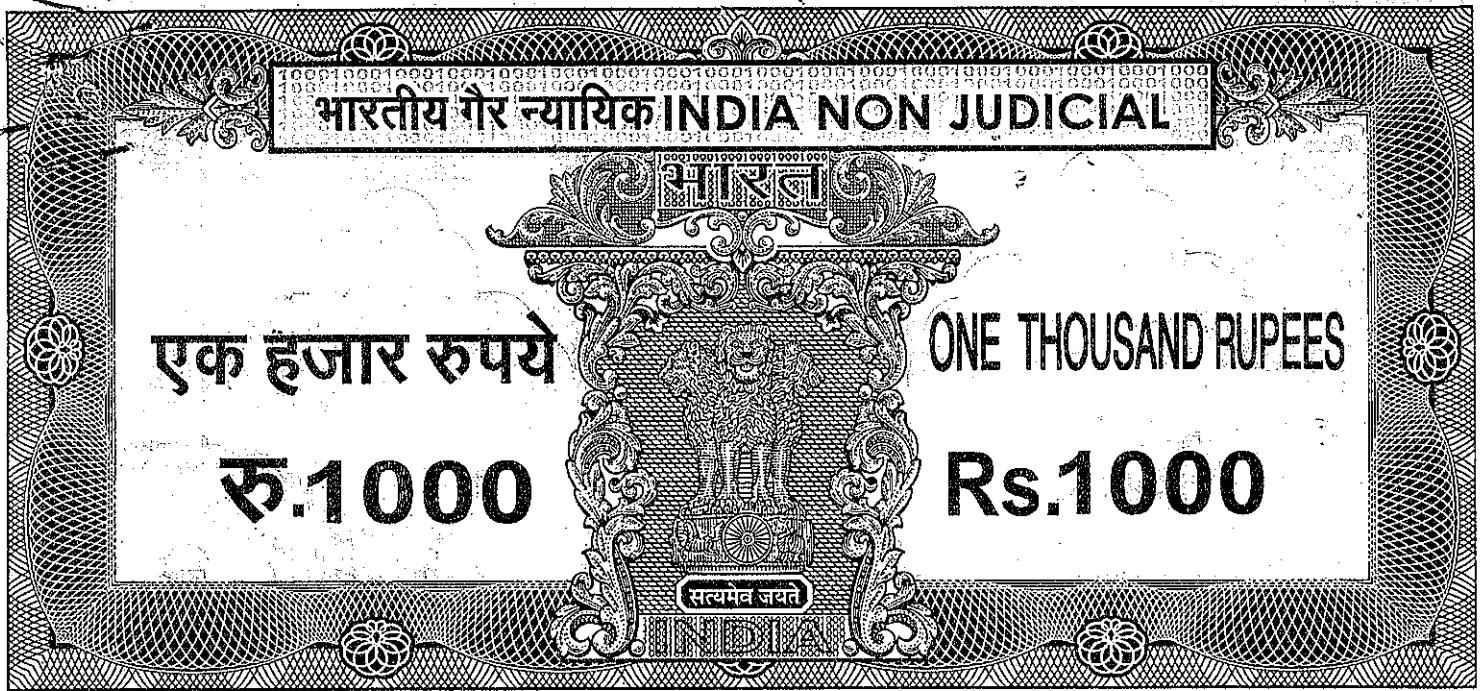


04235

V-00530



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 380845

Admission under Rule 21 & 22
w/e 8.11.07 W.B.L.R. Act 1980
duty Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Date Paid. 10-00

49000/- + 6020/-

10-4-08

537662

537663

Amrita

8/4/08

Garia 24-Parganas

12.2.08

09 APR 2008

22 JAN 2009

A-125292

E-72

H-282

10-4-08

m/b-42

125682

DEED OF CONVEYANCE**THIS INDENTURE OF CONVEYANCE** made on this the

9th day of April

in the year **TWO THOUSAND AND****EIGHT (2008), BETWEEN SMT. SANDHYA RANI DEVI, wife**

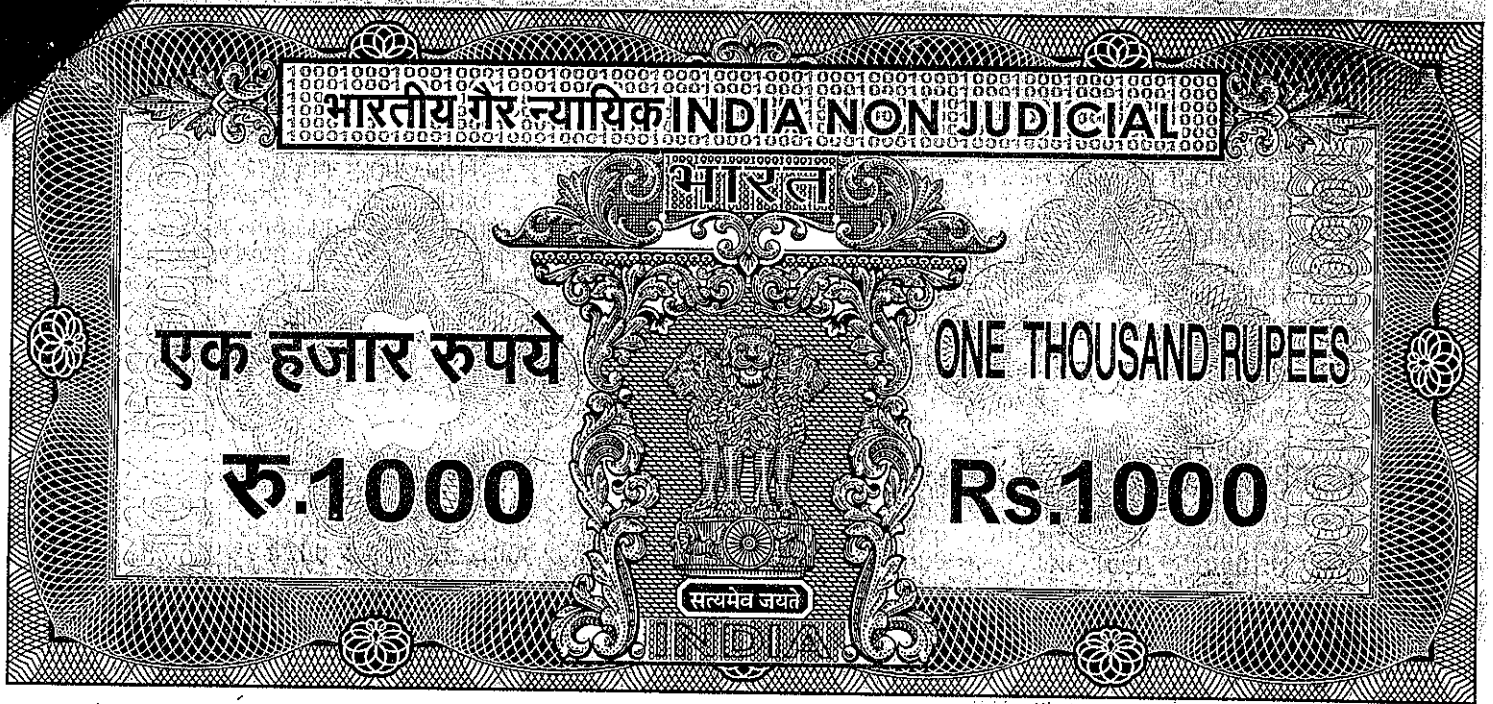
of Late Sudhir Kumar Chattopadhyay, residing at 17, Swami

Vivekananda Road, Dum Dum, Kolkata - 700074, (formerly

802-2508

412-2728

1. NAME _____
 2. DATE _____
 3. TIME _____



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 380846

Deficit Repn: Fees Rs. 4188
 Paid on 22-11-09
 as per Minis Reg. let No. 291
 Dated

RW- 11779m2

Deficit Stamp (one) of Rs. 1900/-
 has been received on 22-11-09
 as per Bank Draft No. 276872
 Bank Draft No.
 Date 22/11/09

North 24 Parganas
 22-11-09

Baranet, North 24 Parganas

8 2 8

Bishnupur, Ghoshpara, under Rajarhat Police Station, in the District of North 24-Parganas, by religion Hindu, by Nationality Indian, by occupation Housewife, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representative and assigns) of the **ONE PART**.

280

9-8-2001

9500

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୨୦ ରି ୨୦୧୩/୨୦୧୪ ରେଖା ୨୭

ସମ୍ପାଦନା
୨



Digitized by srujanika
Date 24-February
J. P. A. S. S.

AND

ABS LAND DEVELOPMENT & CONSTRUCTION PVT. LTD., a Company incorporated within the meaning of companies Act. 1956 having its registered at 13/B, Jatin Das Road, Kolkata - 700029, represented by its Directors (1) **SRI TAPAN GHOSH**, son of Late Pannalal Ghosh, residing at No. 6, Panchkari Ghosh Lane, under Thakurpukur Police Station, Kolkata - 700008, by religion Hindu, by Nationality Indian, by occupation Business, (2) **SK. MOKBUL HOSSAIN**, son of Late Sk. Yousuf Ali, residing at No. 63, Sashibhusan Banerjee Road, under Thakurpukur Police Station, Kolkata - 700008, by religion Muslim, by Nationality Indian, by occupation Business, hereinafter called the "**PURCHASER**" (which terms or expression shall unless and excluded by or repugnant to the subject or context shall be deemed include its successors and successors in office, administrators, representatives, and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Bangali Kobala dated 10th day of June 1959 made between the Sri Mani Bhusan Ghosh, Smt. Amala Bala Basu and Smt. Nilima Bala Dutta, herein called the Vendors of the one part and Smt. Sandhya Rani Devi, therein called the purchaser of the other part and registered at Sub-Registration office

Cossipore Dum Dum, in Book No. I, Volume No. 68, at Pages 124 to 177, Being No. 4644 for the year 1959 the said Sri Mani Bhusan Ghosh, Smt. Amala Bala Basu and Smt. Nilima Bala Dutta for the Consideration therein mentioned, granted, sold, transferred and conveyed unto the said Smt. Sandhya Rani Devi, Vendor herein **ALL THAT** piece or parcel of Danga Land measuring an area of 1 (one) Acre, 16 (sixteen) Decimals comprised in C.S. Dag No. 65, under Khatian No. 282, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10 of Mouza Jamalpara, under Rajarhat Police Station in the District of North 24 Parganas.

AND WHEREAS thereafter the said Smt. Sandhya Rani Devi, mutated her name in the records of B.L. & L.R.O. Rajarhat, North 24 Parganas, measuring an area of 1 (one) Acre, 08 (eight) Decimals comprised in C.S. Dag No. 65, R.S. Dag No. 54, under L.R. Khatian No. 848, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10 of Mouza Jamalpara, under Rajarhat Police Station in the District of North 24 Parganas.

AND WHEREAS thus the said Smt. Sandhya Rani Devi the Vendor herein is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase an absolute estate of inheritance in fee simple possession to the said Danga Land here determents and premises containing an area of 33.33 Decimals out of 1 (one) Acre, 08 (eight)

Decimals shown in site plan which is part of this Deed comprised in C.S. Dag No. 65, R.S. Dag No. 54, under L.R. Khatian No. 848, J.L. No. 42, R.S. No. 124, Touzi No. 173, at present 10 of Mouza Jamalpara, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) within the jurisdiction of Rajarhat Bishnupur No. II Gram Panchayet, under Rajarhat Police Station in the District of North 24 Parganas fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'Said Land').

AND WHEREAS the Vendor has agreed with the Purchaser for absolute sale of her the said land measuring an area of 33.33 decimals out of 1 (One) Acre, 08 (Eight) Decimals shown in site plan which is part of this Deed comprised in C.S. Dag No. 65, R.S. Dag No. 54, under L.R. Khatian No. 848, J.L. No. 42, R.S. No. 124, Touzi No. 173, at present 10 of Mouza Jamalpara, under Rajarhat Police Station in the District of North 24 Parganas, in fee simple in possession at or for the sum of Rs. 11,40,000/- (Rupees Eleven Lakhs Forty Thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 11,40,000/- (Rupees Eleven Lakhs Forty Thousand) only of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendor at or before the execution of these

presents (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said property as well as the Purchaser) her the Vendor doth hereby absolutely and indefeasible grant, convey, sell, transfer, assign and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring an area of 33.33 decimals out of 1 (One) Acre, 08 (Eight) Decimals shown in site plan which is part of this Deed comprised in C.S. Dag No. 65, R.S. Dag No. 54, under L.R. Khatian No. 848, J.L. No. 42, R.S. No. 124, Touzi No. 173, at present 10 of Mouza Jamalpara, within the jurisdiction of Rajarhat Bishnupur No. II Gram Panchayet, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) under Rajarhat Police Station in the district of North 24 Parganas fully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property **OR HOWSOEVER OTHERWISE** the said property or any part thereof heretofore were or was situate, butted, bounded called known numbered described in or distinguished **TOGETHER WITH** all structures, erections, walls, boundary, walls pits, area, yards, water, water courses, water connection and sanitary connections, sewers, drains, ways paths and passages **AND** all and all manner of former and other lights liberties and advantages easement

privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto **AND ALL** the reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and every part thereof **AND** all the estate right title interest use possession property claim and demand whatsoever of the Vendor unto and upon the said property or any part thereof **TOGETHER WITH** her part of rights, liberties and appurtenances whatsoever unto and to the **TOGETHER WITH** all easement or quasi easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property **TO HAS AND HOLD** the said property and all other rights hereby granted, sold, transferred, conveyed, assigned and assured and every part or parts hereof unto the Purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANTS WITH THE PURCHASER as follows :-

- (a) That notwithstanding act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently

entitled to the said property hereby sold, granted, transferred conveyed assigned and assured as an absolutely and indefeasible estate or an estate 33.33 decimals out of 1 (one) Acre, 08 (eight) Decimals which is shown in site plan in this Deed thereto and free from all encumbrances whatsoever.

- (b) That the Vendor has good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- (c) That it shall lawful for the Purchaser at all times hereafter peacefully and quietly to enter unto and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispensens whatsoever made done executed or knowingly suffered by the Vendor.

- (d) That the Vendor shall and will unless prevented by fire or other irresistible accident from time to time and at all times thereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced or cause to be produced before the Purchaser or his attorney or tyrannies or firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the Vendor and shall also at the like request and cause deliver to the Purchaser such attested or other copies of or extracts there from as the Purchaser may required. The Vendor shall be liable to indemnify the Purchaser to the extent of consideration required or any part thereof in case it is found that the Vendor did not has title over the property transferred to the Purchaser.
- (e) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do made acknowledge and execute or cause to be done made acknowledge and execute all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the sue of the Purchaser as shall or may be reasonably required.

(f) The Vendor herein stated and declared that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that he is no certificate cases or proceedings pending against the Vendor for realisation of arrears for Recovery Act or any other Act for the time being in force.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of Danga Land measuring an area of 33.33 Decimals out of 1 (one) Acre, 08 (eight) Decimals shown in site plan which is part of this Deed comprised in C.S. Dag No. 65, R.S. Dag No. 54, under L.R. Khatian No. 848, J.L. No. 42, R.S. No. 124, Touzi No. 173, at present 10 of Mouza Jamalpara, within the limit of Rajarhat Bishnupur No. II Gram Panchayet, within the jurisdiction Additional District Sub-Registry Office Bidhannagar (Sale Lake City) at Pargana Kalikata under Rajarhat Police Station in the District of North 24 Parganas.

R.S. DAG NO.	L.R. KHATIAN NO.	SOLD AREA
54	848	33.33 Decimals out of 1 Acre, 08 Decimals

This Said Property is butted and bounded as follows :-

ON THE NORTH : Dag NO 53

ON THE SOUTH : Dag NO 55

ON THE EAST : Dag NO 55 & 87

ON THE WEST : Dag NO 54

IN WITNESS WHEREOF the Vendor has hereunto set and
subscribed her respective hands and Seals on the day, month and
year first above written.

EXECUTED AND DELIVERED
by the **VENDOR** at Kolkata
in the presence of :-

Debashis Mukherjee.
1. 40 Late M. M. Mukherjee
58, D. P. Road. Kol-28.

2. SK. Maideul Hossain
63, Sashi Bhushan
Bhargava Road Kol-8

স্বাক্ষরিত (মহা)

SIGNATURE OF THE VENDOR

Drafted and explained by me :

Som Sankar Kabiraj
som sankar kabiraj

Advocate

High Court, Calcutta.

Reg. No. 2233/2394 of 2002.

Computer Printed at :

RAMTHAKUR COMPUTER & XEROX,

Alipore Police Court,

Kolkata - 700 027.

By :

Soumya Dev kar.

-:: (12) ::-

MEMO OF CONSIDERATION :

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs. 11,40,000/- (Rupees Eleven Lakhs Forty Thousand) only** full payment of the consideration money as per Memo below:-

MEMO

By Cheque No. 642910211 dt..... Rs. 8,40,000/-
drawn on Bank of Maharashtra Bank,

By Cash Rs. 3,00,000/-

Total Rs. 11,40,000/-

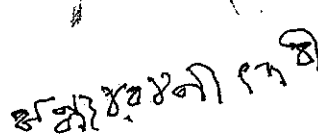
(Rupees Eleven Lakhs Forty Thousand) only

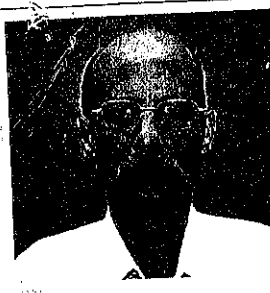
In this Deed by Nonjudicial Stamp Rs. 2000/- and vide Draft No. 537662 and 537663 of State Bank of India, dt. 08.04.2008, from Amtala Branch Rs. 49,000/- and Rs. 6020/- conjointly Rs. 57,020/- Stamp duty is given.

WITNESS :-

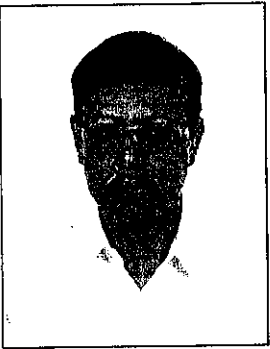
1. Debashis Mukherjee.
S/o, Late M. M. Mukherjee
58, J.P. Road, Kol-28

2. Sk. Maideul Hossain
63, Sashi Bhuson
Amerjee Road Kol-8


SIGNATURE OF THE VENDOR

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

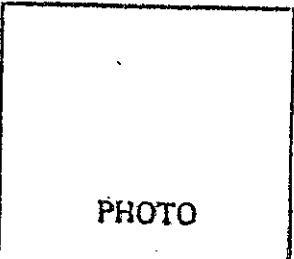
Name JAPAN GHOSH
 Signature Japan Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SK. MOKBOL HOSSAIN
 Signature SK. Mokbul Hossain

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name
 Signature সত্যজিৎ চট্টোপাধ্যায়

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO 	left hand					

ଅନୁଷ୍ଠାନୀୟାମିତି

Ry - S - Plot - H.O. - 56

924046

3540

2146

$$1.6 = 2K = 0.5K = \lambda \cdot 0.5 \text{ ft}$$

08 06

ELLS, P. 07 110

54102

SECRET

183

315

68-97

18040

E/S PLOT NO - 55

Діпаanker Gaurabodhi

DIPANKAR CHAKRABORTY

Blessed Plan-Maker/Supervisor

Class A-J

SDDM

THE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8605 to 8621
being No 00530 for the year 2009.



(X) 21-May-2009
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal