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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

008859

Registrar Authorized UST 2 of
L.R. Act XVI of 1908, Section

Sri Kumar Banerjee

DEED OF CONVYANCE

THIS INDENTURE is made on this 30th day of AUGUST 2007

29/8/07
21/8/07
BETWEEN SRI SRIKUMAR BANERJEE, son of Late Nani Gopal Banerjee residing at Suri New Dangalpara, hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the ONE PART.

1 AUG 1907

NAME

ADD

MT

HARAPRISAD SINHAROY
Advocate
High Court, Calcutta



Presented for registration on

A. N. A. 110 of 1908, 12000000

by

of

in

for

REGISTERED STAMP VERIFICATION
CALCUTTA REGISTRATION OFFICE

Registrar Authorized U/S 72 of
L.R. Act VI of 1906, 12000000

3-8-07

Sriee Kumar Banerjee



7074

Sriee Kumar Banerjee

Sriee Kumar Banerjee
1. Non-judicial
Son of
of
Date
by
by
by



Sriee Kumar Banerjee
Sriee Kumar Banerjee
Sriee Kumar Banerjee

Sriee Kumar Banerjee
Son of
of
Date
by
by
by

Registrar Authorized U/S 72 of
L.R. Act VI of 1906, 12000000

Shree Kumar Bang

AND

BENGAL PEERLESS HOUSING DEVELOPMENT COMPANY

LIMITED, a joint sector company of West Bengal Housing Board and The Peerless General Finance and Investment Co. Ltd., incorporated under the provisions of Companies Act, 1956, and having its registered office at 6/1A, Moira Street, "Mangal Deep", Ground Floor, Kolkata - 700 017, hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the **OTHER PART**

WHEREAS Vendor has inherited the property he is the sole and absolute owner of the land and mutated his name in the records of BLRO and Suri Municipality, hereditaments of 11 shatak of Danga land in Mouza Abdarpur, Khatian no. 205, Dag no. 510, J.L. No. 97 mentioned and morefully described in the Schedule hereunder, written (hereinafter referred to as the "**SAID PROPERTY**") and have absolute power of disposition over the same and the Said Property.

WHEREAS the Vendor willing to sale the property morefully described in the schedule hereunder and purchaser willing to purchase the said property with a valuable consideration of Rs.1,70,000/- (Rupees One Lakh seventy thousand) only.

Kishore Kumar Bandyopadhyay

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs.1,70,000/- (Rupees One Lakh seventy thousand) only paid of the lawful money of the Union of India well and truly paid by the purchaser to the vendor at or before the execution of these presents (the receipt whereof the vendor do and each one of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit release and discharge the purchaser of the said property the vendor do and each one of them doth hereby grant transfer convey assure and assign unto and in favour of the purchaser **ALL THAT** the piece and parcel of Danga land measuring an area of 11 shatak under Mouza Abdarpur, Dag No. 510, L.R. Khatian no. 205, J.L. No. 97, under Police Station Suri, District Birbhum under Suri Municipality Ward No.5 more fully particularly described in the **SCHEDULE** hereunder written free from all encumbrances charges liens dependencies, mortgages etc. of whatsoever nature **OR HOWSOEVER OTHERWISE** the said property and or any part thereof now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all the common passages liberties privileges easements and appurtenances belonging to or appurtenant thereof and the reversion or reversions remainder or remainders

V. S. Krishnan Bhat

rents issues and profits and all covenants and indemnities heretofore executed in respect of and in favour of or in any manner relating to the said property and also together with all rights advantages benefits privileges liberties in respect of the said property hereditaments hereby conveyed or intended or expresses so to be and all the estate right title interest claims and demands whatsoever of the vendor into or upon the said property hereditaments or any part thereof **TOGETHER WITH** all deeds paths and muniments of title exclusively relating to or concerning the said property or any part thereof which now are or hereafter shall or may be in the possession of power or control of the vendor or any other person or persons from whom he may procure the same without any action or suit and all the benefits of any covenant for the production of documents contained in any documents **TO HAVE AND TO HOLD** the said property hereby granted or expressed or intended so to be unto and to the use of the purchaser absolutely and for ever. The Vendor hereby covenant with the purchaser that notwithstanding any act deed or thing done by the vendor or any of their predecessors and ancestors in title deed executed or knowingly suffered to the contrary the vendor are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and

Shree Kumantham

every part thereof for a perfect and indefeasible estate equivalent thereto without any manner or condition use trust or other things whatsoever to alter defect or make void the same and that notwithstanding any such act deed or things whatsoever as aforesaid the vendor have now in themselves good right full power and absolute authority to grant convey sell transfer the said property and hereby granted to express to so be unto and to the use of the purchaser in the manner aforesaid and that the purchaser their successor or heirs legal representatives and assigns shall and may at all times hereafter peaceably or equitably possess and enjoy the said property and receive the rents issued and profits and interest thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them and free and clear and freely and clearly and absolutely acquitted exonerated discharged by the vendor and well and effectively saved kept harmless and indemnified of from and against all demands matters estate right title and interest lie n charges and encumbrances whatsoever done suffered occasioned or made by the Vendor or any of their predecessors and ancestors in title of any person or persons lawfully or equitably claiming from under or in trust for them and further the vendor and all person or persons having lawfully or

Shree Kumar Bhat

equitably claiming any estate or interest in the said land and property or any of them or any part thereof shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further better and more perfectly assuring the said property and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

The vendor do and each one of them doth hereby irrevocably nominate, constitute and appoint in their place and stated and put and depute the purchaser to be the true and lawful attorney of the vendor to act on their behalf and in their name and to do all such things as the said Attorney shall think fit and in particular to ask demand sue for recover possession realize any kind due and receive vacant possession the said property transferred and every apart thereof from all persons liable to delivery or pay the same respectively and on delivery the possession thereof or to pay any amount or on delivery or payment thereof to give valid and effective receipts and discharged for the same respectively and to sign execute and registered any declaration, rectification and have the same registered before the appropriate registration office as well as to sign execute affirm, any plaint, petition written statement pleadings affidavit etc. and to engage advocates etc. to

Shankar Banerjee

commence and prosecute or defend any action suit or other proceedings whatsoever relating to the said land debts and outstanding hereby transferred or any part thereof and also to adjust settle compound compromise all accounts transactions suits and proceedings whatsoever relating thereto and for all or any of the purpose aforesaid to use the name of the Vendor but at the cost of the purchaser and from time to time appoint substitute or substitutes and revoke such appointment at pleasure and generally to execute perform and do any other act deed or things whatsoever in relation to the said property as aforesaid as fully and effectually as the vendor could personally do if these presents has not been executed by the vendor. The Vendor hereby ratifying and confirming and agreeing to ratify and confirm whatsoever the purchaser or any substitute appointed by it shall do execute or cause to be done or executed and also agreeing not to revoke the power hereby conferred or any part thereof at any hereinafter.

THE SCHEDULE OF THE LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring or containing more or less 11 Shatak under Mouza Abdorpur, Dag No. 510, L.R. Khatian no. 205, J.L. No. 97, under Police Station Suri, District Birbhum under Suri Municipality, Ward No.5.

IN WITNESS WHEREOF the parties set and subscribe their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor in the presence of :-

WITNESSES:

1. Krishnadas Das
Suri Sankar Das

Sreekumar Banerjee

VENDOR

2. Hanupratap Sinharoy
Advocate
High Court, Calcutta

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of :-

WITNESSES:

1. Hanupratap Sinharoy
Advocate

For Bengal Peerless Housing Development Co. Ltd.

P. NAHA RAY
Officer (Accounts)

PURCHASER

2. Anupjit Sarker
C/A, Main Street
'Moghal Dargah' area
Kolkata-17

Sreekumar Banerjee

RECEIVED of and from the within-mentioned Purchaser herein the sum of Rs.1,70,000/- (Rupees One Lakh seventy thousand) only by the within-named Vendors/ Landowners as full and final settlement of the transaction hereinbefore recited as per Memo of Consideration below:

MEMO OF CONSIDERATION

<u>BANK & BRANCH</u>	<u>DD NO</u>	<u>Date</u>	<u>Amount</u>
State Bank of Saurashtra Bhowanipore Kolkata	053075	01/08/07	1,70,000.00

Total Rs. 1,70,000.00

(Rupees One Lakh seventy thousand) only

WITNESSES:

1. Krishnendu D.S.

2. Sunjay Sarker

Sreekumar Banerjee
VENDOR

Drafted by :

Haraprosad Sinharoy
HARAPROSAD SINHAROY
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Mr. Kumar Dange</i>		 Little	 Ring	 Middle	 Fore	 Thumb	<i>Sneekumar Dange</i>
		(Left Hand)					
 <i>Mr. Jay</i>		 Thumb	 Fore	 Middle	 Ring	 Little	<i>Chh</i>
		(Right Hand)					
		 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
PHOTO		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					
PHOTO		 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					

DATED THIS 3rd DAY AUGUST 2007

BETWEEN

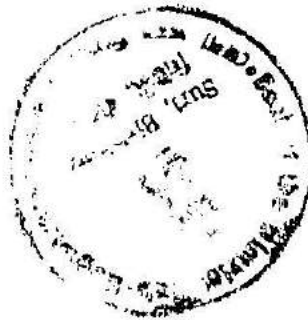
SRI SRIKUMAR BANERJEE

the VENDOR

AND

BENGAL PEERLESS HOUSING
DEVELOPMENT COMPANY LIMITED

PURCHASER



DEED OF CONVYANCE

COMPARED BY
Banu Priya Chatterjee
7-8-07
CHECKED BY
[Signature]
7-8-07

Seen the Regd Deed to
New H. No. / Mutation
No. 1... 4th 6.8.2007-08

[Signature]
1/Chairman
Gauri Municipality

HARAPROSAD SINHAROY
Advocate
High Court, Calcutta
25/1A, Anath Nath Deb Lane
Kolkata - 700037
(M) : 9830027083

[Signature]
[Illegible text]

3489



18AA 089967

Certified that the document is
admitted to registration. The
signature sheet and the endorsement
sheet are attached to this document
and the same are to be kept in the
office of the Registrar.

Sub-Registrar
SURI - BIRBHUM

24 DEC 2007

Sri Srikumar Banerjee

THIS DEED OF RECTIFICATION is made on this
24 day of December 2007 **BETWEEN SRI SRIKUMAR
BANERJEE**, son of Late Nani Gopal Banerjee residing at Suri New
Dangalpara, hereinafter referred to as "**the VENDOR**" (which
expression shall unless excluded by or repugnant to the context
be deemed to include his respective heirs, executors,
administrators, representatives, successors and assigns) of the
ONE PART.

Shekhar Banger

AND

BENGAL PEERLESS HOUSING DEVELOPMENT COMPANY LIMITED, a joint sector company of West Bengal Housing Board and The Peerless General Finance and Investment Co. Ltd. incorporated under the provisions of Companies Act, 1956, and having its registered office at 6/1A, Moira Street, "Mangal Deep", Ground Floor, Kolkata - 700 017, hereinafter referred to as "**the PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its respective heirs, executors, administrators, representatives, successors and assigns) of the **OTHER PART**

WHEREAS by a registered Sale Deed dated 3rd day of AUGUST, 2007 and made between the parties hereto and registered into the office of the ——— District Sub Registrar, Suri, Birbhum, vide Deed No 4096, for the year 2007 whereby and whereupon the Vendor above named has transferred unto the Purchaser above named all that Sali land measuring or containing more or less 11 Shatak under Mouza Abderpur, Dag No. 511, L.R. Khatian no. 118, J.L. No. 97, under Police Station Suri, District Birbhum under Suri Municipality, Ward No.5. for absolute and forever. And the said Sale Deed is hereinafter referred to **PRINCIPAL REFERRED AND WHEREAS** certain

2. Page no. 3, Line 13.

100

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ALL THAT piece and parcel of Sali land measuring or containing more or less 11 Shatak under Mouza Abderpur, Dag No. 510, L.R. Khatian no. **205**, J.L. No. 97, under Police Station Suri, District Birbhum under Suri Municipality, Ward No.5.

Sree Kumar Banerjee

IN WITNESS WHEREOF the parties set and subscribe their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by

the Vendor in the presence of :-

WITNESSES:

1. Kartick Mondal
Vill. Gindia
2. Haraprosad Sinharoy
Advocate
High Court, Calcutta

Sree Kumar Banerjee
VENDOR

SIGNED, SEALED AND DELIVERED by

the Purchaser in the presence of:-

WITNESSES:

1. Haraprosad Sinharoy
Adv.
2. Kartick Mondal
Vill. Gindia

For Bengal Porters Moving & Storage Co. Ltd.

P. NAHA RAY
Officer (Accounts)

PURCHASER

Dated this day of 2 0 0 7

BETWEEN

SRIKUMAR BANERJEE
Vendor

AND

BENGAL PEERLESS
HOUSING DEVELOPMENT COMPANY
LIMITED

Purchaser



Addl. Dist. Sub-Registrar
SURI BIRBHUM

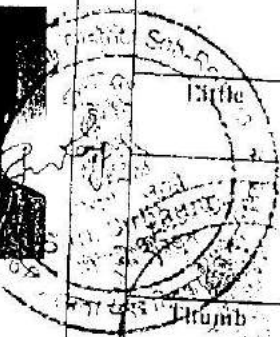
24 DEC 2007

DEED OF
RECTIFICATION

Mr. Haraprosad Sinharoy
Advocate
High Court, Calcutta
25/1A, Anath Nath Deb Lane,
Calcutta - 700037
☎ : 9830027083

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO



PHOTO

	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)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

James Kimble Bunch

Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

Office of the A. D. S .R. SURI, District- Birbhum

Signature / LTI Sheet of Serial No 06775 / 2007 Document Number (IV -00056,2007)

Signature of the Presentant

Name of the Presentant	Signature with date
Sri Kumar Banerjee	<i>Sree Kumar Banerjee</i>

Signature of the person(s) admitting the Execution

Admission of Execution By	Status	Photo	Finger Print	Signature
Sri Kumar Banerjee	Self			<i>Sree Kumar Banerjee</i>
PS - Suri				
Vill.- Suri New Dangalpara				
P.o.- Suri Dist.- Birbhum				
Name of Identifier of above Person(s)		Signature of Identifier with Date		
Partick Mondal		<i>Partick Mondal</i>		
S-Sainthia, Vill.- Indira				
P.o.- Hatia Dist.- Birbhum				

(Amitava Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
Office of the A. D. S .R. SURI

ADD. Dist. Sub-Registrar
SURI - BIRBHUM

24 DEC 2007

Government Of West Bengal
Office of the A. D. S. R. SURI
SURI
Endorsement For deed Number :IV-00056 of :2007
(Serial No. 06775, 2007)

24/12/2007

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 43 of Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 1/-

Amount of Fees:

Paid in rupees under article 43 E = 7/- on 24/12/2007

Registration(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.48 on 24/12/2007 at the Office of the A. D. S. R. SURI
Banerjee, Executant

By Sri Kumar

Admission of Execution(Under Section 58)

Execution is admitted on 24/12/2007 by

1. Sri Kumar Banerjee son of Lt. Nani Gopal Banerjee Vill - Suri New Dangadwar Thana Suri By caste-Hindu
Profession - Others
Witnessed By Kartick Mondal, son of Manick Chandra Mondal Vill - Indrag P. S. - Hatisa Dist - Brahmin Thana - Samrao Dist -
Hindu By Profession - Others

[Amitava Chandra]
ADDITIONAL DISTRICT SUB-REGISTRAR OF SUR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SUR
Govt. of West Bengal

24 DEC 2007
SURI - BUREAU

24 DEC 2007

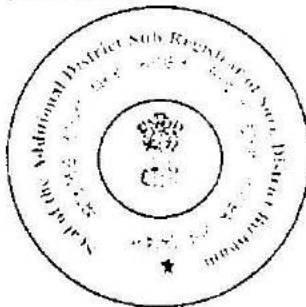
Scale of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1

Page from 189 to 198

Registration No 00056 for the year 2007.



Amitava Chanda; 26-December-2007

ADDITIONAL DISTRICT SUB-REGISTRAR OF SURI

Office of the A. D. S. R. SURI

West Bengal

Addl. Dist. Sub-Registrar
SURI - BIRBHUM

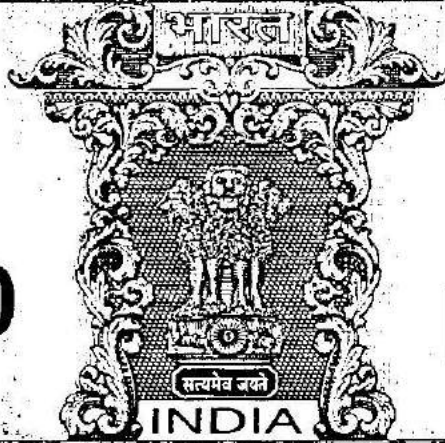
26 DEC 2007

Deed-4096 for 2007 D.S.R. Rms

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

CC No-

716

1300 978266

dt 4-8-07

copy of deed no 4096 for the year 2007
of Sri Sadev pershwar adhies. Birhm.

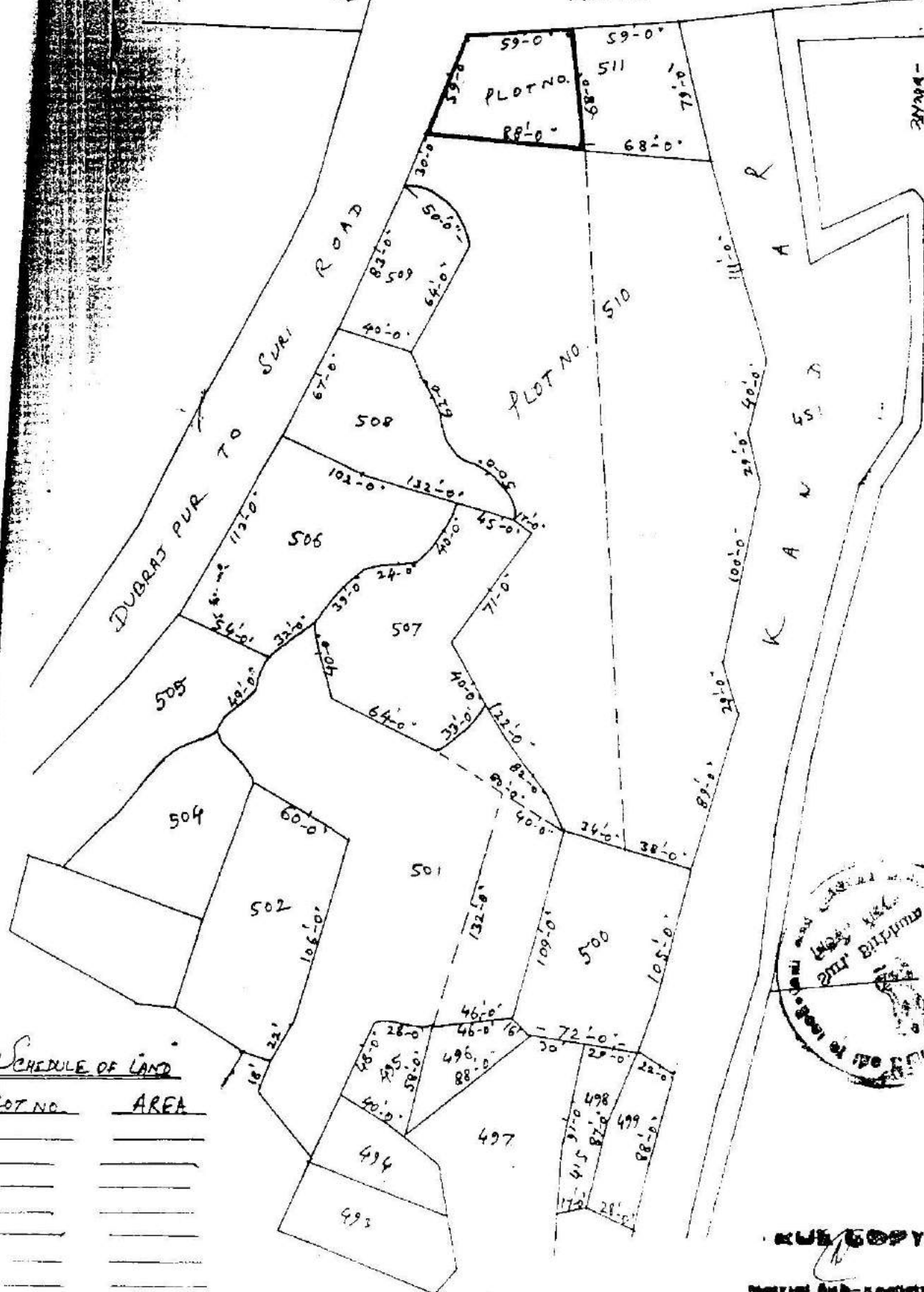


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MAP SHOWING OF MOUZA AGDARPUR T.L. NO. 97 P.S. SURI DT- BIRGHUM.

SCALE: 1" = 66'-0"

RAILWAY ROAD

[illegible]

REFERENCE:

DEED LAND PORTION OF RS. PLOT NO. 511

AN AREA - 11 DECIMAL SHOWING AS..

DRAWN
by S. K. Garam.
Survey of Suri
No. 1836/01

Touched by K.K. Mulya
7.8.07 Sun