

P. 42

21284/09



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

075686

Agemasteri under rule 2.
and also use 5/1 of L. R. Act
1998 duly Stamped under
the Indian Stamp Act. of 1909
second amendment
Act. of 1964.
Schedule LA No. 23+4
Tax Paid 10/-
P. Fee

M. 3518300

90020
1500000
16423
Amit koka
A - 16489/-
E - 71/-
L - 71/-
16503/-

76 FEB 2009

DEED OF CONVEYANCE

THIS DEED OF INDENTURE executed this the ^{2nd} day of January
TWO THOUSAND NINE (2009) of the Christian Era.

3518300/-
Stamp duty of Rs. 32075, 39035, 39075
paid by Bank Draft No. 547851, 547848
647849, 547850 on 16.2.09
16.2.09
Stamp
verified that the contents of this document

16.2.09
16.2.09

22209/-
399
16.2.09
16.2.09

APARNA CONSTRUCTION
Proprietor



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

075687

B E T W E E N

1. SHRI SANJIB GHOSH
2. SHRI RANJIT GHOSH
3. SHRI SUJIT GHOSH
4. SHRI SANDIP GHOSH all sons of Late Debendra Nath Ghosh all residing at 37B, B.T. Road, P.S. Cossipure, Kolkata 700 002,
5. SMT. REBA GHOSH wife of Shri Ajit Ghosh residing at 9, Jamindar Road, Sheorafully, Hooghly, W.B.
6. SMT. RITA GHOSH

APARNA CONSTRUCTION
[Signature]
Proprietor

APARNA CONSTRUCTION



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

075688

wife of Shri Hemanta Ghosh residing at Vill. Sitapur, P.O. Arandi, District Hooghly, 7. SMT. RINA SARKAR wife of late Amal Sarkar residing at 15, Pyari Mohan Mukherjee Street, P.O. Belurmah, Belur, District Howrah, 8. SHRI SUKUMAR PAUL

APARNA CONSTRUCTION
D. M. Ghosh
Proprietor
APARNA CONSTRUCTION



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

031479

SON OF Late Amar Kumar Paul residing at 96/C, Surendra Nath Banerjee Road, Kolkata 700 014, 9, SHRI TARAK NATH SAHA son of Late Narayan Chandra Saha residing at 35/16, Bidyatan Sarani, P.S. Baranagore, Kolkata 700 035, District North 24 Pdns. all

APARNA CONSTRUCTION
N. Choudhury
Proprietor

APARNA CONSTRUCTION
Proprietor



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল, WEST BENGAL

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

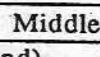







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are represented by their Constituted Attorney SHRI BIRENDRA NATH GHOSH son of Shri Sambhu Nath Ghosh residing at 87/49, A.K. Mukherjee Road, P.S. Baranagore, Kolkata 700 090, District North 24 Pgns. 10. SHRI BIRENDRA NATH GHOSH son of Shri Sambhu Nath Ghosh residing at 87/49, A.K. Mukherjee Road, P.S. Baranagore, Kolkata 700 090 District North 24 Pgns. 11. SMT. SIPRA RUDRA

APARNA CONSTRUCTION
Smt. Sipra Rudra
Proprietor

APARNA CONSTRUCTION
Smt. Sipra Rudra
Proprietor

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

APARNA CONSTRUCTION

Proprietor

wife of Shri Soumitra Rudra residing at 2, Ambika Mukherjee Road, Flat No. 9/1, Third Floor, P.S. Belghoria, Kolkata 700 056, District North 24 Pdns. jointly hereinafter called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the

ONE PART.

A N D

✓ APARNA CONSTRUCTION a proprietorship firm having its office at 87/49, A.K. Mukherjee Road, P.S. Baranagore, Kolkata 700 090 District North 24 Pdns. represented by its sole proprietor SHRI BIRENDRA NATH GHOSH son of Shri Sambhu Nath Ghosh residing at 87/49, A.K. Mukherjee Road, P.S. Baranagore, Kolkata 700 090, District North 24 Pdns. hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART, recorded as follows :

WHEREAS One Girish Chandra Ghosh (since deceased) during his life time was seized and possessed of/otherwise sufficiently entitled to fee simple in possession over ALL THAT piece or parcel of bastu land measuring 11 cattas 5 ch. 19 sfts. (more or less) together with tiled & tin shed structure standing thereon which is situated at Mouza Cossipure Div. I, Sub Div 11, Touzi No. 1298/2833 Premises No. 37, B.T. Road, Kolkata 700 002, under the limits of the Corporation at Calcutta.

APARNA CONSTRUCTION

Birendra Nath Ghosh
Proprietor

AND WHEREAS while the aforesaid Girish Chandra Ghosh was seized and possessed the above said property executed a Will, where he bequeath 7 annas share in the above said property in favour of his sons 1. Tarak Nath Ghosh 2. Dharendra Nath Ghosh and 4 annas share in the above said property in favour of Smt. Mrinalini Ghosh wife of Late Jogendra Nath Ghosh and 2 sons of Late Jogendra Nath Ghosh namely- 1. Debendra Nath Ghosh 2. Harendra Nath Ghosh and 5 annas share in the above said property in favour of Jatindra Nath Ghosh.

AND WHEREAS thereafter the aforesaid Girish Chandra Ghosh died and after his death the aforesaid Tarak Nath Ghosh & Ors. obtained a probate of the last Will of Girish Chandra Ghosh from the Id. Dist. Deligate Court and thereafter according to the said Will the aforesaid Tarak Nath Ghosh and Dharendra Nath Ghosh both sons of Late Girish Chandra Ghosh became the joint owners of 7 annas share and Mrinalini Ghosh wife of Late Jogendra Nath Ghosh, Debendra Nath Ghosh, Harendra Nath Ghosh both sons of Late Jogendra Nath Ghosh became the owners of 4 annas share and Subarna Bala Dasi wife of Late Jatindra Nath Ghosh became the owners of 5 annas share in the above said property. //

AND WHEREAS while the aforesaid Tarak Nath Ghosh & Ors. jointly seized and possessed the above said property the aforesaid Harendra Nath Ghosh died in bechelor and also intestate in the year 1968 leaving behind his mother Mrinalini Ghosh and brother Debendra Nath Ghosh, So, after his death his share of property devolved upon his mother and brother.

APARNA CONSTRUCTION

G. N. Ghosh
Proprietor

AND WHEREAS while the aforesaid Tarak Nath Ghosh & Ors. jointly seized and possessed the above said property they have facing various difficulties for jointly use and enjoy the said property as a result of which they have amicably the partition the above said property amongst themselves by a regd. deed of amicable partition dated 16.7.69 bearing Book No. 1 Volume No. 76 Pages from 176 to 196 Being No. 5440 for the year 1969 regd. before the office of the Sub. Registration Office at Cossipure Dum Dum.

AND WHEREAS according to the said deed of partition the aforesaid Tarak Nath Ghosh and Dharendra Nath Ghosh both sons of Late Girish Chandra Ghosh got allotted their exclusive share ALL THAT piece or parcel of bastu land measuring 6 catta 14 ch. 27 sfts. (more or less) together with tiled shed structure fully mentioned in GA schedule mentioned therein in Plot No. 3 and Smt. Mrinalini Ghosh wife of Late Jogendra Nath Ghosh and Debendra Nath Ghosh jointly got allotted their exclusive share ALL THAT piece or parcel of bastu land measuring 2 catta 3 ch. 8 sfts. (more or less) together with partly tiled shed and partly tin shed structure standing thereon fully mentioned in Kha Schedule property and Smt. Subarna Bala Ghosh wife of Late Jatindra Nath Ghosh got allotted her exclusive share ALL THAT piece or parcel of bastu land measuring 2 catta 3 ch. 29 sfts. (more or less) together with partly tiled shed and partly tin shed structure standing thereon fully mentioned in KA schedule.

AND WHEREAS thereafter they have mutated their names in the records of the Calcutta Municipal Corporation and after mutation premises No. 37B, B.T. Road, Land measuring 2 catta 3 ch. 8 sfts.

APARNA CONSTRUCTION

[Signature]
Proprietor

(more or less) together with tiled shed structure recorded in the name of Mrinalini Ghosh & Debendra Nath Ghosh and premises No. 37C, B.T. Road, land measuring 2 catta 3 ch. 29 sfts. (more or less) together with structure standing thereon recorded in the name of Subarna Bala Ghosh and thereafter Mrinalini Ghosh died intestate in the year 1977 leaving behind his son Debendra Nath Ghosh. So, after her death her share of property devolved upon her son exclusively and thereafter aforesaid Debendra Nath Ghosh died intestate in the year 1983 leaving behind his wife Kohinoor Prova Ghosh four sons namely - 1. Sanjib Ghosh 2. Ranjit Ghosh 3. Sujit Ghosh 4. Sandip Ghosh and 3 daughters namely -

1. Reba Ghosh 2. Rita Ghosh 3. Rina Sarkar . So, after his death his share of property devolved upon his wife, 4 sons and 3 daughters and thereafter Kohinoor Prova Ghosh died in the year 1996. So, after his death her share of property devolved upon her four sons and 3 daughters, and Subarna Bala Ghosh died in the year 1996 leaving behind her daughter Laxmi Rani Ghosh and Sadhana Bala (since deceased) who died in the year 1945 and leaving behind her only son Sukumar Paul and the aforesaid Subarna Bala Ghosh during her life time executed a deed of gift dated 13.8.77 bearing Book No. 1 Deed No. 3782 for the year 1977 regd. before the office of the Registrar of Assurance at Calcutta where she gifted her grand son Sukumar Paul son of Sadhana Bala Paul ALL THAT piece or parcel of bastu land measuring 1 catta 28 sfts. (more or less) together with structure standing thereon.

AND WHEREAS by a registered Deed of conveyance bearing Book No. 1 Volume No. 77 Pages 98 to 105 being No. 5441 for the year 1969 registered before the Sub. Registration Office at Cossipure Dum Dum the aforesaid Debendra Nath Ghosh purchased from Subarna Bala Ghosh ALL THAT piece or parcel of bastu land measuring 1 catta 3 ch. together with structure standing thereon.

APARNA CONSTRUCTION
Debendra Nath Ghosh
Proprietor

AND WHEREAS thereafter the aforesaid Debendra Nath Ghosh sold away to Laxmi Rani Ghosh ALL THAT piece or parcel of bastu land measuring 8 ch. 44 sfts. together with structure standing thereon out of the aforesaid 1 catta 3 ch. (more or less) by a registered Deed of Conveyance dated 31.1.74 bearing Book No. 1 Deed No. 623 for the year 1974 regd. before the office of the Sub. Regd. Office at Cossipure Dum Dum.

AND WHEREAS the aforesaid Sanjib Ghosh & Ors. all sons of Debendra Nath Ghosh became the owners of bastu land measuring 2 catta 3 ch. 8 sfts. together with structure thereon at premises No. 37B, B.T. Road and Sanjib Ghosh & Ors. became the owners of 10 ch. 32 sfts. together with tiled shed structure standing thereon at premises No. 37C, B.T. Road, and Laxmi Rani Ghosh became the owner of 8 ch. 14 sfts. (more or less) together with structure at premises No. 37C, B.T. Road, and Sukumar Paul became the owner of 1 catta 28 or 29 sfts. (more or less) together with structure at premises No. 37C, B.T. Road.

AND WHEREAS thereafter by a registered Deed of Conveyance dated 17.8.2003 bearing Book No. 1 Volume No. 296 Pages from 241 to 248 Being No. 10475 for the year 2005 registered before the office of the A.D.S.R. Cossipure Dum Dum the aforesaid Laxmi Rani Ghosh sold, conveyed and transferred to Birendra Nath Ghosh 2. Tarak Nath Saha 3. Shipra Rudra ALL THAT piece or parcel of bastu land measuring 8 ch. 14 sfts. (more or less) together with partly tiled and tin shed structure standing thereon.

APARNA CONSTRUCTION
B. N. Ghosh
Proprietor

AND WHEREAS by a registered General Power of Attorney dated 9.6.2004 bearing Book No. IV Volume No. 8 Pages from 147 to 150 Being No. 362 for the year 2004 registered before the Office of the A.D.S.R. Cossipure Dum Dum the aforesaid 1. Ranjit Ghosh 2. Reba Ghosh 3. Rita Ghosh 4. S mt. Rina Sarkar jointly appointed to Sri Birendra Nath Ghosh where they have empowered to sell ALL THAT piece or parcel of undivided 4/7th share of bastu land measuring 2 cattas 3 chitaks 8 sfts. (more or less) together with partly tiled shed & partly tin shed structure standing thereon which is situated at Premises No. then 37/B, B.T. Road, and 10 chitaks & 31 sfts. (more or less) together with partly tiled shed & partly tin shed structure standing thereon which is situated at Premises No. 37/C, B.T. Road, Kolkata 700 002, under the limits of the Kolkata Municipal Corporation .

AND WHEREAS by virtue of an another registered General power of attorney dated 20.6.2004 bearing Book No. IV volume No. 1 Pages from 179 to 182 Being No. 28 for the year 2004 registered before the office of the A.D.S.R. Cossipure Dum Dum the aforesaid 1. Sanjib Ghosh 2. Sujit Ghosh 3. Sandip Ghosh jointly appointed to Shri Birendra Nath Ghosh where they have empowered to Sri Birendra Nath Ghosh to sell ALL THAT piece or parcel of undivided 3/7th share of bastu land measuring 2 catta 3 ch. 8 sfts. (more or less) together with partly tiled shed & partly tin shed structure standing thereon at premises No. 37/B, B.T. Road, and 10 ch. 31 sfts. (more or less) together with partly tiled shed & partly tin shed structure standing thereon which is situated at Premises No. 37C, B.T. Road, Kolkata 700 002, under the limits of the Corporation of Kolkata.

APARNA CONSTRUCTION
Sri Birendra Nath Ghosh
Proprietor

AND WHEREAS thereafter by virtue of an another registered General power of attorney dated 12.3.2007 bearing Book No. IV Volume No. 22, Pages from 335 to 339 Being No. 1433 for the year 2007 registered before the Office of the Registrar of Assurance at Kolkata one Sukumar Paul have appointed to Sri Birendra Nath Ghosh where he has empowered to Sri Birendra Nath Ghosh to sell ALL THAT piece or parcel of bastu land measuring 1 catta 28 sftw. (more or less) together with partly tiled shed & partly tin shed structure standing thereon which is situated at premises No. 37C, B.T. Road, Kolkata 700 002 under the limits of the Corporation of Kolkata .

AND WHEREAS thereafter by virtue of an another registered General Power of Attorney dated 31.7.2007 bearing Book No. IV Deed No. 592 for the year 2007 registered before the Office of the A.D.S.R. Cossipure Dum Dum one Tarak Nath Saha appointed to Sri Birendra Nath Ghosh where he has empowered to Sri Birendra Nath Ghosh to sell ALL THAT piece or parcel of bastu land measuring 8 ch. 14 sfts. (more or less) together with partly tiled shed and partly tin shed structure standing thereon which is situated at premises No. 37C, B.T. Road, Kolkata 700 002 under the limits of the Corporation of Kolkata .

AND WHEREAS since then the vendors have been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever.

APARNA CONSTRUCTION
D. N. Ghosh
Proprietor

Proprietor
APARNA CONSTRUCTION

AND WHEREAS due to urgent need of money the vendors jointly agreed to sell and the purchaser agreed to purchase ALL THAT piece or parcel of bastu land measuring 4 catta 6 ch. 37 sfts. (more or less) together with partly tiled shed and partly tin shed structures standing thereon fully mentioned in schedule given below and also delineated in RED border of the site plan annexed herewith for the sake of brevity referred to as the said property free from all encumbrances at/or for the price of consideration of Rs. 15,00,000/- (Rupees fifteen lac only).

NOW THIS DEED OF INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the Said sum of Rs. 15,00,000/- (Rupees fifteen lakhs only) paid by the purchaser to the vendors on/or before the execution of these presents the receipt whereof the vendors hereby jointly admit and acknowledge and the vendors hereby as beneficial owners grant, convey, transfer and assure to the purchaser ALL THAT piece or parcel of bastu land measuring 4 catta 6 ch. 37 sfts. (more or less) together with partly tiled shed and partly tin shed structure standing thereon fully mentioned in schedule given below and also delineated in RED border annexed herewith referred to as the said property OR HOWSOEVER OTHERWISE the same is now situated, butted, bounded, called, known, numbered and described or distinguished together with all ways, paths passages, drains, water ditches, ground and soils advantages of ancient other lights, rights, liberties, privileges, easements appendages and appurtenances, whatsoever thereunto belonging or in anywise appurtenant thereto or any part thereof and all

APARNA CONSTRUCTION
Proprietor
Proprietor

the estate, right, title, interest, possession claims and demands, whatsoever of the vendors upto and upon the said property or any part thereof and all the reversion or reversions remainder or remainders, and all the issues, profits according to nature and tenure thereof and the every part thereof and all the path, muniments, writings and evidences of title exclusive relating thereto which may hereafter be in the custody power and possession of the vendor may hereafter produce the same without any action either at law and even in equity TO HAVE AND TO HOLD in the said property unto and to the use of the purchaser absolutely and for ever free from all encumbrances, charges, claims and demands, subject to payment of the rent to superior local rates and other outgoing payable in respect thereof.

AND WHEREAS the vendors hereby declare that whatever right title and possession they had in the properties under sale will always be vested with the purchaser and the purchaser will become absolute owner and occupier of the said property as described in the schedule hereunder as sixteen annas owner. The vendor including her heirs, executor, successor and reversioners would have no claim and if made that should be annulled by every court of law.

THAT the properties which is subject matter of this deed is not at present affected by notice or scheme by the C.M.D.A. or any other local authority or body corporate and not subject to any scheme of acquisition and requisition and free from all

APARNA CONSTRUCTION
P. N. Srinivasan
Proprietor

encumbrances, attachments, charges or other demands and claims. If in future it transpires that the said properties have been alienated and/or acquired in any proceedings and/or by the collector in the event thereof, the vendors do hereby undertake to indemnify the purchaser for the loss and injury caused thereof .

That the purchaser being the absolute owner and occupier of the said property on and from this day shall have all right title and possession whatsoever.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece or parcel of bastu land measuring 4 catta 6 ch. 37 sfts. (more or less) together with partly tiled shed and partly tin shed structure standing thereon which is situated at Mouza Cossipure Div. I, Sub-Div. 11, Touzi No. 1298/2833 formerly premises No. 37, B.T. Road, at present premises No. 37B, 37C, B.T. Road, Kolkata 700 002, under the limits of the Kolkata Municipal Corporation which is delineated in RED border of the site plan annexed herewith.

Butted and bounded by :

ON THE NORTH : Gobinda Mondal Lane

ON THE SOUTH : 37/A. B.T. Road - Kol-2

ON THE EAST : B.T. Road

ON THE WEST : 1 and 1B, Gobinda Mondal Road - Kol-2

Shibra Rudra,
Dinechandra Ghosh



IN WITNESS WHEREOF both the vendors and the purchaser set and subscribe their respective hands the day, month and year first above written.

WITNESSES:

1. Soumitra Rudra
2, Ambika Mukherjee Road,
10 - Belgharia, 1st-700056
2. Sati. mitts nup
Advocate
Sealdah civil court

Binendra Nath Ghosh
for Self and Constituted
attorney of

- 1) Sanjib Ghosh
- 2) Ranjit Ghosh
- 3) Sujit Ghosh
- 4) Sandip Ghosh
- 5) Reba Ghosh
- 6) Rina Ghosh
- 7) Rita Ghosh
- 8) Sukumar Paul
- 9) Tarak Nath Saha

Shipra Rudra,

SIGNATURE OF THE VENDORS

APARNA CONSTRUCTION

MEMO OF CONSIDERATION

Binendra Nath Ghosh

RECEIVED the sum of Rs. 15,00,000/- (Rupees fifteen lakhs only)
from the above named purchaser by

Proprietor
SIGNATURE OF THE PURCHASER

Binendra Nath Ghosh
for Self & Constituted attorney of

- 1) Sanjib Ghosh
- 2) Ranjit Ghosh
- 3) Sujit Ghosh
- 4) Sandip Ghosh
- 5) Reba Ghosh
- 6) Rina Ghosh
- 7) Rita Ghosh
- 8) Sukumar Paul
- 9) Tarak Nath Saha

WITNESSES:

1. Soumitra Rudra
2. Sati. mitts nup
Advocate

Drafted and prepared by Me,
Sati. mitts nup
Advocate,
Sealdah Civil Court,
Kolkata 14.
ENWB/263/821.

Shipra Rudra,

SIGNATURE OF THE VENDORS

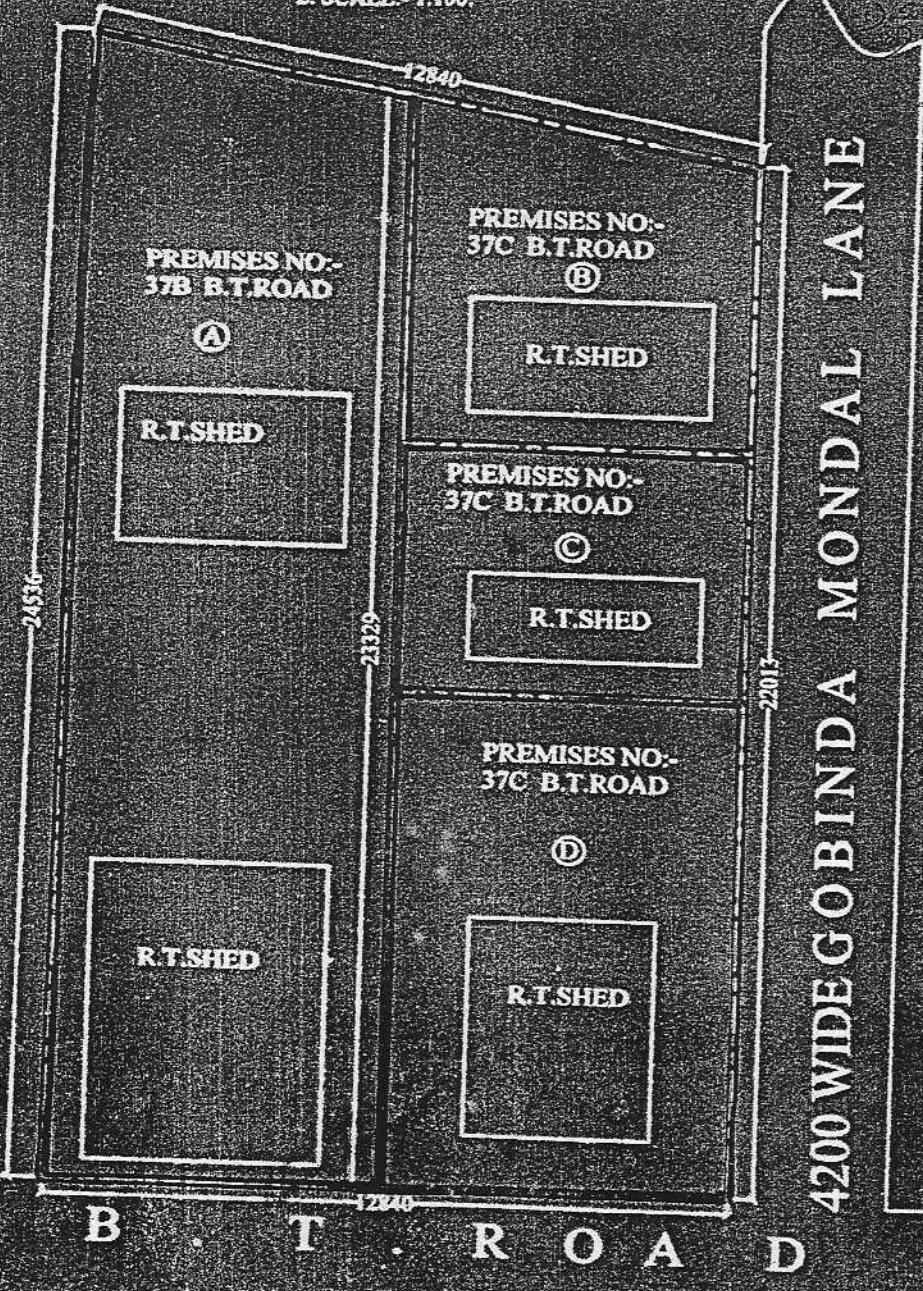
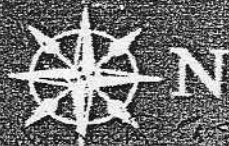
APARNA CONSTRUCTION

Binendra Nath Ghosh
Proprietor

AT PREMISES NO. 37B & 37C B.T. ROAD, BOROUGH-I, WARD NO.-02, P.S.-
 POORE UNDER KOLKATA MUNICIPAL CORPORATION.

- 1. PORTION MARKED BY A - AREA OF LAND - 02K - 03CH - 08 SFT - 1583 SFT = 147.06 M²
 NAME OF OWNER - SANJIB GHOSH & OTHERS. AREA SHOWN BY -
- 2. PORTION MARKED BY B - AREA OF LAND - 00K - 10CH - 32 SFT - 452 SFT = 44.78 M²
 NAME OF OWNER - SANJIB GHOSH & OTHERS. AREA SHOWN BY -
- 3. PORTION MARKED BY C - AREA OF LAND - 00K - 08CH - 14 SFT - 374 SFT = 34.75 M²
 NAME OF OWNER - BIRENDRA NATH GHOSH & OTHERS. AREA SHOWN BY -
- 4. PORTION MARKED BY D - AREA OF LAND - 01K - 00CH - 28 SFT - 748 SFT = 69.50 M²
 NAME OF OWNER - SUKUMAR PAUL. AREA SHOWN BY -

TOTAL AREA OF LAND - 4K - 6 CH - 37 SFT - 3187 SFT. = 296.08 M²
 AREA SHOWN BY -
 NOTE - 1. ALL DIMENSIONS ARE IN MM. UNLESS OTHER WISE MENTIONED.
 2. SCALE - 1:100.



Shubho Prasth
 SIGN. OF VENDOR

SIGN. OF VENDEE

APARNA CONSTRUCTION
Pr. v. Ghosh
 Proprietor



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Total No. of Pgs. 09

~~Seal of the Additional District Sub-Inspector, Consipore Dum Dum, North 24 Pgs.~~

10.09.09
Additional District Sub-Inspector, Consipore Dum Dum, North 24 Pgs.



APARNA CONSTRUCTION
Proprietor