

✓
ARA-II, Deed No I-00359/2009

भारतीय गैर न्यायिक

दस
रुपये

रु. 10

TEN
RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 17/10/2022

70AB 933075

Serial No. 4454 at 17/10/2022
BK No. 2 Vol. No. 2 Pages to 2175-2194
Being No. 00359 Year 2009
Certificate Fee
Copying Fee
Copying Fee
Printing Charges and Stamp Fee
Miscellaneous Charges

4.00
10.00
10.00
150.00
174.00

Under Article F (1) & P (1)
Under Article
Value of
Value
Value
Cost of Map
Cost of Rent
Total Cost of
Copy Preparation
Sealed and
As per Order No.

Registrar of Assurances
Kolkata

17/10/2022

ADDL REGISTRAR OF ASSURANCES-I
KOLKATA

DEPL Land Deed - 1

Swagati Kar

029236

Sl. No. Date

Name

Add

MT 10/-

17 OCT 2022

m/s Desfab Engineers

Jessore Road, Madhyamgram

Kolkata-1

17 OCT 2022

SOUMITRA CHANDRA

Licensed Stamp Vendor

8/2, K. S. Roy Road, Kol-1



Q 08234/2

359 5000 Rs



1-20



77

5000
5,20,150

to your report of
to DSA Bureau.
under firm no 98
of 7-1-09, MY asserme
Rs 1,19,77,600

Certified that the foregoing is a true and correct copy of the original as shown to me by the person who presented it for certification.

for Rs 4232.24
defect shown due to 4232.24

Admiral Darius
of Australia, U.S. Navy

151160

DEED OF CONVEYANCE

Valued at Rs. 75,00,000.00
(Rupees Seventy Five Lac) only

THIS INDENTURE made this 25th day of July Two thousand and Seven (2007).

Contd...2

200 000 000

A 82489

7499
7499

82489

নং: ২৩৭৩
 তারিখ: ২৩/৭/২০০৭
 প্রকল্পের নাম: *Deafish Engineers Pvt Ltd*
 স্থান: *Jeeloo Road, Kanchingram*
 স্থাপন মূল্য: *২০০০*
 ভেদার খী: *১০০০*
বারাসাত কোর্ট
 ডায়েরী নং: ২৪

টি. ডি. নং: *১৪/৭/০৭*
 প্রকল্পের নাম: *Deafish Engineers Pvt Ltd*
 স্থাপন মূল্য: *২০০০*
 ডেপুটি অফিস বারাসাত
 ভেদার খী তাপস কুমার সাহা



Registrar of Assurances,
 Barasat



Aloke Kumar Chatterjee



Deafish Engineers Pvt. Ltd.
Aloke Kumar Chatterjee
 Director



Deafish Engineers Pvt. Ltd.
 Director/Receiver

Deafish Engineers Pvt. Ltd.
Deafish Engineers Pvt. Ltd.

Registrar of Assurances,
 Barasat
 ২৫/৭/০৭

Deafish Engineers Pvt. Ltd.
 Deafish Engineers Pvt. Ltd.

BETWEEN

SRI DEBABRATA BASU RAY, Learned Advocate, son of late Somnath Basu Ray, "**RECEIVER**" having his office at 9, Old Post Office Street, 1st Floor, Kolkata - 700 001, appointed as the Receiver by **LEARNED DEBT RECOVERY TRIBUNAL - II**, in the Case No. RC-05/2003, Allahabad Bank - VS - Alok Dutta & others, vide order no. 56 dated 17.02.2006 in respect of the property of 1. **SMT. BIMALA DUTTA**, Late Bibhuti Bhusan Dutta, 2. **SMT. RUMA DUTTA**, wife of Late Alok Dutta, 3. **SMT. AMRITA GHOSH** and **SRI SALIL GHOSH**, legal heirs of Late Gopa Ghosh, 4. **SMT. RITA GHOSH**, wife of Late Gopal Chandra Ghosh, 5. **SMT. DIPA DAS**, wife of Sri Sudhindra Nath Das, 6. **SMT. ANITA CHAKRABORTY**, wife of Sri Dhruba Chakraborty, all resident of 10/A, Maharaja Nanda Kumar Road, Kolkata - 700 029, hereinafter called the "**VENDOR**" (which expression unless excluded by or repugnant to the context be deemed to mean and include his successors-in-office and / or assigns) of the **ONE PART**.

AND

M/S. DESFAB ENGINEERS PRIVATE LIMITED, a Company registered under the Companies Act, 1956, having its registered place of business at Jessore Road, Madhyamgram, P. S. Barasat, Kolkata - 700 129, Dist. North 24 Parganas, represented by one of its Director namely **SRI ALOK KUMAR GUHA**, son of Late Sachindra Nath Guha, by faith - Hindu, by occupation - Business, by Nationality - Indian of Jessore Road, Madhyamgram, P. S. Barasat, Kolkata - 700 129, Dist. North 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which terms or expression unless repugnant to the term or context be deemed to mean and include its successors-in-office and / or assigns) of the **OTHER PART**.

Contd.....3

WHEREAS one Montaz Uddin was the absolute owner of all that piece and parcel of the Sali land measuring about 5 (Five) Bighas be it the same a little more or less situated at Mouza - Dohariya, having all right, title and interest on the same by virtue of inheritance from his mother Meast. Chaulatenechcha Bibi.

AND WHEREAS by a Deed of Sale (Bengali Kobala) dated 20.04.1951 Montaz Uddin sold 0.66 decimals equivalent to the said land appertaining to Plot Nos. 555 and 556 under Khatian No. 631 in Mouza - Doharia, J. L. No. 45, P. S. Barasat, Dist. 24 Parganas together with structure thereon and tube well, sanitary, privy, boundary wall etc. out of his holding to Bibhuti Bhusan Dutta and the same was registered of S.R.O. Barasat and recorded in Book No. 1, being No. 3255 for the year 1951.

AND WHEREAS by another Deed of Sale (Bengali Kobala) dated 13.11.1951 the said Montaz Uddin sold the remaining 0.50 decimals appertaining to Plot Nos. 557 and 557/688 and 49.1/10 decimals appertaining to Dag Nos. 558, 559 and 560 under Khatian No. 109 in Mouza - Doharia, J. L. No. 45, P. S. and Sub-Registry Office - Barasat, Dist. 24 Parganas totalling an area of 99.1/10 decimals equivalent to 3 (Three) Bighas of land together with all structure, building thereon to Bibhuti Bhusan Dutta and the same was registered at S.R.O. Barasat and recorded in Book No. 1, being No. 7510 for the year 1951.

AND WHEREAS by virtue of the aforesaid Deeds of Sale being No. 3255 for the year 1951 and No. 7510 for the year 1951, Bibhuti Bhusan Dutta became the absolute owner of 5 Bighas of land in Mouza - Doharia under Dag No. 555 and 556 under Khatian No. 631 in Mouza - Doharia, J. L. No. 45, having all right title and interest on the same.

3

4

AND WHEREAS Bhibuti Bhusan Dutta died intestate on October 3, 1963 leaving behind his widow Smt. Bimala Dutta, son Alok Kumar Dutta, since deceased and the husband of Smt. Ruma Dutta and four married daughter Rita Ghosh, Gopa Ghosh, Dipa Das and Anita Chakraborty who jointly inherited the said property.

AND WHEREAS in or about 1977 Alok Kumar Dutta, since deceased, obtained a licence from the Government of West Bengal to do business of Cinema Shows in a Cinema Hall purported to be constructed by him under the name and style of BIMALA CINEMA at Madhyagram in the District of North 24 Parganas.

AND WHEREAS due to paucity of funds Alok Kumar Dutta failed to complete construction of the Cinema Hall and also to meet the capital expenses towards purchase of Plants, Machineries, Furniture and fixtures of the Cinema Hall.

AND WHEREAS to meet the Working Capital Requirement for running the business of Cinema shows, the said Alok Kumar Dutta during his life time approached UNITED INDUSTRIAL BANK LIMITED, a banking company registered under the Indian Companies Act, 1913 and having its office at 152/B, Mahatma Gandhi Road, Kolkata - 700 007 for grant of credit facilities.

AND WHEREAS United Industrial Bank Ltd. on or about 17.11.1977 agreed to grant a Term Loan of Rs. 11,00,000.00 (Rupees Eleven lac) only to the said Alok Kumar Dutta for the purpose of construction of the Cinema Hall and purchase of Machinery, Equipments, furniture and fixtures on terms and conditions duly agreed by the said Alok Kumar Dutta.

AND WHEREAS in consideration of grant of the aforesaid credit facility to Alok Kumar Dutta, the heirs of late Bibhuti Bhusan

Dutta duly guaranteed repayment of the said sum of Rs. 11,00,000.00 (Rupees Eleven lac) only together with interest and mortgaged the land so inherited by them from Bibhuti Bhusan Dutta being the land measuring 0.66 decimals appertaining to plot Nos. 555 & 556 under Khatian No. 631 in Mouza - Doharia, J. L. No. 45, P. S. Barasat, Dist. North 24 Parganas, together with structure thereon and tube well, sanitary, privy, boundary wall etc. and the land measuring 0.50 decimals appertaining to Plot Nos. 557 and 557/688 and 49.1/10 decimals appertaining to Dag Nos. 558, 559 and 560 under Khatian No. 109 in Mouza Doharia, J. L. No. 45, P. S. and Sub Registry Office Barasat, Dist. North 24 Parganas totalling an area of 99.1/10 decimals equivalent to 3 Bighas of land together with all structures, building thereon by deposit of title deeds of the land in favour of United Industrial Bank Ltd.

AND WHEREAS the said Alok Kumar Dutta utilized the sum so advanced by the United Industrial Bank Ltd. and constructed the Cinema House namely Bimala Cinema on the Northern portion of the land and purchased necessary machinery, equipments, furniture and fixture for running the business of Cinema Show.

AND WHEREAS from time to time at the request of Alok Kumar Dutta, United Industrial Bank Ltd. enhanced the credit facilities granted to him earlier on terms and conditions duly agreed by Alok Kumar Dutta.

AND WHEREAS during the pendency of the mortgage with the United Industrial Bank Ltd. on 16.12.1982 the heirs of Late Bibhuti Bhusan Dutta, viz. Bimala Dutta, Alok Kumar Dutta, Rita Ghosh, Gopa Ghosh, Dipa Das and Anita Dutta mutually partitioned the land so inherited by them and mortgaged to the Bank for the purpose of more convenient and exclusive possession and better enjoyment of the divided portion and

Contd..... 6

the same was registered at S.R.O. Barasat and recorded in Book No. 1, Volume No. 420, Pages 79 to 95 being No. 16540 for the year 1982.

AND WHEREAS Alok Kumar Dutta and the guarantors (1) Bimala Dutta, (2) Ruma Dutta, (3) Gopa Ghosh, (4) Rita Ghosh, (5) Dipa Das and (6) Anita Chakraborty nee Dutta being Land Owners herein failed to repay the outstanding sum accrued in the Term Loan Account or its interest and the United Industrial Bank Ltd. instituted a suit for recovery of Rs. 68,56,210.06 (Rupees Sixty Eight lac Fifty Six thousand Two hundred Ten and paise Six) only and other reliefs against the said Alok Kumar Dutta and the guarantors being the Land Owners herein being Title (Mortgage) Suit No. 41 of 1987 in the Court of the Sub-Ordinate Judge at Barasat, United Industrial Bank Ltd. - VS - Alok Kumar Dutta & ors.).

AND WHEREAS by a Notification issued by the Reserve Bank of India all the assets and liabilities by the United Industrial bank Ltd. stood amalgamated with Allahabad Bank and Allahabad Bank stepped into the shoes of United Industrial Bank Ltd. as the plaintiff against Alok Kumar Dutta & ors.

AND WHEREAS after the promulgation of the Recovery of Debt due to Banks and Financial Institutions Act, 1993, all suits and proceedings instituted by bankers the claims of which stood over Rs. 10,00,000.00 (Rupees Ten lac) only was transferred to the Debts Recovery Tribunal at Salt Lake and was numbered as T. A. No. 18 of 1999.

AND WHEREAS after delinitation of jurisdiction the said TA No. 18 of 1999 stood transferred to the Kolkata Debts Recovery Tribunal, Bench II for adjudication and was numbered as T.A./ 701/2001.

Contd..... 7

AND WHEREAS the dispute between the parties to the proceeding was settled on compromise entered into between Allahabad Bank and Bimala Dutta and Ruma Dutta, the Land Owners No. 1 & 2 and a Compromise decree was passed on 08.01.2003 by the Ld. Presiding Officer, Kolkata Debts Recovery Tribunal - II.

AND WHEREAS it was recorded in the compromise decreed dated 08.01.2003 that the entire claim of Allahabad Bank would be settled at Rs. 75,00,000.00 (Rupees Seventy Five lac) only after adjusting the amount already paid and the compromise amount would be realized by sale of the mortgaged property by the Recovery Officer of the Tribunal.

AND WHEREAS the purchaser herein was in possession of the mortgaged land and the structures standing thereon measuring an area of about 76 (Seventy Six) Cottahs described in the Schedule hereunder written and the Land Owners entered into an Agreement with the Purchaser on 13.03.2002 to sell the mortgaged land and the structures thereon on an "as is where is and whatever there is basis" to the company to pay the agreed compromise amount to the Bank.

AND WHEREAS in terms of the Agreement dated 13.03.2002, the purchaser made part payment of the agreed consideration to the land owners before the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - II which was appropriated by Allahabad Bank in part payment of compromise decree dated 08.01.2003.

AND WHEREAS the purchaser then made an application before the Kolkata Debts Recovery Tribunal - II for leave to be added as an intervenor to the pending proceedings.

AND WHEREAS the land owners made an application to Allahabad Bank on April 28, 2003 to enter into a fresh compromise settlement as per revised Reserve Bank of India Guide Lines.

AND WHEREAS the offer for fresh compromise was brought before the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - II on 28.04.2003 who directed the Learned Advocate for the Land Owners to raise such issues before the appropriate Forum as he could not go beyond the compromise decree settled by the Learned Presiding Officer.

AND WHEREAS on the basis of proposal made by the Land Owners to Allahabad Bank, the Land Owners Nos. 1 & 2 namely SMT. BIMALA DUTTA and SMT. RUMA DUTTA, preferred as appeal before the Learned Presiding Officer, Kolkata Debts Recovery Tribunal - II being Appeal No. 9 of 2003 (Bimala Dutta & Ors. - VS - Allahabad Bank & Ors.) praying for inter alia modification of the Order dated 28.03.2003 passed by the Learned Recovery Officer.

AND WHEREAS during pendency of the Appeal No. 9 of 2003 the purchaser paid the entire consideration sum to the Land Owners by depositing the same before the Kolkata Debts Recovery Tribunal - II which was collected by Allahabad Bank with leave of the Learned Tribunal and appropriated in protanto satisfaction of the compromise decree.

AND WHEREAS the Appeal No. 9 of 2003 was disposed of by Order No. 23 dated 15.09.2005 by the Ld. Presiding Officer recording payment of the entire consideration money by the purchaser being the sum covered under the compromise decree.

AND WHEREAS on an application moved on behalf of the purchaser before the Ld. Recovery Officer, Kolkata Debts Recovery Tribunal

- II in terms of the Order dated 15.09.2005 passed by the Ld. Presiding Officer, necessary directions were given for conveyance of the said land being containing an area of 76 (Seventy Six) Cottahs more or less lying and situate at Mouza - Doharia, R. S. No. 132 & 139 under Khatian Nos. 631, 632, 110, Dag Nos. 555, 556, 557, 558, 559, 560, 668, 688, J. L. No. 45 within the Municipal Limits of Madhyamgram Municipality, P. S. Barasat, District North 24 Parganas, morefully and particularly described in the Schedule hereunder written unto the Purchaser herein at a fixed market price of Rs. 75,00,000.00 (Rupees Seventy Five lac) only on an "as is where is and whatever there is basis". Out of the said sum of Rs. 75,00,000.00 (Rupees Seventy Five lac) only, a sum of Rs. 4,00,000.00 (Rupees Four lac) only was directly paid by the purchaser to the said land owners by Cheque being No. 042961 dated 22.02.2005 drawn upon HDFC Bank amounting to Rs. 50,000.00, being No. 042958 dated 22.02.2005 drawn upon HDFC Bank amounting to Rs. 50,000.00, being No. 042959 dated 22.02.2005 drawn upon HDFC Bank amounting to Rs. 50,000.00, being No. 042960 dated 22.02.2005 drawn upon HDFC Bank amounting to Rs. 50,000.00, being No. 045023 dated 15.10.2004 drawn upon ICICI Bank amounting to Rs. 50,000.00, being No. 045024 dated 15.10.2004 drawn upon ICICI Bank amounting to Rs. 50,000.00, being No. 045026 dated 15.10.2004 drawn upon ICICI Bank amounting to Rs. 50,000.00, being No. 045025 dated 15.10.2004 drawn upon ICICI Bank amounting to Rs. 50,000.00.

AND WHEREAS Allahabad Bank prayed for issuance of Sale confirmation and Sale certificate in favour of M/S. DESFAB ENGINEERS PRIVATE LIMITED, the Purchaser herein and a compromise was arrived between Allahabad Bank and the Land Owners for an amount of Rs. 75,00,000.00 (Rupees Seventy fivelac) only before the Learned Presiding Officer in the Appeal

No. 9/2003 filed by the Land Owners herein and Rs. 75,00,000.00 (Rupees Seventy Five lac) only was paid by the Land Owners to the Allahabad Bank from the sale of their mortgaged property to M/S. DESFAB ENGINEERS PRIVATE LIMITED, purchaser herein. It was further prayed for appointment of a "RECEIVER" from the aforesaid Tribunal for execution of the Deed of Conveyance of the Land Owner's property sold to M/S. DESFAB ENGINEERS PRIVATE LIMITED, purchaser herein.

AND WHEREAS accordingly SRI DEBABRATA BASU RAY, Learned Advocate was appointed as a "RECEIVER" in the matter and was directed to execute the Deed of Conveyance for the sale price of the property of the Land Owners morefully described in the Schedule written hereunder and the said Receiver was also directed to handover the possession of the Land Owners' property to the Purchaser M/S. DESFAB ENGINEERS PRIVATE LIMITED.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Order dated 15.09.2005 passed by the Ld. Presiding Officer of Debts Recovery Tribunal - II, Kolkata referred to above and in consideration of the said sum of Rs. 75,00,000.00 (Rupees Seventy Five lac) only paid by the Purchaser to the Land Owners (receipt whereof the Receiver on behalf of the said Land Owners doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby release and discharge the purchaser) the said land owners through the Learned Receiver hereby grant, transfer, sell, convey unto and to the use of the said purchaser ALL THAT piece or parcel of more or less 76 (Seventy Six) Cottahs of land (morefully described in the Schedule hereunder and fully delineated in the Sketch, Map or Plan hereto annexed and therein described and shown with 'RED' border together with the existing structures

Contd..... II

thereon together with all rights of easements, privileges and appurtenant whatsoever to the said piece of land belonged or in anywise appertaining to or usually held and enjoyed herewith free from all encumbrances to HAVE AND TO HOLD the said property of land with structure in the said premises under Mouza - Doharia within the Municipal Limits of Madhyamgram Municipality, P. S. Barasat, District North 24 Parganas, morefully and particularly described in the Schedule hereunder written hereby granted and conveyed unto and to the use of the said purchaser forever AND the Learned Receiver on behalf of the said Land Owners doth hereby declare that the land owners are possessed of and have not in any other way encumbered the said property intended to be conveyed by this DEED OF SALE AND the Learned Receiver on behalf of the said land owners doth hereby declare that the said property as mentioned in the Schedule below has not been transferred to any one else and they have not entered into any Agreement with any one for transfer or otherwise encumber the said property and further covenant that the property has not been encumbered by way of Mortgage, Security, Bond, Attachment and / or any kind of encumbrance AND the Learned Receiver on behalf of the said Land Owners further covenant and declare that there is no litigation over the said property pending in any Court of Law or Tribunal or any other office or offices AND they declare that the said property is not "DEBOTTAR", "PIROTTAR" or "DEITY" property AND they further declare that they are the absolute owners and as such they are competent and have the right to transfer the said property AND THAT the Learned Receiver on behalf of the said land owners declare that the said purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy and hold the said property and receive rent, issues and profit thereof without interruption, claim or demand whatsoever

from or by the said Land Owners or any person or persons lawfully and equitably claiming thereunder or in trust from them AND THAT the Learned Receiver on behalf of the said Land Owners shall and will and for all times to come at the reasonable request and cost of the said purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the said purchaser.

THE SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land hereditament and premises measuring 76 (Seventy Six) Cottahs of land be the same a little more or less together with existing structures thereon situate lying at Mouza - Doharia, R. S. Nos. 132 and 139 under Khatian Nos. 631, 632 and 110, Dag Nos. 555, 556, 557, 558, 559, 560, 668, 688, J. L. No. 45, within Municipal limit of Madhyamgram Municipality, Ward No. 15, P. S. Barasat, District North 24 Parganas, and butted and bounded in the manner following:-

ON THE NORTH : Land of Bimala Hall.

ON THE SOUTH : Land of Late Gopal Mondal.

ON THE EAST : Land of The Tekno Engineers.

ON THE WEST : Jessore Road.

AND fully delineated in the Sketch, Map or Plan hereto annexed and therein shown in the 'RED' border and in respect whereof an annual rent is payable to the North 24 Parganas Collectorate as Government Revenue.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seal in the manner hereafter appearing on the day, month and year first above written.

SIGNED AND DELIVERED at
KOLKATA in presence of :-

1. *Raj K. Ray*
(U. RAJA PRASAD)
Advocate
7 old Dash office St
Kolkata 700091

Debabrata Banerjee

Signature of the Receiver
appointed by the Ad. Debt. Recovery
Tribunal-II.

2. *Saurabh to Saman*
Adv.
Barasat Judge Court
West 24 P.S.

SIGNED, SEALED AND
DELIVERED at KOLKATA in
presence of :-

1. *Raj K. Ray*

Deafab Engineers Pvt. Ltd.

Atul Kumar Chakraborty
Director

Signature of the Purchaser

2. *Saurabh to Saman*

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser, a sum of Rs. **75,00,000.00 (Rupees Seventy Five lac) only**, being the full consideration money of the aforesaid plot of land and structure and payment as per memo below.

MEMO

A.	<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
1.	042961	22.02.2005	HDFC Bank	50,000.00
2.	042958	22.02.2005	HDFC Bank	50,000.00
3.	042959	22.02.2005	HDFC Bank	50,000.00
4.	042960	22.02.2005	HDFC Bank	50,000.00
5.	045023	15.10.2004	ICICI Bank	50,000.00
6.	045024	15.10.2004	ICICI Bank	50,000.00
7.	045026	15.10.2004	ICICI Bank	50,000.00
8.	045025	15.10.2004	ICICI Bank	50,000.00
B.	<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
1.	432061	20.03.2002	UCO Bank	6,00,000.00
2.	432063	23.03.2002	UCO Bank	50,000.00
3.	390958	23.03.2002	Oriental Bank of Commerce	1,50,000.00
4.	031369	17.04.2003	HDFC Bank	8,00,000.00
5.	031377	12.05.2003	HDFC Bank	3,00,000.00
6.	031383	07.07.2003	HDFC Bank	4,00,000.00
7.	031385	24.09.2003	HDFC Bank	5,00,000.00
8.	031400	02.12.2003	HDFC Bank	15,00,000.00
9.	031403	26.12.2003	HDFC Bank	5,00,000.00
10.	031411	22.01.2004	HDFC Bank	5,00,000.00
11.	031445	21.04.2004	HDFC Bank	6,00,000.00
12.	042927	23.08.2004	HDFC Bank	2,00,000.00
13.	141674	15.07.2005	HDFC Bank	1,60,000.00
C.	Adjustment towards Fixed Deposits and LIC of the Land Owners by Bank			6,40,000.00
D.	Paid directly to another creditor of the Land Owners Ashutosh Das towards adjustment of Loan Account of Land Owners			
	031417	20.04.2004	HDFC Bank	1,00,000.00
	031418	21.05.2004	HDFC Bank	1,00,000.00
				75,00,000.00

(Rupees Seventy Fivelac) only

WITNESSES-

1. *[Signature]*

2. *[Signature]*

[Signature]
Signature of the Receiver

Drafted & Prepared by :
[Signature]
Sanjib Kumar Sarkar
Advocate, Barasat.

UNDER RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



Aldeo Kurnur

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

LITTLE

RING

MIDDLE

FORE

THUMB



Delabhai Baniya
Aldeo Kurnur



THUMB

FORE

MIDDLE

RING

LITTLE



LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

Attested

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number : I-00350 of : 2009
(Serial No. 08284, 2007)

On 25/07/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 82469/- . E = 7/- . I = 55/- . M(a) = 25/- . M(b) = 4/- on:25/07/2007

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- 11977600/-

Certified that the required stamp duty of this document is Rs 838442 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 423199, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 2.Rs 49000/- is paid, by the draft number 423198, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 3.Rs 49000/- is paid, by the draft number 423200, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 4.Rs 49000/- is paid, by the draft number 423197, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 5.Rs 49000/- is paid, by the draft number 423201, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 6.Rs 49000/- is paid, by the draft number 423198, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 7.Rs 49000/- is paid, by the draft number 423236, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 8.Rs 49000/- is paid, by the draft number 423235, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 9.Rs 49000/- is paid, by the draft number 423234, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 10.Rs 49000/- is paid, by the draft number 423233, Draft Date 23/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007. 11.Rs 30100/- is paid, by the draft number 423237, Draft Date 24/07/2007 Bank Name STATE BANK OF INDIA, Kolkata, received on :25/07/2007.

Presentation(Under Section 52 & Rule 22A(3) 49(1))

Presented for registration at 14.04 hrs on :25/07/2007, at the Office of the A. R. A. - II KOLKATA by Alok Kr Guha, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 25/07/2007 by
1. Alok Kr Guha Director, M/s. Desfab Engineers Pvt. Ltd., Jessore Road, Madhyamgram, P. S- Barasat, Kolkata - 700129, profession :Business
Identified By V. Raja Rao, son of ... High Court, Cal. Kolkata Thana: ... by caste Hindu, By Profession :Advocate.



(Ajoy Kr Pradhan)
A. R. A. - II KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF KOLKATA

Govt. of West Bengal

15/11/09

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt. Flats (North), KOLKATA
Endorsement For deed Number : L-00359 of : 2009
(Serial No. 08254, 2007)

Executed by Attorney

1. Execution By Debabrata Basu Ray, son of Late Somnath Basu Ray, 9, Old Post Office Street, 1st Floor Kolkata Thana: ... 700001 By caste Hindu, by Profession : Advocate, as the constituted attorney of : 1. Smt. Bimala Dutta 2. Smt. Ruma Dutta 3. Smt. Amrita Ghosh 4. Smt. Ghosh 5. Smt. Rita Ghosh 6. Smt. Dipa Das 7. Smt. Anita Chakraborty is admitted by him.
Identified By V. Raja Rao, son of High Court, Cal. Kolkata Thana: ... by caste Hindu, By Profession : Advocate.

Name of the Registering officer :
Designation : A. R. A. - II KOLKATA

On 15/01/2009

Certificate of Admissibility (Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.5 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty : 1 Rs 49000/- is paid, by the draft number 208538, Draft Date 25/08/2008 Bank Name State Bank Of India, Barasat, received on : 15/01/2009. 2. Rs 49000/- is paid, by the draft number 208540, Draft Date 25/08/2008 Bank Name State Bank Of India, Barasat, received on : 15/01/2009. 3. Rs 49000/- is paid, by the draft number 208541, Draft Date 25/08/2008 Bank Name State Bank Of India, Barasat, received on : 15/01/2009. 4. Rs 49000/- is paid, by the draft number 208542, Draft Date 25/08/2008 Bank Name State Bank Of India, Barasat, received on : 15/01/2009. 5. Rs 49000/- is paid, by the draft number 208544, Draft Date 25/08/2008 Bank Name State Bank Of India, Barasat, received on : 15/01/2009. 6. Rs 49000/- is paid, by the draft number 208545, Draft Date 25/08/2008 Bank Name State Bank Of India, Barasat, received on : 15/01/2009. 7. Rs 21500/- is paid, by the draft number 208543, Draft Date 25/08/2008 Bank Name State Bank Of India, Barasat, received on : 15/01/2009.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 48258/- on: 15/01/2009.

Name of the Registering officer : Ajoy Kr Pradhan
Designation : A. R. A. - II KOLKATA



[Ajoy Kr Pradhan]
A. R. A. - II KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF KOLKATA

Govt. of West Bengal

15/1/09

SITE PLAN OF R.S. DAG NOS 555, 556, 557, 558,
 559, 560, 568 & 569, R.S. KH. NOS. 631, 632 & 110.
 R.S. NOS. 132 & 137, MOUZA DOHARIA, J.L. NO. 45,
 WITHIN THE LIMITS OF MADHYANGRAM MUNICIPALITY,
 WARD NO. 15, HOLDING NO. 2B, P.S. - BARASAT, DIST. 24 PGS. (N)

WATERWORKS ENGINEERS 73-32 SCALE: 1"=40' 0"

OTHER'S LAND

55'-6"
 14'-0"

126'-4"

20'-2"
 GATE

AREA OF LAND
 76 COTTAGES

LAND OF SIMALA CINEMA HALL

135'-0"

341'-3"

LAND OF LATE GOPAL MONDAL

24'-1"
 14'-0"

44'-4"

JESSORE ROAD

PURCHASER'S NAME: DEEPA ENGINEERS PVT. LTD.

SIGNATURE OF VENDORS