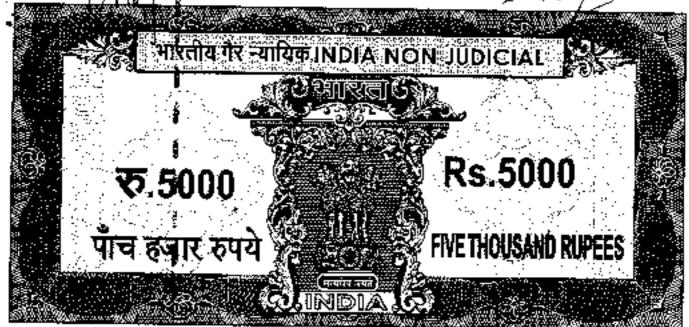
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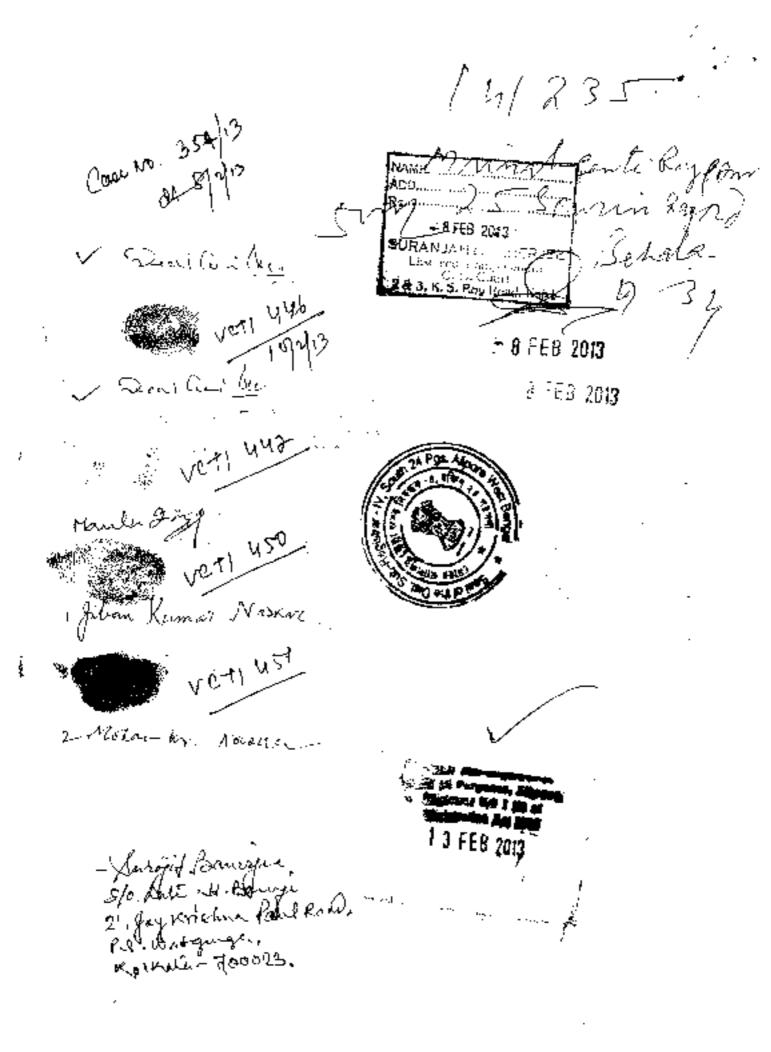
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1 3 FEB 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 8th day of County Two Thousand Thirteen (2013)



BETWEEN

1. SRI MRINAL CANTI ROY, son of rate Chunilal Roy, by religion. Hindu, by Nationality Indian by occupation Business, residing at 25, Sourin Roy Road, P.S. Behala, Kolkata – 700034 and 2. MAULA GAZI, son of late Mojaraf Hossain Gazi, by faith Muslim, by Nationality Indian, by Occupation Business, residing at Village and P.O. Pailan, P. S. Bishnupur, District South 24 Parganas, Kofkata – 700104 hereinafter called and referred to as the "PURCHASER" (Which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, administrators, legal representatives and office assigns) of the (IRST PART.

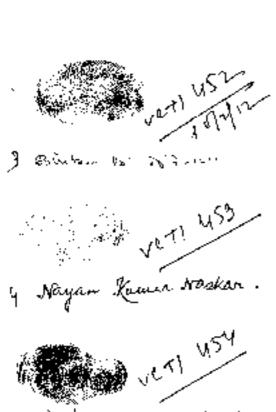
AND

(1) SRI JIBAN KUMAR NASKAR, (2) SRY MOHAN KUMAR NASKAR, all are sons of Late BHUBAN KUMAR NASKAR, (4) SRI NAYAN KUMAR NASKAR, all are sons of Late Axhil Kumar Naskar, (5) SMT. ASHIMA MONDAL (NASKAR), wife of Sri Briendra Nath Mondal, (6) SMT. ANIMA NASKAR, wife of Sri Dud Kumar Naskar, (7) SMT. BASANTI NASKAR, wife of Bhuban Kumar Naskar, (8) SMT. DEBOSHREE NASKAR, wife of Sri Soumitra Naskar, all by faith Hindu, by nabonality Indian, by occupation Cultivation, Business & Housewife respectively, vendor no. 1, 3, 4, 7 & 8 residing at: Village-Sermostachak, P.O.- Pailan, Vendor No. 2 residing at: Village- Daulatpur, P.O.- Pailan, Vendor No. 5 residing at: Village- Chakraju Molla, P.O.- Pailan, Vendor No. 6 residing at: Village- Panarala, P.O.- Balakhall, all P. S.- Bishoupur, Dist.- South 24 Pareganas, hereinafter called and referred to as the "VENDORS" (Which expression shall unless excluded by or repugnant to the context he deemed to mean and include their successors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS the present vendors herein are the absolute owner, possessioner and occupier of the landed property measuring an area about more or less 17 Decimal lying and situated at Mouze Sarmosterchak, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatlan No. 74 corresponding to L.R. Khatlan No. 2, R.S. Dag No. 100/168 corresponding to L.R. Dag No. 128 within the limits of Kulerdari Gram Panchayet.

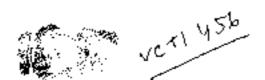
BACK GROUND OF THE PROPERTY

WHEREAS one Akhri Kumar Naskar, son of Late Dina Nath Naskar, of village Sarmosterchak was absolute owner, possesskiner and occupier of the landed property



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measuring an area about 17 decimal appertaining to R.S. Dag No. 100/168, corresponding to L.R. Dag No. 128 within the limits of Kulerdan Gram Panchayat.

. AND WHEREAS soid Akhil kumar Naskar being a recorded owner of R.S. settlement also recorded the same after his name in subsequent L.R. Operation vide L.R. Khatian No. 2.

AND WHEREAS said Akhil Kuamr Naskar while possessing and occupying below scheduled and part of the aforesald landed property died intestate leaving behind the present vendors Nos. 1 to 6 and one Basanti Naskar as his ultimate successor at the time of his death as per the provision of the Hindu Law of Succession.

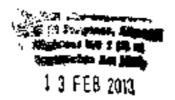
AND WHEREAS after the demise of said Akhil Kumar Naskar the present vendors Nos. 1 to 6 berein being his son and daughters and Basanti Naskar as his daughter finally become absolute owner, possessioner and occupier of the part of the aforesaid below scheduled landed property and many more.

AND WHEREAS each of this present vendors nos. 1 to 6 and Basant Naskar finally inherited 1/7 part of the landed property feft by their predecussor and father Akhili Kemar Naskar and like wise the present vendors nos. 1 to 6 and Basanti Naskar herein finally become absolute owner, possessioner and occupier of the landed property measuring more or less 2.43 decirial each out of 17 decimal appertaining to R.S. Dag No. 100/168, corresponding to L.R. Dag No. 128 within the limits of Kulerdan Gram Panchayat.

AND WHEREAS each of them finally inherited 1/7 part of the landed property left by their predecessor and father Akhil Kumar Naskar and like wise said Başanti Naskar, wife of Nishikanta Naskar of Village Ashuti finally become absolute owner, possessioner and occupier of the landed property 2.43 decimal out 17 decimal appertaining to R.S. Dag No. 100/168 corresponding to L.R. Dag No. 128 within the limits of Kulordari Gram Panchayat.

AND WHEREAS said Basanti Naskar after procuring and Inheriting the aforesaid landed property sold the same to the present vendors nos. 7 and 8 herein vide a registered deed of conveyance, which was registered at the office of A.D.S.R. Bishnupur, vide Book No. 1, Volume No. 105, Page No. 379 to 388, Being No. 5390 on 31/03/2006 for the year 2006.





FINAL PROCUREMENT

AND WHEREAS by virtue of succession from their predecessor and tarker and by virtue of aforesaid deed of conveyance No. 5390 of 2006, the present vendors herein finally procure and obtained landed property measuring an area about more or less 17 Decimal lying and situated at Mouza Sarmosterchak, Paragana Magura, vide J.L. No. 17, Touzi No. 351/8, R.S. No. 327, vide R.\$. Khatlan No. 74 corresponding to L.R. Khatlan No. 2, vide R.\$. Dag No. 100/168 corresponding to L.R. Dag No. 128 within the limits of Kulerdari Gram Panchayat.

DECLARATION

AND WHEREAS now being urgent need of cash money the Vendors herein declare to sale and the Purchaser herein agrees to purchase all that piece and parcel of landed property measuring an area about more or less 17 Decimal or 10.30 Katha appertaining to R.S. Dag No. 100/168 corresponding to L.R. Dag No. 128 lying and situated at Mouza Sarmosterchak, Paragana Magura, vide J.L. No. 17. Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian No. 74 corresponding to L.R. Khatian No. 2, within the limits of Kulerdafi Gram Panthayat under P.S. & A.D.S.R. Office Bishnupur, District Registry office at Alipore in the District of Sowth 24 Paraganas along with casement right bite interest whatsoever therein with good, clear and marketable title and which is more fully and particularly described in the Schedule hereunder written at and for the total consideration price of Rs. 7,00,000/- (Rupeas Seven Lakhs) only free from all encumbrances charges liens lispondens acquisition requisition and or notice whatsoever but Subject to payment of rents and other outgoings and to the conditions and incidences under which the property is held.

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of Rs. 7,00,000/-(Rupees Seven Lakhs) only paid by the Purchaser to the Vendors as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendors doth hereby admits and acknowledges and of and from the payment of same release and discharge the purchaser and the said landed properties hereby sold, intended to be sold to the purchaser) the Vendors doth hereby acquit, release, sale hereinafter the vendors hereby grant, convey, sale, assure and assigns unto the said purchaser. All that piece and parcel of aloresaid land as described in the schedule hereunder written or however otherwise the said land and heriditaments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished together with all pattahs, Muniments, described or distinguished right to user in the Common Passages, sewers, drains, ditches, hedges, Shrubs, water, water courses and all other former and ancient rights. Light, liberties, benefit privileges, essements and appurtances whatsoever to the said land belonging to



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or in anywise appertaining thereto or usually held used enjoyed and occupied therewith ' or reputed to belong or to be appurtenant thereto and the reversion or reversions or remainder or remainders and the rights, issues and profits thereto and all the estate. rights, bitle, interest, claim and demand whatsoever both at Law and in equity of the Vendor into or upon the said land and every part thereof and all the deeds, Pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land. and every part hereof which now are or may hereafter be in the custody power, control, or possession of the vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or sult to have and to hold the said land, heridataments so far as to be unto and the said purchaser absolutely and forever free from all encumbrances on the terms and conditions appended below and the Vendors doth hereby covenant with the purchaser that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowledly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peaceably and quiotly, hold, possess of and enjoy the said land along with the right of sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 74-paraganas under the state of West Bengal upon getting the name of purchaser mutated with the 6.L.8.L.R.O... Bishnupur, at the cost of purchaser and shall remain bound to do all that it may be required to do for the purpose.

The Vendors also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendors also declared that the land hereby sold having a good, clear and marketable sitle therein and free from all encombrances and delivered vacant Khas Possession of the said land to the purchaser.

The Vendors hereby further declared that in event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendors and their successors and assigns shall and will have no right to claim or demand for any compensation in that regard and purchaser herein named will have sole authority for compensation. If any of the statement or covenants made herein all are by the vendors are found to be false,



untrue or any defect in title is detected hereinafter the Vendors and their successors and assigns shall and will be liable for the same.

If any error or omission is lound to have taken place in this deed in future the vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deed of rectification/declaration in favour of the purchaser.

The Vendors also declares that the purchaser was agreed to purchase the following schedule of land on good faith without any search/engulry in an office/offices.

And that the Vendors will from time to time and at all material times hereofter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occasion shall require.

THE SCHEDULE OF THE SOLD LANCE

ALL THAT piece and parcel of **Sali** landed property measuring an area about more or less **17 Decimal** lying and situated at **Mouza Sarmosterchak**, Paragana Magura, vide 3.L. No. **17**, Touzi No. 351/B, R.S. No. 327, vide R.S. Khaban No. **74** corresponding to L.R. Khaban No. **2**, vide R.S. and L.R. Dag No. respect to their sold area is as follows:

Khat	ian No.	Dag No.	Total land	Sold area	
R.S.	L.R.	R.S. (1.A.	(Dec.)	(Dec.)	
74	2	100/16\$ 128	} 17 (Šali)	17 Dec.	
		\ \	/ то	tal sold area 17 Decim	nal within

limits of P.S. and A.O.S.R. office Bishnupur, District Registry office at Alipore in the District of South 24 Paragonas along with easement right, title, interest of the aforesaid scheduled landed property and the proportionate tax of the said sand is payable to the Government of West Bengal through the Collector South 24-Paragonas, along with all easement rights or interest or whatsoever it may deem to mean, which is described and delineated and botted and bounded as follows:

BOUNDARY

R.S. Dag No. 100/168

On the North: R.S. Dag No. 125 On the South: R.S. Dag No. 98

On the East 1: R.S. Dag No. 100/169 On the West 1: R.S. Dag No. 100

the site plan will be regarded as a part of this deed.

Unauthorized cultivator cultivation on this Land.





IN WITNESS WHEREOF the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the day, month and year given above.

SIGNED SEALED AND DELIVERED

by the Vendors in the Presence of :

1. Baldu Pailer

2. Survivit Benja 21, Jog midma fantkond, 25. Not yage, Kolmer - 7000 23.

SIGNED SEALED AND DELIVERED by

. the Porchasers in the Presence of :

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2. Kurrey 24 Bang

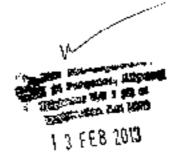
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[Vendor]

Daille Lee

[Purchaser]





Receipt And Memo of Consideration

. Received from the Purchaser the sum of Rs. 7,00,000/- (Indian Rupees Seven Lakh) only towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)		
Cheque No 390279	09.02.2013	State Bank of India Kulerdari Branch	Rs. 1,00,000/-		
Cheque No 390280	09.02.2013	State Bank of India Kulerderi Branch	Rs. 2,50,000/-		
Cheque No 792866	09.02.2013	Dena Bank Behala Branch	Rs. 1,00,000/-		
Cheque No 792867	09.02.2013	Dena Bank Behala Branch	R±. 2,50,000/-		
		Total	Rs. 7,00,000/-		

[Indian Rupees Seven Lakhs only]

John Kimor Naskar Nagar Kuman Naskar.

Mokan Kr. Naskar Baranti Maskar.

Et berte mis Kimor Telesahren Maskar.

DS Wimm Monshar.

1 Aruma Naskar

[Vendor]

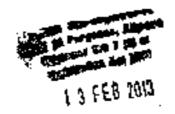
Witnesses:

1. Balde Rilan

2 Sweepet Bengo

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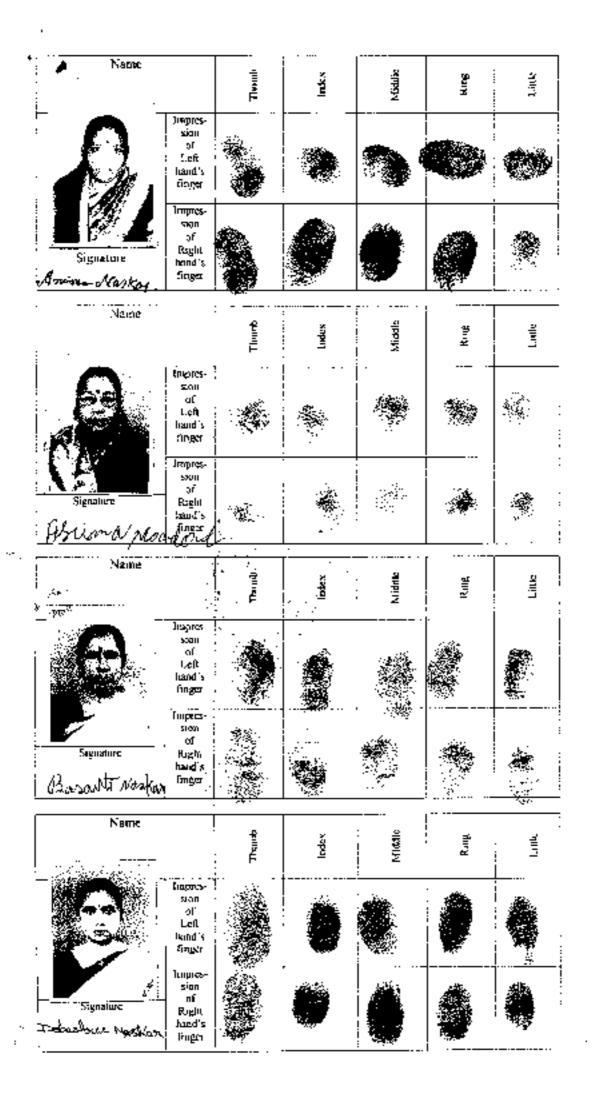


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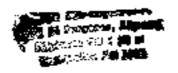


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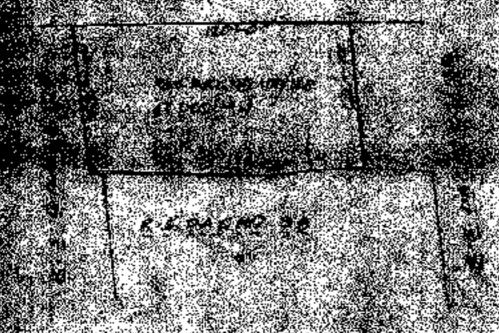
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Government Of West Bengal Office Of the D.S.R. - IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : 1 - 01152 of 2013 (Serial No. 01137 of 2013)

On 10/02/2013

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

Presented for registration at 12.55 hrs on ± 0.0272013 , at the Private residence, by Miniral Canti Roy , one of the Claimants.

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

Execution is admitted on 10/02/2013 by

- 1 Jidan Komar Naskar, son of Lt. Akhil Kr Naskar , Sarmostachak, Thana, Bishhupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession Others
- Mohari Kumar Naskar, son of Lt. Akhil Kr Naskar , Daularpur, Thanal-Bishoupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
- 3 Bhuban Kr Maskar son of Lt. Akhil Kr Naskar . Sarmostachak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India. , By Caste Hindu, By Profession : Others
- 4 Nayan Kr. Naskar, son of Lt. Akhir Kr. Naskar , Sarmostachak, Thana.-Bishnupur, District:-South-24.Porganas WEST BENGAL, India., By Caste Hindo, By Profession : Others
- 5 Asimma Mondal (naskar) wife of Birendra Nath Naskar , Chakrajumolta, Thana:-Bishbupur, Dismo: South 24-Parganes, WEST BENGAL, India., 8y Caste Hindu. By Profession : House wife
- 6 Anima Naskar, wife of Dud Kumar Naskar Panarata, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, ... By Caste Hindu, By Profession : House wife
- 7. Basanti Naskar, wife of Bhuban Kr Naskar , Sarmostachak, Thana:-Bishnupur, Okstrich-South 24-Parganas, WEST BENGAL, India, , By Caste Irindu, By Profession : House wife
- 8. Deboshres, Naskar, wife of Soumitra Nasker, Sarmostachak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession . House wife
- Womel Cash Roy son of Lt. Chuntal Roy , 25 Sound Roy Rd. Thans.-Behala, District-South 24 Parganas, WEST BENGAL, India. Pin : 700034, By Caste Hindu, By Profession : Business
- 10 Maula Gazi, son of Lt. Mosaraf Hossain Gazil, Pallan, Thana; Bishnuput, District: South 24-Parganas, WEST BENGAL, India, Pan. -709104. By Caste Muslim, By Profession : Business

Rientified By Surajit Barnerjee, ison of Lt. H Sanerjee, 21 Jay Kushna Paul Rd. Thanar-Wattgunge District-South 24-Parganas, WEST BENGAL, India. Pin :-700023, By Costel Hindu, By Profession

On 13/02/2013

Ashoke Kumar Biswas) PETRICT SUB-REGISTRAR-IV

> (Ashoke Kumar Biswes) DISTRICT SUB-REGISTRAR-IV EndorsementPage 1 of 2

13/02/2013 15:10:00

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Government Of West Bengal Office Of the D.S.R. - IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : 1 - 01152 of 2013

(Serial No. 01137 of 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 Bongal 3 and Reforms Act, 1955, Court fee stamp paid Rs.10/-

Payment of Fees:

Associate by Draft

Rs. 12744/- is paid , by the draft number: 851860, Draft Date: 13/02/2013, Bank Name State Bank of India, ESPLANADE, received on 13/02/2013

(Under Article: A(1) = 12709/4 , E = 7/4 , H = 28/4 , M(b) = 4/4 on 13/02/2013).

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 likely assessed at Rs.-11,56,000/-

Certified that the required stamp duty of this document is Rs.- 57810 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Delicit stamp duty Rs. 52810/- is peid , by the draft number 851799, Oraft Date 13/02/2013, Bank . State Bank of India, ESPLANADE, received on 13/02/2013

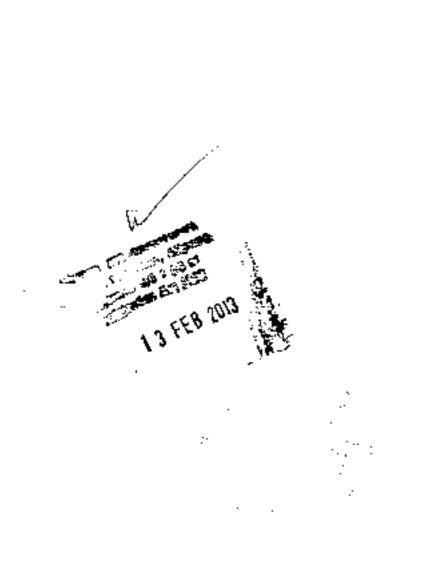
{ Ashoka Kumar Giswas }
DISTRICT SUB-REGISTRAR-IV

No. of the last of

(Ashoke Rumar Biswas) DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 2

13/02/2013 15:10:00





Contilicate of Registration under section 60 and Rule 69.

Registered in Book - I CO Volume number 5 Page from 4241 to 4257 being No 01152 for the year 2013.



Forth

(Ashoke Kumar Biswas) 13-February-2013 DISTRICT SUB-REGISTRAR-IV Office of the D.S.R. - IV SOUTH 24-PARGANAS West Bengal