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6051/08



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 959738

8-87

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.

W.S.
Asst. Dir. Sub-Registrar
Kolkata, South 24 Parganas
22/12/08

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 22nd day of

December Two Thousand and Eight

P.
MR. SUNIL KUMAR DAS, son of Late Tarak Nath Das, by faith
Hindu, residing at 29/C, Sambhunath Pandit Street, P. S. Bhowanipur,

128566

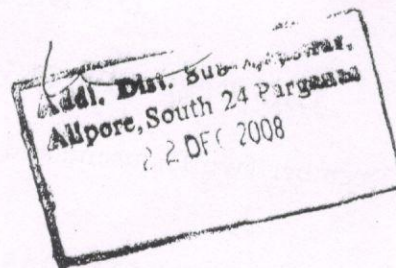
2 = 1000

NAME Kamal Kumar Barua AK-
ADD/ADV 13
RS 500
10 DEC 2008
SURANJAN MURTHY JEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kpt-1

10 DEC 2008



Identified by me
Kamal Kumar Barua Advokat
1-13, old Post office Street
Kullu. For 001





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 959737

2.

Kolkata-700 025, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the ONE PART.

AND

(1) MR. LAKWINDER SINGH, son of Late Balwant Singh, and (2) MR. MANISH SINGH, son of Sri Inderjit Singh, both by faith Sikh, both by occupation Business and both residing at 6/1, Sambhunath Pandit

128866

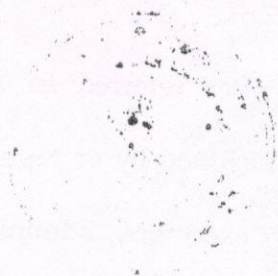
20

1000

NAME.....*Kandhar Bhu*
ADD/ADV.....*A*
RS.....*800*
10 DEC 2008
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road. KOL-1

Ahr

10 DEC 2008



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Addl. Dist. Sub-Registrar.
Alipore, South 24 Parganas
22 DEC 2008

Street, 2nd floor, Kolkata-700 025, hereinafter referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the context mean and include their respective heirs, executors, administrators, successors and/or assigns) of the OTHER PART.

WHEREAS the premises No.10B, Harish Mukherjee Road, Police Station Bhowanipore now Kalighat, Kolkata-700 025, which is more fully described in the Schedule "A" hereunder and hereinafter referred to as the said premises was originally belonged to one Tarak Nath Das, since deceased who during his life time acquired the said premises by a certificate of sale, dated 10th July, 1925, by the Decree passed by the Learned Sub Judge, 1st Court, 24-Parganas at Alipore in connection with Execution Case No. 42 of 1925 arising out of mortgage Suit No. 103 of 1924 (Sri Tarak Nath Das -Versus- Sri Mahendra Nath Dutta).

AND WHEREAS the said Tarak Nath Das, became absolute owner of the said premises and accordingly mutated his name with the office of the Kolkata Municipal Corporation, by paying taxes thereon and continued to use and enjoy the same.

AND WHEREAS the said Tarak Nath Das during his life time inducted several tenants in the said premises and had been enjoying the rental income therefrom.

AND WHEREAS the said Tarak Nath Das while in such user and enjoyment of the said premises, died intestate on 13th March 1960, leaving behind him surviving his widow Smt. Nanda Rani Das, who is missing since 30.08.1964 and an F.I.R. was filed in Bhowanipore Police Station vide F.I.R. No. 4193 dated 30.08.1964 in Page No. 71 and 72 at 5.30 p.m. and thus the said Tarak Nath Das died intestate leaving behind surviving 5 (five) sons namely (1) Sushil Kumar Das, (2) Nikhil Kumar Das, (3) Sunil Kumar Das, (4) Salil Kumar Das and (5) Anil Kumar Das and two daughters namely (1) Smt. Ava Rani Das and (2) Smt. Nivarani Das as his legal heirs and heiress, in respect of the said premises.

AND WHEREAS said Smt. Ava Rani Das sold her undivided share in favour of her five brothers, namely (1) Sushil Kumar Das, (2) Nikhil Kumar Das, (3) Sunil Kumar Das, (4) Salil Kumar Das and (5) Anil Kumar Das by a deed of sale on 3rd February, 1965, registered in the office of District Sub Registrar at Alipore, recorded in Book No. I, Volume No.87, Pages 13 to 17, Being No.872 for the year 1965.

AND WHEREAS thus the said five sons and one daughter of Late Tarak Nath Das became joint owners of the said premises mutated their names with the Kolkata Municipal Corporation paying taxes thereon.

AND WHEREAS the said Smt. Nivarani Das while jointly acquired said premises sold her undivided share in respect of the said premises, unto and in favour of her five brothers, by a Deed of Sale, dated 12th February 1980 registered in the office of the Sub Registrar Alipore and is recorded in Book No. I, Volume No. 40, Pages from 104 to 107, Being No. 566 for the year 1980.

AND WHEREAS the said five sons of Late Tarak Nath Das while became well seized and possessed of and sufficiently entitled to the said premises in undivided $1/5^{\text{th}}$ share each, one of his sons Anil Kumar Das died intestate on 5th February 2008, leaving behind him surviving his widow Smt. Sefali Das, only son Sri Malay Kumar Das and three daughters namely Smt. Shelly Nandan, Smt. Poly Sur and Smt. Jolly Guin, as his legal heirs and heiresses in respect of his undivided $1/5^{\text{th}}$ share in the said premises and his said $1/5^{\text{th}}$ undivided share equally devolved upon them as per the provisions of Hindu Succession Act 1956 fully described in Schedule "A" hereunder written.

AND WHEREAS the Vendor herein thus being entitled $1/5^{\text{th}}$ undivided share to the said land with structure and has been jointly enjoying the benefit of rental income from the different tenants (the list whereof) more fully described in the Schedule "C" hereunder written.

AND WHEREAS in the said premises there are existing litigations pending before the Learned 4th Civil Judge (Sr. Division) at Alipore, which is more fully described in Schedule "D" hereunder written.

AND WHEREAS the Vendor being desirous of disposing the 1/5th undivided share of the said land with structure approached the Purchasers to submit their offer of price in respect of the said premises on as is where is basis, more fully described in the Schedule "B" hereunder written.

AND WHEREAS in pursuance of the aforesaid approach by the Vendor, the Purchasers offered their highest price of Rs.20,00,000/- (Rupees Twenty Lacs) only to purchase the said premises on as is where is basis.

AND WHEREAS thus being offered by the Purchasers the Vendor accepted the said offer and agreed to sell his 1/5th undivided share of said premises to the purchasers at and for a total consideration of Rs.20,00,000/- (Rupees Twenty Lacs) only.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of a sum of Rs.20,00,000/- (Rupees Twenty Lacs) only paid by the Purchasers to the

Vendor, (the receipt whereof the Vendor admits and acknowledges) the Vendor do hereby and hereunder grant, convey, sale, transfer, assign and assure all his estate and interest in the Schedule "B" property which is the undivided 1/5th part of share of "A" Schedule property with all appurtenances, together with all structures and/or building, ways, liberties, privileges easements whatsoever to the said premises together with existing tenants and litigations as described in the Schedule "C" and "D" respectively hereunder written AND ALL THAT premises No. 10B, Harish Mukherjee Road, Police Station Kalighat, Kolkata-700 025, the estate, right, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof, TO HAVE AND TO HOLD the same unto and to the use of the Purchasers, their heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, muniments and other evidences of title AND the Vendor do hereby covenant with the Purchasers, their heirs, executors, administrators, representatives and assigns that notwithstanding any acts deeds or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said premises free from encumbrances, mortgages, attachments or defect in title whatsoever save and except as aforesaid and that the Vendor has full power and absolute authority to sell the said premises in manner aforesaid AND the Purchasers shall hereafter peaceably and

quietly hold, possess and enjoy the said premises in khas without any claim or demand whatsoever from the Vendor or any person claiming through or under them. AND FURTHER THAT the Vendor, his heirs, executors, administrators or assigns covenant with the Purchasers their respective heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchasers, their respective heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever AND the Vendor his heirs, administrators or assigns further covenant that he or they shall at the request and cost of the purchasers their respective heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said premises and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE "A".

(Description of the entire property)

ALL THAT premises No.10B, Harish Mukherjee Road, Police Station Bhawanipur now Kalighat, Kolkata-700 025, Ward No.71 Sub Registrar at Alipore of Kolkata Municipal Corporation, Holding No. 362, Borough No. VIII having an area of 3 cottahs 6 chittacks 12 square feet, be the same a little more or less of land with 1900 square feet covered area structure, delineated with RED border line on the Map or Plan annexed herewith.

- ON THE NORTH : Gurudwara then Sambhu Nath Pandit Street.
 ON THE SOUTH : 12, Harish Mukherjee Road.
 ON THE EAST : Harish Mukherjee Road.
 ON THE WEST : Portion of Gurudwara.

SCHEDULE "B"

(Description of the property hereby conveyed).

ALL THAT piece or parcel of 1/5th undivided share of the land being 506 square feet with 1/5th share of undivided structure being 380 square feet more or less as shown in the attached site plan lying and situated at 10B, Harish Mukherjee Road, Police Station Bhawanipur now Kalighat, Kolkata-700 025 under Ward No.71 of Kolkata Municipal Corporation.

SCHEDULE "C"

List of tenants as referred to above

Sl. No.	Name of the tenants	In respect of room No.	Area in sq. ft.	Rent Rs.
1.	Lakhvindar Singh	1 and 2	300	800/-
2.	Manish Singh	3 and 4	300	800/-
3.	Ashok Kumar Singh	5A	150	175/-
4.	Om Prakash Singh	5B	150	175/-
5.	Sormita Dutta	6	300	400/-
6.	Charu Bala Das & Ors.	7 and 8	600	16/-
7.	Dial Singh	9	100	175/-
			Total	<u>1900</u>

SCHEDULE "D"

Existing litigations as referred to above.

1. Misc. case No.12 of 2004 (Arising out of T. S. No. 34 of 2000) before the Ld. Civil Judge (Sr. Dvn.) at Alipore.

(Nityananda Datta & Ors. -Vs- Anil Kumar Das & Ors.)

2. Execution case No.13 of 2004 (Arising out of Title Suit No. 34 of 2000) before the Learned Civil Judge (Sr. Dvn.) at Alipore.

(Anil Kumar Das & Ors. -Vs- Charu Bala Das & Ors.)

Both pending before the Ld. 4th Civil Judge (Sr. Division) at Alipore.

IN WITNESS WHEREOF the parties put their respective hands and seals this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Alipore in the presence of:

1. *Satish Kumar Das*
29/C, Samudra Nalhi
Panchit Street,
KOL-25.

Sunil Kumar Das
(Signature of the Vendor)

Dabindar Singh
Moumou Singh.

2. *L. N Roy Adv*
1B Old Post Office Street
K-1.

Drafted by:

(Signature of the Purchasers)

Kamal Kumar Basu
(Kamal Kumar Basu)
Advocate,
1B, Old Post Office Street,
Ground floor, Room No. 2(i),
Kolkata-700 001.
Computed by:

(Panchugopal Mandal)
1B, Old Post Office Street,
Ground floor, Room No.2(i),
Kolkata-700 001.

MEMO OF CONSIDERATION

Received on and from the abovenamed purchasers a sum of Rs.20,00,000/- (Rupees Twenty Lacs) only being the full consideration money in the manner as follows:-

Sl.	No.	Draft No.	Dated	Drawn on	Amount (Rs.)
1.		735486	12.12.2008	Citi Bank	Rs.10,00,000/-
2.		735189	12.12.2008	Citi Bank	Rs.10,00,000/-
				Total	Rs.20,00,000/-

(Rupees Twenty Lacs) only.

WITNESSES:

1. *Sunil Kumar Des*
29/C, Sambhu Nath
Pandit Street.
KOL-25.

2. *S. N. Ray*
1B Old Post Office
KOL-1.

Sunil Kumar Des
Signature of the Vendor.

SPECIMEN FORM FOR TEN FINGER PRINTS



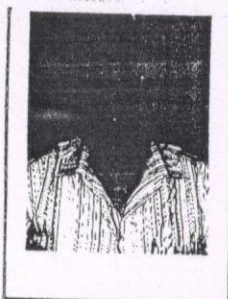
Devil Kumar Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



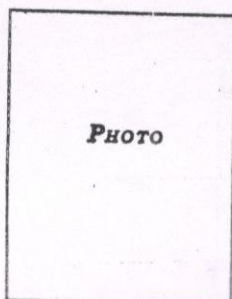
Devin Kumar Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Mani Mohan

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



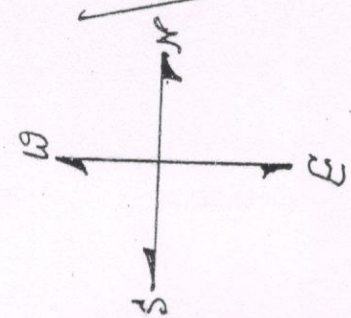
PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SITE PLAN OF PREMISES NO-10B, HARISH HUKERJEE ROAD, P.S - KALIGHAT,
 KOLKATA-700 025, under Kolkata Municipal Corpn WARD NO- 71.
 HOLDING NO- 362, Brough - VIII LAND WITH STRUCTURE

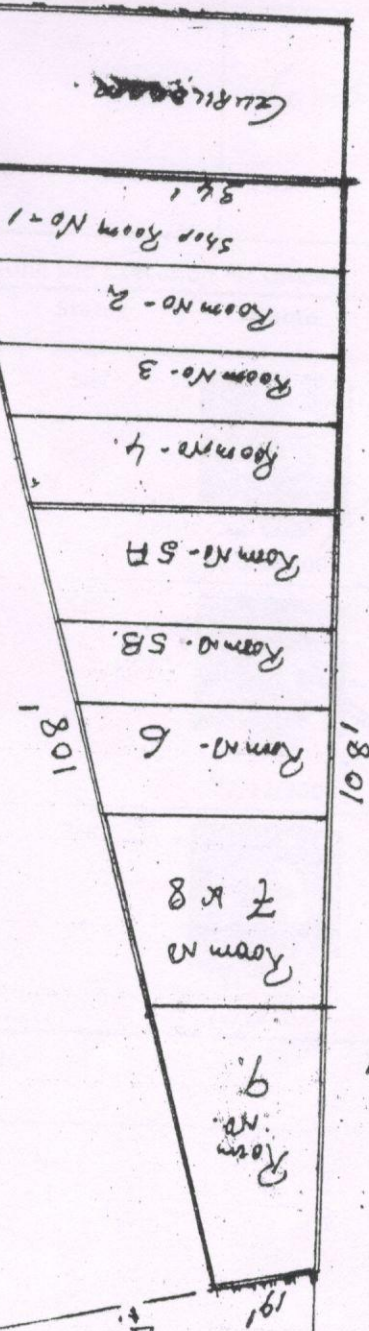
LAND MEASURING - 3 Cottages 12 Sq.ft
 STRUCTURE - 1500 Sq.ft (undivided)

1/5th undivided share of Lot
 with structure (506+340)



Property of Gurudwara.

Permisio No.
 The Harish Mukerjee
 Road.



Harish Mukerjee Road

SHANBHU NATH PANDIT Road.

Sumit Kumar Das

Sig of VENDOR/VENDORS

Used 510-30-30-30-30
 24 Patagonas
 Add: South 24 Patagonas
 Allpore, South 24 DEC 2008

Shankar Singh
 Moni Singh







Sig of PURCHASERS

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. 07724 / 2008, Deed No. (Book - I , 06051/2008)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sunil Kumar Das	<i>Sunil Kumar Das</i> 22/12/2008

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sunil Kumar Das Address -29/c Sambhunath Pandit St	Self		 LTI	<i>Sunil Kumar Das</i> 22/12/2008
			22/12/2008	22/12/2008	
2	Lakhvinder Singh Address -6/1 Sambhunath Pandit St	Self		 LTI	<i>Lakhvinder Singh</i> 22/12/08
			22/12/2008	22/12/2008	
3	Manish Singh Address -6/1 Sambhunath Pandit St	Self		 LTI	<i>Manish Singh</i> 22/12/08
			22/12/2008	22/12/2008	

Name of Identifier of above Person(s)

Kamal Kr Basu
PS-.,1b Old Post Office St Kol1

Signature of Identifier with Date

Kamal Kumar Basu
22-12-08

**Government Of West Bengal
Office of the A. D. S. R. ALIPORE
ALIPORE**

Endorsement For deed Number :I-06051 of :2008
(Serial No. 07724, 2008)

On 22/12/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 24662/- ,E = 14/- on:22/12/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2242174/-

Certified that the required stamp duty of this document is Rs 134550 /- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

Deficit stamp duty Rs 133550/- is paid, by the draft number 111654, Draft Date 17/12/2008 Bank Name STATE BANK OF INDIA, Calcutta, received on :22/12/2008.

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


Presented for registration at 12.52 hrs on :22/12/2008,at the Office of the A. D. S. R. ALIPORE by Sunil Kumar Das,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 22/12/2008 by

1. Sunil Kumar Das, son of Lt Tarak Nath Das ,29/c Sambhunath Pandit St ,Thana Bhowanipur,Pin 700025, By caste Hindu,by Profession :Others
2. Lakhvinder Singh, son of Lt Balwant Singh ,6/1 Sambhunath Pandit St ,Thana .,Pin 700025, By caste Hindu,by Profession :Business
3. Manish Singh, son of Inderjit Singh ,6/1 Sambhunath Pandit St ,Thana .,Pin 700025, By caste Hindu,by Profession :Business

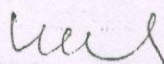
Identified By Kamal Kr Basu, son of . . 1b Old Post Office St Kol1 700001 Thana: ., by caste Hindu,By Profession :Advocate.


[Utpal Kumar Basu]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ALIPORE
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 1238 to 1255
being No 06051 for the year 2008.




(Utpal Kumar Basu) 22-December-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal