

07834

505901



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

No-725 Hg/MI/NTPL/A 753855
9/99

Stamp duty of Rs 40000/- + 31000/-
has been realised on 18/6/07
as per Banker's Cheque 1784726, 784725
Bank Draft No.
Date 14/6/07 of Barasat

Stampable under Rule 21 of
s/s 6 (1) of W. B. L. R. Act 1956
Stamp under the India
Stamp Act - 1899 Subsequently
amended Schedule I.A. No. 123
Case Paid.

L.S.R. - II
Barasat, North 24 Parganas
18/6/07

DEED OF CONVEYANCE

Valued at Rs. 12,00,000.00 Only

26 AUG 2008
49,000/- X 3 MV-363000
+ 35100/-

Deficit Stamp duty of Rs.
has been realised on 26.8.08
as per Bankers Cheque 294565, 294566,
294567, 294568
Date 26/8/08 of

THIS INDENTURE OF CONVEYANCE is made

on this the 15th day
of June, 2007, Two Thousand and Seven.

BETWEEN

D. S. R. III
Barasat, North 24 Parganas
26.8.08

- 1) SMT. MANJURI GHOSH, wife of Late Anil Kumar Ghosh, by occupation - House-wife,
- 2) SHRI ASHOKE KUMAR GHOSH,
- 3) SHRI KISHORE KUMAR GHOSH, both sons of Late Anil Kumar

Handwritten notes on the left margin:
A 13189
E 700
M 28-10
mb 4.17
132088

Handwritten notes at the bottom:
MV 96 30000
+ 260000
250
85
VIC no - 1227
335-00

নং - 1493
 সন ও তারিখ - 13.8.07
 ক্রেতার নাম -
 সাকিন -
 টোল মূল্য - 1000
 ডেডার -
 বারাসাত কোর্ট, উত্তর ২৪ পরগণা
 ডেডার - শ্রী হারান চন্দ্র সাধু
 ডি, ডি, নং -
 তারিখ - 11.6.07
 মোট টোল মূল্য - 200/-
 ইজারী অফিস - বারাসাত

Suresh Verma
 Popalym Jagadnagar

বাবার কাছে এককোয়ার্টার 70/100 টাকা
 পুনের টোল না থাকার সুবাদে 2/-
 নিম্নলিখিত মোতাবেক টোল পূরন করিলাম। 1493-1000/-
 1494-1000/-

Received for Registration of ... A.R.P./...
 on the ... day of ... 2007
 at the ... of the ...
 Office at ... by ...
 of the ... / ...



বাঃ -
 টোল ডেডার.
 Ashok Kumar Ghosh
 Kishor Kumar Ghosh
 Manjures Ghosh
 Dipali Ghosh
 Sudhanu Kumar Ghosh
 Sachin Kumar Ghosh
 Souti Kumar Ghosh
 Chitpur Waly
 Zunder



2818

Kishor Kumar Ghosh



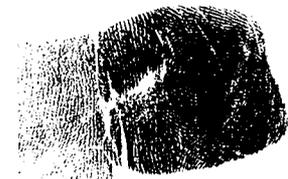
2819

Kishor Kumar Ghosh



2820

Manjures Ghosh



2821

Dipali Ghosh

Sudhanu Kumar Ghosh
 Sachin Kumar Ghosh
 Souti Kumar Ghosh
 Chitpur Waly
 Zunder

North 24-Parganas
 District - North 24-Parganas
 Caste - Hindu, Muslim/Christian



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

15AA 386749

26730
26 8-08-
3569

(2)

75-26 8-08

Ghosh, 4) **DIPALI GHOSH**, 5) **SIKHA GHOSH**, both daughters of Late Anil Kumar Ghosh, 6) **SHRI SACHINDRA NATH GHOSH**, son of Late Paddanath Ghosh, all by faith - Hindu, by occupation No. 2, 3 and 6 are business, all by Nationality - Indian and all residing at 1A, Ramkanta Bose Street, P.S. Chitpur, Kolkata-700003, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors,

নং - 1494
 মর ও তারিখ - 13.6.07
 ক্ষেত্র নাম - Suresh Verma
 সাক্ষর -
 টোল মূল্য - 0
 ভেজার - ~~2000/-~~ 6000/- for Jagardanga
 বারাসাত কোর্ট, উত্তর 28 পরগণা
 ভেজার - শ্রী হারান চন্দ্র সাধু
 ডি. ডি. নং - 30.5.07
 তারিখ -
 মোট টোল মূল্য - 120/-
 ইকোমি অফিস - বারাসাত



2822

Sikha Ghosh.

2823

০২



শ্রী অক্ষয় কুমার ঘোষ

16
 Registrar of Births & Deaths
 North 24-Parganas
 A.P. & L-28

District - North 24 Parganas
 by Caste - Hindu/Muslim/Christian
 or Profession

Smt Hansu
 Ghosh
 s/o Late Shib Nathi Ghosh
 281 Jettur Road,
 Kat-700089.
 Business

Registrar of Births & Deaths
 North 24-Parganas
 A.P. & L-28

administrators, legal representatives and assigns) of the **ONE PART.**

AND

SHRI SURESH VERMA, son of Sri Babulal Verma, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Gopalpur (Jagardanga), P.O. Rajarhat-Gopalpur, P.S. Airport, in the District of North 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS :

A) One Rahim Box Mondal, Jobeda Bibi and Parannessa Bibi jointly sold transferred and conveyed total land measuring an area of 57 satak recorded as Sali land comprised in C.S. Dag No. 7127 corresponding to R.S. Dag No. 4319 under Malick Khatian No. 1709 & 1713, Adhin Khatian No. 1715, lying at Mouza - Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 125-B, P.S. Rajarhat, at present Airport, in the District of North 24 Parganas, formerly 24-Parganas, absolutely free from all encumbrances to HAZI JAHUR ALI MONDAL, Son of late Harej Ali Mondal resident of Garandanga, P.S. Dum Dum, at present Gopalpur, P.S. Rajarhat, 24-Parganas, at present P.S. Airport, District - North 24-Parganas by a



[Handwritten signature]

REGISTERED U.S. I (S)
March 24-Paragon
G.D. & P. Co.

(4)

registered deed of sale copied in Book No. I, Volume No. 113, pages 284 to 288, being deed no. 8288, in the year and dated 1.11.1961, registered at S. R. Office Cossipore Dum Dum against valuable consideration mentioned thereon.

B) While seized and possessed of the said plot of land the said Hazi Jahur Ali Mondal got possession from the said land measuring 36 (thirty six) satak out of 57 satak and had been enjoying the same and while enjoyment of the same, the said Hazi Jahur Ali sold and conveyed a portion from the same measuring an area of 16.50 satak equivalent to 10 (ten) Cottahs out of said .36 satak comprised in C.S. Dag No. 7127, corresponding to R.S. Dag No. 4319 at Mouza - Gopalpur, J.L. No. 2, P.S. Airport, in the District of North 24 Parganas to ABDUL RAHIM BISWAS, Son of late Jahuraddin Biswas of Beraberi, P.S. Rajarhat, at present Airport, in the District of North 24 Parganas, formerly 24-Parganas, by a registered deed of sale copied in Book No. I, Volume No. 32, pages 175 to 176, being Deed No. 1911, in the year and dated 11.03.1963, registered at S.R. Office Cossipore Dum Dum, against valuable consideration mentioned thereon.

C) While seized and possessed of remaining portion of land measuring an area of 19.50 (nineteen satak and fifty satakansha) more or less comprised in C.S. Dag No. 7127 corresponding to R.S. Dag No. 4319 at Mouza - Gopalpur,

(5)

J.L. No. 2, P.S. Airport, in the District of North 24 Parganas, the said Hazi Jahur Ali Mondal sold and conveyed the same to (1) SHRI ANIL KUMAR GHOSH and (2) SHRI SACHINDRA NATH GHOSH, both sons of Late Paddanath Ghosh, both of 1A, Ram Kanta Bose Street, P.S. Shyampukur, Kolkata-700003, by a registered deed of sale copied in Book No. I, Volume No. 119, pages 49 to 51, being Deed no. 8125 in the year 1968, on dated 12.11.1968, registered at S.R. Office Cossipore Dum Dum against valuable consideration mentioned thereon.

D) While seized and possessed of the said purchased land, measuring an area of 16.50 satak equivalent to 10 cottahs, comprised in C.S. Dag No. 7127 corresponding to R.S. Dag No. 4319 at Mouza - Gopalpur, J.L. No. 2, P.S. Airport, in the District of North 24 Parganas, the said Abdul Rahim Biswas sold and conveyed the same to said (1) SHRI ANIL KUMAR GHOSH and (2) SHRI SACHINDRA NATH GHOSH, by a registered deed of sale copied in Book No. I, Volume No. 118, pages 31 to 39, being deed No. 8120, in the year 1968, registered on 12.11.1968, registered at S.R. Office Cossipore Dum Dum against valuable consideration mentioned thereon.

E) While seized and possessed of the said total land measuring total area 36 (thirty six) satak the said Shri Anil

(6)

Kumar Ghosh duly recorded his name to the B.L. & L.R. Office Rajarhat at the time of L.R. Settlement operation being L.R. Khatian No. 54 and the said Shri Sachindranath Ghosh also recorded the same to the said B.L. & L.R. Office being L.R. Khatian No. 2811 for their respective half share each and had been enjoying the same peacefully.

F) While seized and possessed of the said plot of land the said Shri Anil Kumar Ghosh died intestate leaving behind his one wife named SMT. MANJURI GHOSH, two sons named - SHRI ASHOK KUMAR GHOSH, SHRI KISHORE KUMAR GHOSH and two daughters named SIKHA GHOSH and DIPALI GHOSH (the vendor Nos. 1 to 5 herein) as his legal heirs, executors to his estate and they become the owners of left property measuring 18 satak in terms of the Hindu Succession Act 1956.

G) The said half portion of land measuring an area of 18 Satak under the possession of said Shri Sachindra Nath Ghosh (the vendor No. 6 herein.)

H) Since then, the said vendor Nos. 1 to 6 herein are seized and possessed of total land measuring an area of 36 (thirty six) satak more or less by virtue of above purchased record of rights and inheritance and jointly enjoying the same peacefully, freely, absolutely and without any interruption from any corners whatsoever by paying usual

(7)

rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the absolute power of ownership and also power to dispose the same to any body in any way as they will think fit and proper.

I) Now the Vendor Nos. 1 to 6 herein have agreed to sell and the purchaser herein has agreed to purchase the said land measuring total 20 (twenty) satak more or less as per L.R. Record of rights out of 36 satak more fully described in the schedule hereinafter written, at or for the total consideration of Rs.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 12,00,000.00 to the Vendors paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendors doth hereby as well as by the receipt whereof the vendors doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser) as well as the said land measuring 12 Cottahs 1 Chittacks 27 Sq.ft. more or less 20 satak more fully described in the schedule hereinafter written which the vendors doth hereby sell, grant, transfer, convey and assign

(8)

unto the purchaser herein in free from all encumbrances charges liens, lispendences and all other easement rights and appurtenances as mentioned in the schedule hereinafter written TO HAVE AND TO HOLD said land hereby granted, transferred conveyed and assured or intended so to be with the appurtenances unto the purchaser herein absolutely and free from all encumbrances whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER :

1. That free and clear and freely and clearly and absolute acquitted exonerated and release or otherwise by and at the costs and expenses of the vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens, lispendences attachments whatsoever.
2. That no notice issued under the public demand recovery act has been served on the vendors not any such notice has been published.
3. That the Vendors have not yet received any notice of requisition and/or acquisition of the property described in the Schedule hereafter written.
4. That the Purchaser and all person or persons claiming through under his shall has undisputed and all manner of rights through over or under the common passages.

5. It is hereby declared that the said land described in the Schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.

6. That the Purchaser has the absolute right to mutate his name to the proper authorities concerned.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendors, if not free from all encumbrances as herein before covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with the cost of the stamp, registration charges and the fees incurred by the purchaser herein together with the damages which the purchaser herein may or may be suffered.

And the Vendors delivered this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(DESCRIPTION OF LAND HEREBY SOLD BY THE
VENDOR NOS. 1 TO 6 HEREIN)

ALL THAT piece or parcel of revenue paying rayati dakhali one plot of SALI land measuring an area of 20 (twenty) Satak equivalent to 12 (twelve) Cottahs 1 (one) Chittack 27 (seventy seven) Sq.ft. more or less as per physical

1
Satak & 5 Cottah

measurement and L.R. Record of rights, out of 36 Satak land comprised in C.S. Dag No. 7127 corresponding to R.S. Dag No. 4319 (four thousand three hundred nineteen) under Malik Khatian No. 1709 and 171, Adhin Khatian No. 1715, L.R. Khatian No. 54 and 2811 lying and situate under Mouza - Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 125-B/1, within the local limits of Rajarhat Gopalpur Municipality, being Municipal Ward No. 3, within the jurisdiction of Airport Police Station, Pargana Kalikata, under A.D.S.R. Office Bighannagar (Salt Lake City) in the District of North 24 Parganas in the state of West Bengal.

It is clearly stated herein that the vendors herein sold and conveyed total land measuring 20 Satak unto and in favour of the Purchaser herein which more fully shown on the annexed site plan or map marked by RED border which will be treated as a part of this Indenture.

The said land is butted and bounded as under :-

ON THE NORTH BY : 211 Bus route.

ON THE SOUTH BY : R.S. Dag No. 4318 & 4319 (P).

ON THE EAST BY : Gopalpur Mouza, Sheet No. 2 and 3.

ON THE WEST BY : R.S. Dag No. 4318 & 4319.

The annual proportionate rent will be paid as per State Govt. Rules and regulations.

(11)

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

SIGNED SEALED AND DELIVERED
by the Vendor at Kolkata in
Presence of :

1. *Sudhansu Ghosh*
287 Jemson Road
Kolkata-89

Sudhansu Ghosh

2. Anam Ghosh.
Bansat Court.

Kishu Ghosh
Manjey Ghosh

Sipali Ghosh

Sikha Ghosh.

স্বাক্ষরিত

SIGNATURE OF THE VENDORS

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser a Sum of Rs. 12,00,000.00 (Rupees Twelve lacs) being the full consideration money of the said plots of land and payment as per memo below :

- 1) I.C.I.C.I. Bank, New Alipore Branch,
dt. 5.12.2005, Cheque No. 510962,
510966, 510969, 510958, 510961,
510959, 510957 Rs. 2,75,000.00
- 2) I.C.I.C.I. Bank, New Alipore Branch,
dt. 27.05.2006, Cheque No. 516177 Rs. 2,50,000.00
- 3) I.C.I.C.I. Bank, New Alipore Branch,
dt. 27.05.2006, Cheque No. 516178,
516179, 516180, 516181, 516182 Rs. 2,50,000.00
- 4) I.C.I.C.I. Bank, New Alipore Branch,
Dt. 15.6.07 Cheque NO. 101038 Rs. 2,00,000.00
- 5) Dt. 15.6.07 Cheque NO. 101039 Rs. 2,25,000.00
I.C.I.C.I. Bank,
- Total Rs. 12,00,000.00

(Rupees Twelve lacs) only

WITNESSES

1. *Swati Kansa*
281 Turner Road
Kul-89.
2. *Arun Ghosh.*
Barasat Court

Shankar Singh Chak
Kishor Kumar Ghosh.
Manjiv Ghosh.
Sibal Ghosh
Sittha Ghosh.
স্বপন বসু

SIGNATURE OF THE VENDORS

DEED PREPARED BY :

Ravi Kumar Das
Advocate
Enr. No. 708/707/90
Barasat Judge's
Court.

Laser Setter

A. Bose
Amitava Bose
Swapen2/AB

...LER/
...MENT
...OTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 श्री अजीत कुमार शर्मा श्री अजीत कुमार शर्मा	LH.					
	RH.					

ATTESTED :- श्री अजीत कुमार शर्मा

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Suresh Verma</i> <i>Suresh Verma</i>	LH.					
	RH.					

ATTESTED :- *Suresh Verma*

 <i>Ishik Das Ghosh</i> <i>Ishik Das Ghosh</i>	LH.					
	RH.					

ATTESTED :- *Ishik Das Ghosh*

 <i>Kishoy Kumar Ghosh</i> <i>Kishoy Kumar Ghosh</i>	LH.					
	RH.					

ATTESTED :- *Kishoy Kumar Ghosh*

SELLER/
DOCUMENT
PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Manjuny Ghosh.</i> <i>Manjuny Ghosh,</i>	LH.					
	RH.					

ATTESTED :-

Manjuny Ghosh,

 <i>Sibal Ghosh</i> <i>Sibal Ghosh</i>	LH.					
	RH.					

ATTESTED :-

Sibal Ghosh

 <i>Sikha Ghosh.</i> <i>Sikha Ghosh.</i>	LH.					
	RH.					

ATTESTED :-

Sikha Ghosh.

OF PART OF R.S. DAG NO. 4319, WHOSE C.S.
 127 (P) AT MOUZA-GOPALPUR, J.L. NO. 02, R.S.
 L.R. KHATIAN. NO - 54 & 2811, P.S. - AIRPORT,
 NORTH 24 PARGANAS.
 PURCHASED PLOT OF AREA = 12KH - 01CH - 27SFT (M/L)
 PURCHASED PLOT SHOWN IN RED BORDER.

VENDEE :- SURESH VERMA

SCALE: - N.T.S.

211 BUS ROUTE

PART OF R.S. DAG NO. 4319

46'-3"

42'-6"

AREA = 12KH-01CH-27SFT
 MORE OR LESS

44'-9"

52'-7"

PART OF R.S. DAG NO. 4319

46'-0"

101'-9"

SHEET NO. - 03

J.L. NO. - 02,

MOUZA-GOPALPUR

17'-0"

55'-0"

38'-0"

43'-0"

18'-6"

39'-9"

18'-6"

R.S. DAG NO. 4319 (P)

VENDOR'S SIGNATURE

PLOT COL	REFERENCE	AREA IN			
		ACRE	KH	CH	SFT
	R.S. DAG NO. 4319 (P)	0.2000	12	01	27

MORE OR LESS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 10262 to 10280
being No 05901 for the year 2008.



(X) 10-December-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal