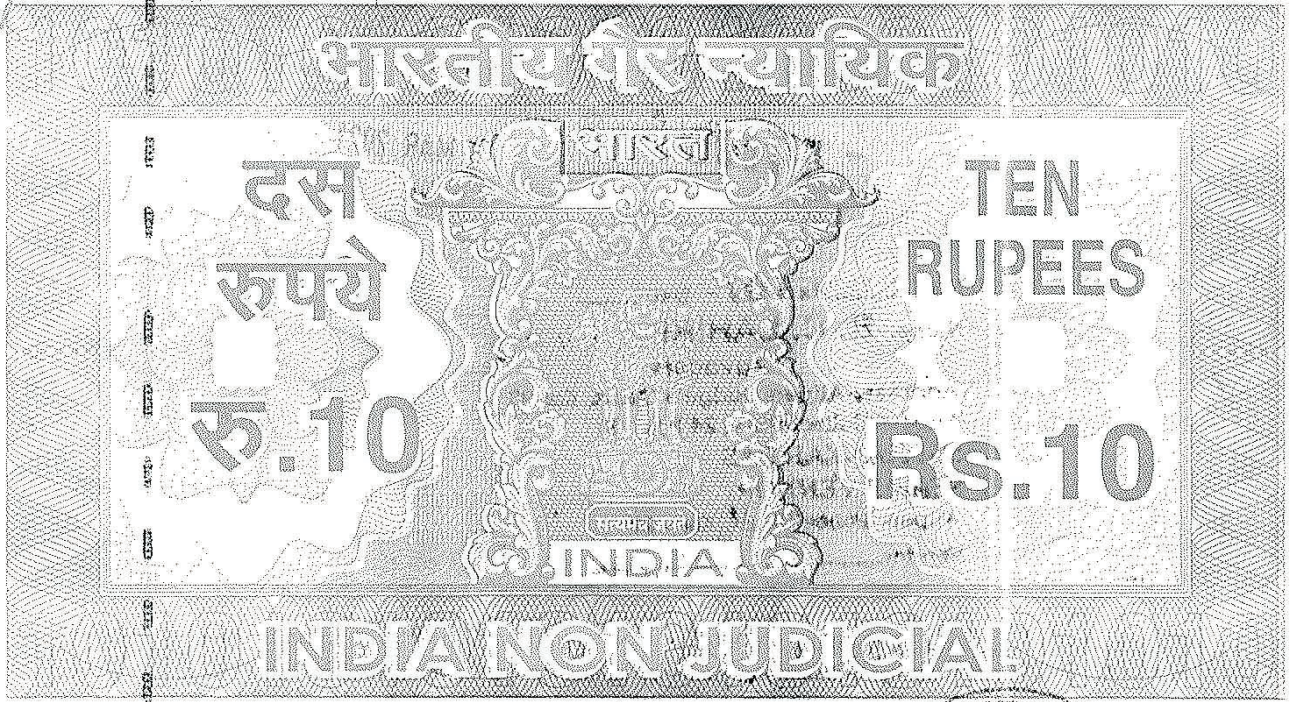


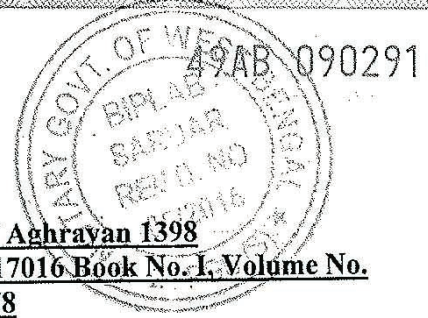
Sl. No. 24 Date

19 MAR 2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



Ref : Bengali Kobala dated 8 the day of Aghrayan 1398
Corresponding to 25th November, 1991 Deed No. I – 17016 Book No. I, Volume No.
282 Pages from 372 to 378

Translate Bengali to English Language

DEED OF CONVEYANCE

{Valued Rs. 20,000/- (Twenty Thousands) only}

PURCHASER :

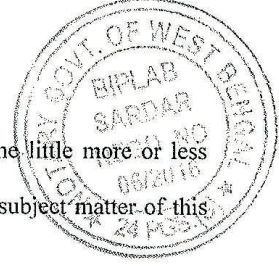
Radha Housing Board
Proprietor Sri Pradip Das
Son of Sri Premananda Das
By faith Hindu, by Occupation Business
Address : 28/1, Gariahat Road, South, Kolikata – 31



SELLERS :

1. Sri Gopal Pramanik son of Sri Ajit Pramanik
2. Sri Upen Hazra son of Late Bihari Hazra
Both by faith Hindu, by Occupation Business
Address : Kalikapur, P.S. Kasba, Kolikata – 78

19 MAR 2021



A piece of Land measuring about 3 (Three) Bighas to be the same little more or less togetherwith all easement right thereto free from all encumbrances is the subject matter of this Sale Deed.

One Smt. Bina Pani Sana inherited $\frac{1}{4}$ th share of land measuring about 46 Bighas of land in Old Dag No. 396 & 408 and Present Dag No. 516 & 534 out of total $\frac{1}{4}$ th share of demarcated land out of 61.39 Acre land equivalent to 15.34 $\frac{3}{4}$ th Acre of land left by her Predecessor-In-Interest in Present Dag No. 513 (81 Decimals), Dag No. 514 (1.32 Decimals, Dag No. 516 (27.94 Decimals), Dag No. 515 (29.54 Decimals), Dag No. 517 (21 Decimals), Dag No. 518 (47 Decimals), Dag No. 519 (33 Decimals), Dag No. 520 (26 Decimals) and Dag No. 534 (51 Decimals) all under Revisional Settlement Khatian No. 163 (Old Khatian No. 13) appertaining to Touzi No. 413, R.S. No. 227, J.L. No. 8 lying at Mouza Bhagabanpur Gram, Pargana Kolikata, P.S. & Sub-Registry Office Sonarpur.

Out of the said land of Smt. Bina Pani Sana, We, the Sellers herein, by virtue of a Deed of Conveyance registered on 10.7.91 before the Alipore District Registry Office vide Deed No. 10737 purchased from Smt. Bina Pani Sana a piece of Land measuring about 26 Bighas more or less in Old Dag No. 316 & 408 Present Dag No. 516 & 534 under Revisional Settlement Khatian No. 163 (Old Khatian No. 13) appertaining to Touzi No. 413, R.S. No. 227, J.L. No. 8 lying at Mouza Bhagabanpur Gram, Pargana Kolikata, P.S. & Sub-Registry Office Sonarpur.

Now we, the Sellers herein, due to our lawfully reasons of need of money have declare to sell 3 Bighas of land out of our said purchased land measuring about 26 Bighas shown in Plan or Map annexed herewith and marked with Red Border, morefully described in **SCHEDULE** hereunder written at or for total consideration of Rs. 20,000/- (Twenty Thousands) only and being aware of such intention and desire of the Sellers, the Purchaser agreed to purchase the said land and we, the Sellers herein, on being received the full consideration of 3 Bighas of land amounting to Rs. 20,000/- (Twenty Thousands) only agreed to execute the present Deed by acquiting releasing and discharging the said 3 Bighas of land forever in favour of you and in your name on the following terms and conditions :-

19 MAR 2021

All our right, title, interest and possession of the said land hereby sold acquired till this day do hereby vested from this day in favour of you. It shall be lawful for the Purchaser at all times hereafter subject to nevertheless upon compliance of the rules and regulations applicable under the law and of the covenant of the Purchaser hereunder peaceably and quietly to enter into and upon and hold possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, interruption, disturbance claim or demand whatsoever from or by us, the Sellers herein, or any person or persons having or lawfully or equitably claiming any right, title and interest whatsoever in the said land from through or under or in trust for us and that free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by us well and sufficiently saved, defended, kept harmless and indemnified, against all charges and encumbrances, whatsoever made done executed occasioned or knowingly suffered by us.

We have good and absolute right, title and interest in the said land as mentioned in the second schedule hereunder written hereby sold by this present without any claim, right, title and interest of any other person or persons claiming under or in trust for us and no notice case, application and / or appeal is pending in connection with the said land and we did not receive any money from any person for selling out the said land at any point of time and we have marketable title to the said land hereby sold by this present free from all encumbrances, liens and dispendens, charges, attachments and trust whatsoever or howsoever.

If any of the declarations made by us as aforesaid is found to be false, we shall bound to compensate the Purchaser with interest and the law will take own course against us.

If any mistake is found in preparing this Deed, we shall be bound to make arrange to modify the same by executing Rectified Deed and to cause registered the same.

Thus by the aforesaid manner we willfully and in full sense has executed this Deed after receiving the full consideration from you being the value of land as mentioned in the Schedule hereunder written by putting our respective signatures herein this Deed.

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SCHEDULE OF LAND

A piece of land measuring about 3 Bighas comprised in Dag No. 516 out of the total land measuring about 26 Bighas belong to Bina Pani Sana which she inherited from her Predecessor-In-Interest within District South 24 Parganas, Pargana Kolikata, P.S. & Sub-registry office – Sonarpur, District Collectorate Touzi No. 413, R.S. No. 227, J.L. No. 8, Mouza Bhagabanpur Gram, Present Settlement Khatian 163, Present Dag Nos. 513, 514, 516, 517, 515, 518, 519, 520 & 534 togetherwith all easement rights and rights to use common passages is the sold property in this Deed.

This land is agricultural in nature and shown in Plan annexed herewith and marked with Red Colour. Solemnly Affirmed & Declared before me on Identification

BIPLAB SARDAR
Regd. No. - 06/2016
Govt. of West Bengal

19 MAR 2021
BOUNDARY

Identified by me
Advocate

On the North : Public Road

On the South : Land in Dag No. 516

On the East : Public Road

On the South : Drain and then Public Road

Memo of consideration

Received Rs. 20,000/- (twenty thousands) only

Drafted by

Witnesses

s/d Sri Bankim Chakraborty

s/d Janaki Hazra
Haltu

Typist

s/d Ranajit Kumar Poddar
18 Avenue 1st Road, Kolkata-75

s/d Sri Sanat Kumar Sana



19 MAR 2021

19 MAR 2021