sub-Registrar

**On 30/12/2014**

**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.

**Payment of Fees:**

Amount by Draft

Rs. 24709/- is paid , by the draft number 313438, Draft Date 29/12/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

( Under Article : A(1) = 24695/- ,E = 14/- on 30/12/2014 )

**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.-22,45,243/-

Certified that the required stamp duty of this document is Rs.- 112282 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 112183/- is paid , by the draft number 313439, Draft Date 29/12/2014, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

( Debasish Dhar )  
Additional District Sub-Registrar

Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas

30 DEC 2014

( Debasish Dhar )

Additional District Sub-Registrar

30/12/2014 11:40:00

Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 1016 to 1028  
being No 14434 for the year 2014.



*Debasish*

(Debasish Dhar) 30-December-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

15841

14435/2014



29.12  
5.55

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 953194

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

*[Signature]*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas  
30 DEC 2014

**THIS INDENTURE** made this the 29<sup>th</sup> day of December, 2014  
**BETWEEN (SRIMATI) GOURI BALLAV** alias Gourirani Ballav, (PAN No. BATPB7125B), wife of Late Bani Kumar Ballav, by Caste- Hindu, by

84541

No. ....  
 Sold to.....  
 Address.....  
 Rs. 0 1 DEC 2014

CHHSTE LAL PASTOR  
 ADVOCATE  
 C.M.'S. COURT  
 KOLKATA-1  
 2, BANKSHALL STREET

ANJUSHREE JEE  
 L.S. VENDOR (O.S.)  
 HIGH COURT, KOLKATA-700001

0 1 DEC 2014

Gouri Ballav

0 1 DEC 2014

7063

Gouri Ballav



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

29 DEC 2014

From the name of  
 Lt. K. S. Chatterjee - 02  
 Lt. S. Chatterjee - 02  
 etc - C

Answer -

Occupation- Housewife, by Nationality- Indian, residing at 5, Kali Charan Seth Lane, P.O. & P.S. Cossipur, Kolkata 700 030, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART** :

AND

(1) **REALIZE TRADE-LINK PRIVATE LIMITED**, PAN No. AAFCR3733B, a Company, incorporated under the Companies Act, 1956, having its registered office at CA- 16/2A, Rail Pukur Road, Block- B, Flat No.403, Kolkata 700 059, (2) **SANJEEVANI MARCOM PRIVATE LIMITED**, PAN No. AAQCS0588N, a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, both represented by their common Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station- Baguiati, Kolkata- 700 059, hereinafter referred to and collectively called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

**WHEREAS** (1) **Jatindra Nath Mondal** and (2) **Staish Chandra Mondal** were the recorded joint owners of **ALL THAT** piece or parcel of land admeasuring about 116 [One Hundred And Sixteen] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, under Police Station- Rajarhat, District North 24-Parganas, together with other landed properties;

**WHEREAS** during their lifetime, said (1) **Jatindra Nath Mondal** and (2) **Staish Chandra Mondal**, out of the aforesaid plot of land, by a sale deed, sold and transferred 33 (Thirty Three) Decimal of land to a purchaser named therein and were remain joint owners of balance unsold piece or parcel of land measuring about 83 [Eighty Three] Decimal, more or less, comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No.

1496, lying and situated under Mouza - REKJOANI, J. L. No. 13, under Police Station- Rajarhat, District 24-Parganas North;

**AND WHEREAS** while thus the said (1) Jatindra Nath Mondal, and (2) Staish Chandra Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Satish Chandra Mondal died intestate leaving behind his 2 [two] sons namely [1] (Sri) Sunil Kumar Mondal and [2] (Sri) Sudhir Kumar Mondal and 2 [two] daughters namely (3) (Srimati) Saila Bala Khan, and (4) (Srimati) Gouri Ballav, as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and since then the said [1] (Sri) Sunil Kumar Mondal, and [2] (Sri) Sudhir Kumar Mondal, (3) (Srimati) Saila Bala Khan, and (4) (Srimati) Gouri Ballav, became the absolute joint owners of **ALL THAT** piece or parcel of a plot of land measuring about 41.5 [Forty One point Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, under Police Station- Rajarhat, District 24-Parganas North, free from all encumbrances ;

**AND WHEREAS** thus the said (Srimati) Gouri Ballav, the Vendor herein, solely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of land measuring about 10.375 [Ten point Three Seven Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4522, 4523 and 4545, under Police Station- Rajarhat, District 24-Parganas North, free from all encumbrances, liens, charges, mortgages, attachments thereto, hereinafter called as "the **SAID PROPERTY**";

**AND WHEREAS** the Vendor has agreed to sell and transfer her entire right, title and interest in the SAID PROPERTY to the Purchasers herein and the Purchasers herein has agreed to purchase the same at and for consolidated consideration mentioned herein.

**NOW THIS INDENTURE WITNESSETH as follows:-**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.4,00,000/- [Rupees Four Lac] only duly paid by the Purchasers to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 10.375 [Ten point Three Seven Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby

granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:-**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land (undivided share) measuring about 10.375 [Ten point Three Seven Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4522, 4523 and 4545, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties enjoyed therewith and/or appurtenant thereto.

**IN WITNESS WHEREOF** the **VENDORS** has set and subscribed her hand and seal on the day month and year, first above written.

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata in the presence of:

Gouri Ballav

Anmol Kumar Das  
44 Seamus St  
Cal - 6

Ranjan Sanyal Beller.  
5, X. C. Se H Lane  
KOL-30

Read over and explained by me to the Vendors who have executed the document after fully understanding the purport meaning and contents thereof.

Anmol Kumar Das

Drafted by me and prepared in my office:

Brija Dey  
Advocate, H. C., Cal

**RECEIPT**

**Received** a sum of Rs.4,00,000/- [Rupees Four Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	In Favour Of
40,000/-	29.12.2014	335151	Indian Overseas Bank Baguiati Branch	Gouri Ballav
40,000/-	29.12.2014	334879	-do-	Gouri Ballav
3,20,000/-	29.12.2014	PAID IN CASH to Gouri Ballav		
<b>4,00,000/-</b>	Rupees Four Lac only.			

Witnesses:

*Amal Kumar Das*

*For the Saree Hi Ballav.*

*Gouri Ballav*

V E N D O R S

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Yousi Balan</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Sujhamo</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>



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

Endorsement For Deed Number : I - 14435 of 2014  
(Serial No. 15841 of 2014 and Query No. 1523L000027421 of 2014)

**On 29/12/2014**

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

Presented for registration at 17.55 hrs on :29/12/2014, at the Private residence by Gouri Ballav Alias Gourirani Ballav,Executant.

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

Execution is admitted on 29/12/2014 by

1. Gouri Ballav Alias Gourirani Ballav, wife of Lt Bani Kumar Ballav , 5 Kali Charan Seth Lane P S - Cossipore, P.O. :-Cossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700030, By Caste Hindu, By Profession : Others

Identified By A Kr Das, son of . . ., 44 S Ch St, District:-Kolkata, WEST BENGAL, india, Pin :-700006, By Caste: Hindu, By Profession: Others.

( Debasish Dhar )  
Additional District Sub-Registrar

**On 30/12/2014**

**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.

**Payment of Fees:**

Amount by Draft

Rs. 24709/- is paid , by the draft number 313436, Draft Date 29/12/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

( Under Article : A(1) = 24695/- ,E = 14/- on 30/12/2014 )

**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.-22,45,243/-

Certified that the required stamp duty of this document is Rs.- 112282 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 112183/- is paid , by the draft number 313437, Draft Date 29/12/2014, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

( Debasish Dhar )  
Additional District Sub-Registrar

*Debasish Dhar*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas

30 DEC 2014

( Debasish Dhar )  
Additional District Sub-Registrar

30/12/2014 11:40:00

Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 1068 to 1080  
being No 14435 for the year 2014.



*Debasish Dhar*

(Debasish Dhar) 30-December-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal