4655 9 12-11-09

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL A 344727

M.S. 12,35,863

25.11.09

25.11.09

CONVEYANCE

THIS DEED OF CONVEYANCE made this the 25th day of November Two Thousand Nine BETWEEN **SRI. SIBASHIS DAS** son of, Sri Arjun Chandra Das, by occupation Business, by faith Hindu, Indian inhabitant, residing at Thakur Nityagopal Road, Ghosh Para, Panihati. P.S. Khardah, Kolkata – 700 114, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

M/S. BHANUPRIYA MARKETING PRIVATE LIMITED a Company incorporated under Indian Companies Act, 1956 having its registered office at 49, A.N. Saha Road, P.S. Lake Town, Kolkata – 700048 and local Corporate Office at AB – 9, Salt Lake City, Sector – 1, Kolkata – 700 064, hereinafter referred to as the **PURCHASER** (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor successors at office administrators, executors, legal representatives and assigns) and being represented by its one of the Director **MR. SANJEEB GUPTA** son of Sri Gopal Prasad Gupta, residing at AB-9, Salt Lake City, Sector – I, Kolkata – 700 064, of the **SECOND PART;**

WHEREAS THE VENDOR HAS REPRESENTED THE PURCHASER THAT: -

A) Mr. Mantu Ranjan Das son of Late Surendra Lal Das alongwith one Pankaj Kr. Mukherjee (now deceased) were the joint owners of All That 'Said Tank (Pukur)' measuring 0.41 acre be the same a little more or less comprised in part of R.S. Dag No.1114, comprised out of R.S. Khanda Khatian No. 2113 thereafter 1446 subsequently under Khatian Nos. 2177 & 2178, at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Pgs.(N), And B.L.& L.R.O. BKP-II, Sodepur, part of present Municipal Holding Nos.175F & 176F under Panihati Municipality, Ward No. 13, Premises No.143, B.T. Road, Kolkata – 700114, and rent payable to the Collectorate 24-Pgs. (N), alongwith some adjacent property by virtue of two respective Sale Deeds both registered with S.R. Barrackpore and one recorded in Book No.1, Volume No.55, Pages 71 to 75, Being No.3208 of 1973 and another recorded in Book No.1, Volume No.28, Pages 127 to 131, Being No.1437 of 1974.

B) Since after the said purchase by virtue of the said Deed of Conveyance the said Mantu Ranjan Das alongwith the said Pankaj Mukherjee while thus absolutely seized and possessed of the aforesaid property comprised in part of R.S. Dag No. 1114 at Mouza Panihati, 24-Parganas now North 24-Pgs. their names were duly recorded with B.L & L.R.O., Sodepur and also in the Books of concerned Panihati Municipality as the absolute owners thereof paying rents to the Collectorate, North 24-Parganas and also rates and taxes to the said Municipality, due to natural calamities the said property which was recorded as 'Tank' gradually filled up and converted into a solid land since a long time.

C) The said Pankaj Kr. Mukherjee died intestate on 06.02.2007 leaving behind him his one son and three daughters as his only and absolute heir and heiresses and those who under the Indian Succession Act jointly inherited the undivided share in the aforesaid property measuring 0.41 acre and their names had been duly recorded in the record of the B.L.&L.R.O., BKP –II,

Sodepur, North 24-Pgs. under present Khatian No. 2177 as the Owners of 0.21 acre equivalent to 12 cottahs, 11 chittaks, 28 sq. ft. be the same a little more or less being a portion of aforesaid property measuring 0.41 acre comprised in part of R.S. Dag No.1114, Mouza Panihati, under Police Station Khardah in the District of North 24-Parganas And the name of the said Mantu Ranjan Das was separately recorded with the office of the B.L. & L.R.O. Barrackpore – II, Sodepur, as the Owner of alongwith other properties, a portion of the aforesaid land measuring 0.20 acre equivalent to **12 cottahs, 2 chittaks,** comprised in part of R.S. Dag No.1114 at Mouza Panihati, under Police Station Khardah in the District of North 24-Parganas under Khatian No.2178, And while thus seized and possessed thereof, by a Deed of Gift dated 08.07.2009 duly registered with the Office of the Addl. Registrar of Assurance –II Kolkata and recorded in Book No.1, C.D. Volume No.15, Pages 2221 to 2231, Being No.06958 for the year 2009 the said Mantu Ranjan Das therein referred to as the Donor donated, transferred and conveyed a portion thereof measuring 0.05 acre equivalent to 3 cottahs 22 sq. ft. little more or less togetherwith 150 sq. ft. old R.T. Shaded Structures thereon unto and in favour of one of his nephew Sri Sibashis Das therein referred to as the Donee absolutely and forever;

AND WHEREAS subsequently by another Deed of Gift of on event date duly registered with the Office of the Addl. Registrar of Assurance –II Kolkata and recorded in Book No.1, C.D. Volume No.15, Pages 2232 to 2242, Being No.06957 for the year 2009 the said Mantu Ranjan Das therein referred to as the Donor donated transferred and conveyed out of his aforesaid property a portion thereof measuring 0.05 acre equivalent to 3 cottahs 22 sq. ft. little more or less togetherwith 150 sq. ft. old R.T. Shaded Structures thereon unto and in favour of his another nephew Sri Ashis Das therein referred to as the Donee absolutely and forever;

AND WHEREAS subsequently by another Deed of Gift of on event date duly registered with the Office of the Addl. Registrar of Assurance –II Kolkata and recorded in Book No.1, C.D. Volume No.15, Pages 2261 to 2271, Being No.06956 for the year 2009 the said Mantu Ranjan Das therein referred to as the Donor donated transferred and conveyed out of his aforesaid property a portion thereof measuring 0.05 acre equivalent to 3 cottahs 22 sq. ft. little more or less togetherwith 150 sq. ft. old R.T. Shaded Structures thereon unto and in favour of his another nephew Sri Debashis Das therein referred to as the Donee absolutely and forever;

AND WHEREAS since after the said transfer by virtue of the said Gift Deed of dated 08.07.2009, Being No.06958 for the year 2009 the Vendor herein while thus absolutely seized and possessed of or otherwise well and sufficiently entitle to a portion of land measuring 0.05 acre equivalent to **3 cottahs, 22 sft.** a little more or less, togetherwith old and dilapidated residential R.T. Shaded Structure measuring 150 sq. ft. little more or less in part of R.S. Dag No.1114 at Mouza Panihati, under P.S. Khardah, District 24-Parganas(N), the Vendor applied before the SDL&LRO, Barrackpore, North 24-Parganas for mutation of his name as also as seeking necessary conversion of the Record by making correction in nature of use of the aforesaid property measuring 0.05 acre from 'Pukur' to 'Bastu' which has been duly granted by the aforesaid authority on 14.09.2009 and a Certificate of Conversion duly issued to the Vendor herein by the said SDL & LRO, Barrackpore, North 24-Parganas vide Memo No.2427/SDL & LRO(BKP) on 16.09.2009 and the name of the Vendor has been separately assessed therein in respect of the Bastu Land measuring 0.05 acre under Modified Khatian No.2246;

AND WHEREAS the Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitle to a portion of Bastu Land measuring 0.05 acre equivalent to **3 cottahs, 22 sq.ft.,** togetherwith old and dilapidated residential R.T. Shaded Structure measuring 150 sq. ft. little more or less in part of R.S. Dag No.1114, lying and situates at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Parganas(N), and being the part of Municipal Holding No. 176F within the Municipal Limits of Panihati Municipality, Ward No. 13, Premises No. 143, Barrackpore Trunk Road, Kolkata – 700 114, and rent payable to the B.L. & L.R.O. Barrackpore – II, Sodepur, under Modified Khatian No.2246, in the District of North 24-Pgs. morefully described in the Schedule written hereunder hereinafter for the sake of brevity referred to as the "SAID PORTION"/"SAID PROPERTY";

AND WHEREAS the Vendor herein is absolutely seized and possessed of the Said Portion or the Said Property described in the Schedule hereunder as the only and exclusive owner thereof and none other than Vendor herein has/have any rights, title & interest in the Said Portion under the Schedule herein and the Vendor herein has a clear and marketable title on and over the Said Portion or Said Property free from any mortgage, claims, demands, suits, injunctions viz.a.viz. free from any or all encumbrances and the Vendor herein is free to deal with the said property under the Schedule in any such manner as the vendor deem fit and proper and the said property is free from any

acquisition or alignment under any development scheme whatsoever by the State Government, semi-Government or Local Body.

AND WHEREAS the Vendor is in need of money and as such decided to sell his Said Portion or Said Property particularly described in the Schedule hereunder free from all encumbrances and having knowledge of such intention of the Vendor, the Purchaser have offered him a price of **Rs.14,00,000/- (Rupees Fourteen Lac) only** as a lump sum or whole for the Vendor's Said Property or Said Portion hereunder the Schedule consisting of a part of Bastu Land measuring 0.05 acre equivalent to **3 cottahs, 22 sq.ft.,** togetherwith old and dilapidated residential R.T. Shaded Structure thereon measuring 150 sq. ft. little more or less in part of R.S. Dag No.1114, lying and situates at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Parganas(N), free from and of any or all encumbrances of whatsoever nature which offer has been accepted by the Vendor and upon which the Vendor has agreed to sell and the Purchaser have agreed to purchase the Said Portion of the Bastu Land with said old R.T. Shaded Structure viz. the Said Property hereunder the Schedule free from all encumbrances at or for the price of. **Rs.14,00,000/- (Rupees Fourteen Lac)** only as a whole;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of a sum of **Rs.14,00,000/- (Rupees Fourteen Lac)** only of the lawful money paid by the Purchaser to the Vendor on or before execution of these presents (the receipt whereof the Vendor doth hereby through Memo of Consideration hereunder written admit, acknowledge and of and from the same and every part thereof acquit release and forever discharged the Purchaser its executors, administrators, legal representatives and or nominees and the Vendor do hereby sell, transfer, convey, assign and assure unto and to the purchaser herein ALL THAT the **'Said Portion of Bastu Land'** measuring **0.05** acre equivalent to **3 cottahs, 22 sq. ft.** be the same a little more or less togetherwith old R.T. Shaded structure measuring 150 sq. ft. in part of R.S. Dag No. 1114 under the present or modified Khatian No. 2246 Mouza Panihati under P.S. Khardah, District North 24-Parganas **morefully described in the Schedule** hereunder written, along with rights of common passages, drains, swears, water pipes and all other fixtures and equipments thereto AND THE REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS AND THE RENTS ISSUES AND PROFITS thereof in connection with the Said Land and the Said Structures and other fixtures appurtenant thereto AND TO HAVE AND TO HOLD the Said Bastu Land and the properties appurtenant thereto hereby granted, sold, transferred, assigned

and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in free simple possession without any condition of use or trust or other things whatsoever in alter, defect, encumbrances or make void the same AND NOTWITHSTANDING any such act, deed, matter or things whatsoever as aforesaid the Vendor has good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure the 'Said Bastu Land' with said Structure viz. collectively the "Said Property" hereby granted, sold, transferred, conveyed, assigned, and assured or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser, shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the Said Property hereunder the Schedule and hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manners aforesaid and receive the rents issues and profits thereof without lawful eviction, interruption, claims or demands whatsoever from or by the Vendor herein or by any person or lawfully or equitably claiming or to claim from under or in trust for the Vendor AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or otherwise by the Vendor well and sufficiently have defended kept harmless and indemnified or from and against all and all manners of former or other estate, rights, title interest mortgage, charges, trusts, wages, debutters, attachments, executions, lispendens, claims, demands and encumbrances made or done, occasioned or suffered by the Vendor or any person or persons lawfully or equitably claiming or to claim by or from through under or in trust for the Vendor.

And the Vendor herein hereby assures and indemnifies and further shall caused to make indemnified the Purchaser saved and harmless from all claims, demands, charges, liens, lispendences, suits, injunctions and or of and from all encumbrances whatsoever relating the Said Property hereunder the Schedule hereby transferred.

AND the Vendor further covenant that he and or his legal successors, co-sharers shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed and the Vendor declare that the said property hereunder the Schedule is beyond Urban Agglomerating and there is no bar and/or legal

impediment to transfer the said Bastu Land with said R.T. Shaded Structure hereunder the Schedule unto and in favour of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO:

(The 'Said Portion'/ Said Property Hereunder Transfer)

ALL THAT SAID PROPERTY consisting of a part of Bastu Land measuring **0.05 acre equivalent to 3 cottahs, 22 sq. ft.** be the same a little more or less Togetherwith **150 sq. ft. old R.T. Shaded Structures** thereon or on the part thereof comprised in part of R.S. Dag No. 1114, comprised out of R.S. Khanda Khatian No. 2113 thereafter 1446 at present under Modified Khatian Nos. 2246 togetherwith 18' feet passage thereof, Mouza Panihati, J.L. No. 10, under P.S. Khardah, And rent payable to B.L.& L.R.O. BKP-II, Sodepur, part of Municipal Holding No. 176F, within the Municipal Limits of Panihati Municipality, Ward No. 13, being a part of Premises No. 143, Barrackpore Trunk Road, Kolkata – 700 114, Sub-Registration Office - Addl. District Sub-Registrar Barrackpore, District 24-Parganas(N).

IN WITNESSES WHEREOF the parties hereto 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 parties at KOLKATA
in the presence of :-

Ananta Mukherjee
Ref Pankaj Kumar Mukherjee
1. 13 Thakur Niwas Mukherjee
Gopal Road
Ghosh Para Pankaf,

2. Pallistha Kr. Mitra
Late S. C. Mitra
146/2 R.A.K. Road.
Kol- 700054

Shibashish Das.
THE VENDOR

Drafted by:-

BHANUPRIYA MARKETING PVT LTD
Sanjay Gupta
Directors
THE PURCHASER

RECEIVED with thanks from the abovenamed purchaser a sum of **Rs.14,00,000/- (Rupees Fourteen Lac) only** towards the total consideration for the Said Property described in the Schedule written hereinabove in the following manner :-

MODE OF CONSIDERATION:-

By Ch. No. 326607 dt-. 25.11.2009 Drawn on
ABN AMRO Bank, Salt Lake Br., Rs. 14,00,000/-

Rs.14,00,000/-

(Rupees Fourteen Lac only.)

WITNESSES:-

1. Arunfa Mitra

2. Pallistha Kr. Mitra
Late J. C. Mitra

Shibashish Das.

THE VENDOR

Government Of West Bengal

Office Of the A. R. A. - II KOLKATA

District:-Kolkata

Endorsement For Deed Number : I - 12922 of 2009

(Serial No. 09655 of 2009)

On 25/11/2009

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 15785/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 25/11/2009

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 been assessed at Rs.-1435863/-

Certified that the required stamp duty of this document is Rs.- 86162 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid20333425/11/2009State Bank Of India, KOLKATA, received on 25/11/2009
2. Rs. 36710/- is paid20333325/11/2009State Bank Of India, KOLKATA, received on 25/11/2009

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

Presented for registration at 14.35 hrs on :25/11/2009, at the Office of the A. R. A. - II KOLKATA by Sanjeeb Gupta,Claimant.

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

Execution is admitted on 25/11/2009 by

1. Sibashis Das, son of Arjun Ch Das , Thakur Nityagopal Rd Ghosh Para Panihati Cal , Thana Khardah,Pin 700114, By Caste Hindu, By Profession : Business
2. Sanjeeb Gupta, Director, Bhanupriya Marketing Pvt Ltd, 49 A N Saha Rd, Cal, By Profession : Business

Identified By Ananta Mukherjee, son of Late P K Mukherjee, 13 Thakur Nityagopal Rd Panihati ,Pin 0,Thana: 0, By Caste: Hindu, By Profession: Business.

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

25.11.09 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 09655 / 2009, Deed No. (Book - I , 12922/2009)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanjeeb Gupta			Sanjeeb Gupta 25/11/09

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sibashis Das Address -Thakur Nityagopal Rd Ghosh Para Panihati Cal	Self	 25/11/2009	 LTI 25/11/2009	Sibashis Das
2	Sanjeeb Gupta Address -Ab9 Salt Lake City Sec-i Cal	Self	 25/11/2009	 LTI 25/11/2009	Sanjeeb Gupta

Name of Identifier of above Person(s)
Ananta Mukherjee
PS-0,13 Thakur Nityagopal Rd Panihati

Signature of Identifier with Date
Ananta Mukherjee 25/11/09

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
25.11.09

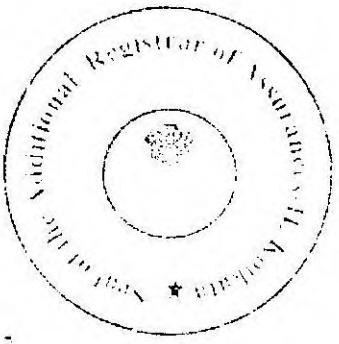
25/11/2009

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 5643 to 5655
being No 12922 for the year 2009.



(Tarak Baran Mukherjee) 26-November-2009
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal