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पश्चिम बंगाल WEST BENGAL

778124

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

[Signature]
 Addl. Dist. Sub-Registrar
 Alpoor, South 24 Parganas

20 JUL 2010

DEED OF CONVEYANCE

THIS INDENTURE made this the 20th day of July, Two Thousand Ten (2010) A.D.

BETWEEN

No. 1051 Date 8/7/2010
Sold to M/s. Nirmal Builders
of Bangalore
Rupees 507



Das
Samiran Das
Stamp Vender
Ailpore Police Court
South 24-Pgs. Ailpore

1051 5 5000 N/A Five Thousand

DeG natti Banji
S/of - Seehindra natti Banji
120, New Tally Garage
Kal. 93
P.S - Regent Park.
Bisnes.



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
20 JUL 2010

MR. BIPAD BHANJAN DAS, son of Late Rakha Hari Das, by faith Hindu, by occupation service, residing permanently at Village Sarulia, P.O. Beldanga, District Murshidabad, presently at 369/11, Dakshindari Road, P.O. Sribhumi, Kolkata-700 048, hereinafter jointly referred to as the "**VENDOR**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include his heirs, legal representatives, executors, administrators, nominee or nominees and assigns) of the **ONE PART**

A N D

M/S. NIRMAL BUILDERS, a proprietorship business having its office near Brahmapur Agradoot Club, P.S.Regent Park, Kolkata - 700 070, represented by its proprietor - **MR.NIRMAL DEBNATH**, Son of Mr.Fatick Debnath, by faith Hindu, by occupation Business, presently residing at 19, Jubilee Park, P.S.Regent Park, Kolkata - 700 096, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, executors, successors-in-office, administrators and legal representatives and assigns) of the **OTHER PART** :

WHEREAS one Ismail Seikh was the absolute owner of the land measuring 0.16 acre in R.S. Dag No. 513 under R.S. Khatian No. 280 in Mouza Brahmapur, J.L. No.48, Touzi No. 60, Revenue Survey No. 169, P.S. Regent Park, District South 24 Parganas, free from all encumbrances.

AND WHEREAS said Ismail Seikh died intestate leaving his surviving wife namely Kariman Bibi, four sons, i.e. Kaoser Ali Sekh, Sayad Ali Seikh, Year Ali Seikh and Pear Ali Seikh and one daughter namely Safiran Bibi, as his only heirs and successors as per provisions in the Muslim Law and the names of the heirs of deceased Ismail Sekh had been recorded as owners in the records of the Revisional Settlement and the said records were published accordingly.

AND WHEREAS said Safiran Bibi, wife of Sobedar Mullick sold her undivided 1/5th (one-fifth) share of ownership in the said land to Rahiman Bibi wife of said Kaoser Ali Sekh, by a sale deed dated 6th February 1956 which was registered in Book No. 1, Volume No. 26, Pages 71 to 77, Being No. 860 for the year 1956 in Sub Registry Office at Alipore.

AND WHEREAS said Kaoser Ali Seikh sold his share in the aforesaid land including other lands to his four sons, i.e. Mahammad Ali Sekh, Jiad Ali Seikh, Sumser Ali Seikh and Akbar Ali seikh by a sale deed dated 11th July 1972 which was registered in Book No. 1, Volume No. 67, Pages 116 to 125, Being No. 2957 in the District Sub Registry Office at Alipore.

AND WHEREAS subsequently said Rahiman Bibi died intestate leaving surviving said four sons, namely Mahammad Ali Sekh, Jyad Ali Sekh, Sumser Ali Sekh and Akbar Ali sekh and five daughters, i.e. Gulam Bibi , Nurjan Bibi, Fuljan Bibi, Rupjan Bibi and Supjan Bibi as her only heirs and successors as per provisions in Muslim Law.

AND WHEREAS said Sayad Ali Seikh, Yeaar Ali Seikh, Pear Ali Sekh, Mahammad Ali Seikh, Jiad Ali Seikh, Sumser Ali Seikh, Akbar Ali seikh, Gulam Bibi , Nurjan Bibi, Fuljan Bibi, Rupjan Bibi and Supjan Bibi jointly sold and transferred a plot of land 2 Cottahs 6 Chittaks 32 sq. ft. out of said 0.16 acre of land in R.S. Dag No. 513 under R.S. Khatian No. 280 of Mouza Brahmapur, J.L. No. 48, P.S. Regent Park, District South 24 Parganas, to the Vendor herein Mr. Bipad Bhanjan Das, by a sale deed dated 28th June 1989 which was registered in Book No. 1, Volume No. 46, pages 177 to 193, Being No. 2162, for the year 1989, in the Additional District Sub Registry Office at Alipore.

AND WHEREAS the Vendor herein got his name mutated in the record of the Kolkata Municipal Corporation, vide Assessee No. 311112301633, Premises No. 163, Sekh Para, Kolkata-700 096, within K.M.C. Ward No. 111.

AND WHEREAS in thus way the Vendor herein become absolute owner and are seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land measuring 2 Cottahs 6 Chittaks 32 sq. ft. be the same a little more or less, free from all encumbrances, liens, lispedence, charges, litigation and/or disputes whatsoever in nature.

AND WHEREAS owing to urgent need of money for some valid reasons the Vendor agreed to sell said plot of land measuring 2 Cottahs 6 Chittaks 32 sq. ft. be the same a little more or less in R.S. Dag No. 513 under R.S. Khatian No. 280 of Mouza Brahmapur, J.L. No. 48, P.S. Regent Park, District South 24 Parganas, within Kolkata Municipal Corporation, being Premises No. 163, Sekh Para, Kolkata-700 096, within K.M.C. Ward No. 111, hereinafter referred to as the "**SAID PROPERTY**" and the Purchaser agreed to purchase the said property free from all encumbrances at and for the price or consideration of Rs. 5,97,000/- (Rupees Five Lakhs Ninety Seven Thousand) only and the parties entered in verbal Agreement accordingly.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal Agreement and in consideration of the said sum of Rs. 5,97,000/- (Rupees Five Lakhs Ninety Seven Thousand) only well and truly paid by the Purchaser to the Vendor on or before the execution of these presents and receipt whereof the Vendor do hereby admits and acknowledges as per Memo of Consideration hereunder written and of and from the same and every part thereof, release, acquit and forever discharge the Purchaser as well as the said property, the Vendor doth hereby grant, transfer and assign unto the Purchaser the said property as described in the Schedule hereto and **HOWSOEVER OTHERWISE** the said property are or were situated, butted, bounded, known, numbered, described and distinguished **AND** all the estate, right, title, interest, property claim and demand whatsoever of the Vendor into or upon the said property or interest in the said property and all other benefits and rights herein comprised and hereby granted, transferred and assigned and assured and expressed or intended so to be and part or parts thereof **TOGETHER WITH** easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the adjacent 16' ft. wide

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and TO HAVE AND TO HOLD the said property Schedule hereto and all other benefits and rights hereby granted and conveyed and every part or parts thereof absolutely and forever. The Purchaser shall take steps for mutation and shall pay and discharge all the rents and taxes and all other outgoings in connection with the said property described in the Schedule hereto.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows :-

1. The interest which the Vendor has full right and power and absolute authority to sell, grant, transfer, assign and assure unto the Purchaser, its successors, representatives and assigns all the title right and interest and release and relinquish the interest over the said property in favour of the Purchaser.
2. It shall be lawful for Purchaser, its successors, representatives and assigns to hold and enjoy the said property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claims or demand whatsoever from or by the Vendor and the said property is cleared from and against all manner of encumbrances, trusts, liens and attachments whatsoever. The Purchaser its successors, assigns and nominees henceforth shall have the right to sell, gift, mortgage, lease, assign and transfer his schedule property with the right, title and interest to any person or persons or firm or any concern.
3. The Vendor will from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser make, do, act, deed and execute all such further (if necessary) rectification, substitute deeds, documents or declaration for further better or more perfectly assuring the said property unto the Purchaser.
4. The said property hereby sold and conveyed is free from all encumbrances, attachments, liens, lispensens whatsoever.

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO :

ALL THAT piece and parcel of the danga land admeasuring an area of 2 Cottahs 6 Chittaks 32 sq. ft. be the same a little more or less particularly shown and delineated with border colour RED, in the map or plan annexed hereto lying and situate in R.S. Dag No. 513 under R.S. Khatian No. 280 of Mouza Brahmapur, J.L. No. 48, P.S. Regent Park, District South 24 Parganas, within Kolkata Municipal Corporation, within K.M.C. Ward No. 111, being Premises No. 163, Sekh Para, Kolkata-700 096, Assessee No. 311112301633 respectively, together with the easement right to the user of the road adjacent to its south, the said land is butted and bounded in the manner as follows :-

On the North : by portion of Dag No. 107.

On the South : by 16' ft. wide Road.

On the East : by portion of Dag No. 527.

On the West : by portion of Dag No. 513.

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED

By the parties at Kolkata in presence of :-

1. Deb Nath Banerjee
120, New Tally Green
Kat-93

Bipadbanjan Das
VENDOR

2. Anil Ranjan Das,
Aipon, Kolkata-27

Nirmal Debush
as proprietor of NIRMAL BUILDERS
PURCHASER

MEMO OF CONSIDERATION

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the sum of Rs. 5,97,000/- (Rupees Five Lakhs Ninety Seven Thousand) only being the full consideration money within expressed to have been paid to us by the said Purchaser in the manner as follows and we distributed the said amount among us according to our respective shares in the ~~amalgamated~~ plot of land :-

Demand Draft No. 372408, dt. 16.07.2010,
State Bank of India, Tollygunge Branch ——— Rs. 5,97,000/-

Rupees Five Lakhs Ninety Seven Thousand only.

WITNESSES :-

1. Deb Nath Banerjee
120, New Tollygunge
K-1-93

Bipadbanjan Das
VENDOR












2. Asit Ranjan Basu.
Aisora, Kolkata-27

Drafted by me &

Printed in my office :












Asit Ranjan Basu,

Asit Ranjan Basu
Dad W...
Aisora, Kol 27
Licence No-33

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



Name

Signature Bipad Khanjan Das

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

Name

Signature Niranjana Debnath

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

Name

Signature

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

Name

Signature

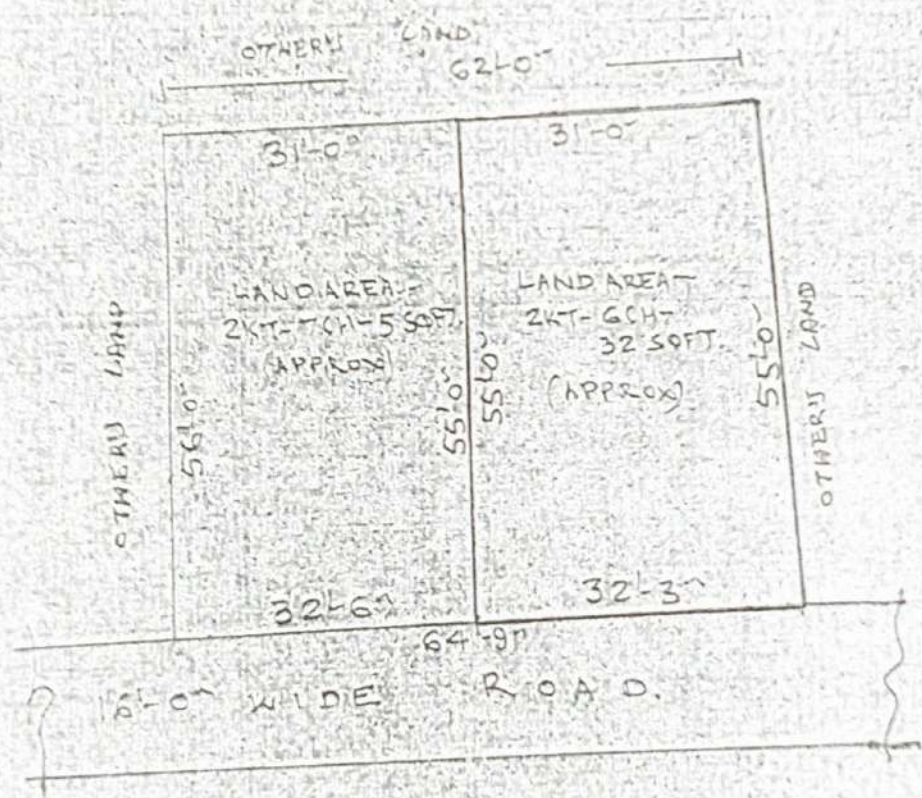
ST. PAN DUGA LAND OF MOUZA - BRAHMAPUR
PL. NO. 8, R.S. DAC NO. 513, R.S. KHATIAN No. 230.
AT PREMISES NO. 163 SEKH PARA, P.S. REGENT PARK
KOLKATA - 700096 UNDER N.M. CWARD NO. 111, DIST. 24-PAGE(S)

SCALE - 1 = 20.00"

OLD LAND SHOWN IN RED LINES -





Bipadbhanyar Sen
M. Venkatesh Babu







TRACED BY
 S. N. CHAKRABORTY
 CIVIL ENGINEER
S. N. CHAKRABORTY
 (S/M) Civil, Planning
 135, Vivekananda Pally, K-115
 Lic. No. 176

22.11. Dist. Sub-Registrar
 Aljore, South 24 Parganas

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. ALIPORE, District- South 24-Parganas
 signature / LTI Sheet of Serial No. 07566 / 2010, Deed No. (Book - I , 06070/2010)

Name of the Presentant	Photo	Finger Print	Signature with date
Nirmal Debnath	 20/07/2010	 LTI 20/07/2010	<i>Nirmal Debnath</i> 20.07.10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bipad Bhanjan Das Address -369/11, Dakshindari Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700048	Self	 20/07/2010	 LTI 20/07/2010	<i>Bipad Bhanjan Das</i>
2	Nirmal Debnath Address -19, Jubilee Park, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700096	Self	 20/07/2010	 LTI 20/07/2010	<i>Nirmal Debnath</i>

Name of Identifier of above Person(s)
 Debnath Banerjee
 120, New Tollygunge, Kolkata, Thana:-Regent Park,
 District:-South 24-Parganas, WEST BENGAL, India,
 P.O. :- Pin :-700093

Signature of Identifier with Date

Debnath Banerji
 20/7/2010

(Utpal Kumar Basu)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. ALIPORE



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 06070 of 2010
(Serial No. 07566 of 2010)

On 20/07/2010

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) = 10637/- ,E = 14/- on 20/07/2010

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.-967778/-

Certified that the required stamp duty of this document is Rs.- 58087 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 53090/- is paid, by the draft number 222568, Draft Date 15/07/2010, Bank Name State Bank of India, BRAHMAPUR, received on 20/07/2010

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

Presented for registration at 13.12 hrs on :20/07/2010, at the Office of the A. D. S. R. ALIPORE by Nirmal Debnath ,Claimant.

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

Execution is admitted on 20/07/2010 by

1. Bipad Bhanjan Das, son of Lt Rakha Hari Das , 369/11, Dakshindari Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700048 , By Caste Hindu, By Profession : Service
2. Nirmal Debnath
Prop. M/s Nirmal Builders, Brahmapur Agradoot Club, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700070 .
By Profession : Business

Identified By Debnath Banerjee, son of Sachindra Nath Banerjee, 120, New Tollygunge, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700093 , By Caste: Hindu, By Profession: Business.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1

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