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22/01/13

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 273110

Certified that the document is admitted to registration. The stamp sheet and the endorsement are attached with this document.

V. No: - 134/13  
Q. No: - 1747/13

Addl. District Sub-Registrar  
Kolkata  
24 Jan 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 22<sup>nd</sup> day of January, Two Thousand Thirteen BETWEEN SMT. PRAVA RANI GHOSH alias SMT. PRABHA RANI GHOSH, daughter of Late Hiralal Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at 4, Basudevpur New Colony, Belgharia, Kolkata- 700 056, presently residing at "SRIJAN APARTMENT", 192, Bidhan Pally, P.S. Regent Park, Kolkata- 700 084, hereinafter called and referred to as the "VENDOR" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, Executors, administrators, legal representatives and assigns) of the ONE PART.

নং 2610

তাং 21-01-13

মূল্য 1000/-

খরিদদার

সাং

Sushil chandra Ghosh

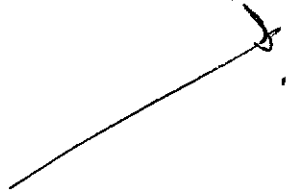
70, Sonarpur (North) - Road. Barak. W. 84

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেভার

সোনারপুর এ্যা.ডি.এস.আর অফিস

দক্ষিণ ২৪ পরগনা



Sushil chandra Ghosh



269



Sushil chandra Ghosh.



270

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Sonarpur, South 24 Pgs.  
24 Jan 2013

সুজারানী ঘোষ

Tapas Bando  
8/0 Haren Bando  
Sonarpur

A N D

SRI SUSHIL CHANDRA GHOSH, son of Late Upendra Chandra Ghosh, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 70, Sreerampore Road (N), Kolkata- 700 084, hereinafter called and referred to as the "PURCHASER" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

WHEREAS Smt. Prava Rani Ghosh alias Smt. Prabha Rani Ghosh, the Vendor herein along with other six, namely Sri Nikhil Ghosh, Smt. Soma Ghosh, Sri Chandan Kumar Ghosh, Sri Adwit Ghosh, Smt. Mousūmi Ghosh (Dey) and Smt. Anita Ghosh jointly purchased ALL THAT piece and parcel of land measuring more or less 302 decimals (the split up of the land being :- 48 decimals of R.S. Dag No. 1776, L.R. Dag No. 1806 under R.S. Khatian No. 166, 07 decimals of R.S. Dag No. 1778, L.R. Dag No. 1807 under R.S. Khatian No. 313, 21 decimals of R.S. Dag No. 1780, L.R. Dag No. 1809 under R.S. Khatian No. 612, 21 decimals of R.S. Dag No. 1781, L.R. Dag No. 1810 under R.S. Khatian No. 573, 30 decimals of R.S. Dag No. 1782, L.R. Dag No. 1811 under R.S. Khatian No. 494, 07 decimals of R.S. Dag No. 1783, L.R. Dag No. 1812 under R.S. Khatian No. 494, 13 decimals of R.S. Dag No. 1784, L.R. Dag No. 1813 under R.S. Khatian No. 484, 43 decimals of R.S. Dag No. 1785, L.R. Dag No. 1814 under R.S. Khatian No. 494, 33 decimals of R.S. Dag No. 1789, L.R. Dag No. 1818 under R.S. Khatian No. 379, 13 decimals of R.S. Dag No. 1790, L.R. Dag No. 1819 under R.S. Khatian No. 304, 24 decimals of R.S. Dag No. 1791, L.R. Dag No. 1820 under R.S. Khatian No. 223/1, 02 decimals of R.S. Dag No. 1792, L.R. Dag No. 1821 under R.S. Khatian No. 304, 27 decimals of R.S. Dag No. 1793, L.R. Dag No. 1822 under R.S. Khatian No. 223 and 13 decimals of R.S. Dag No. 1794, L.R. Dag No. 1823 under R.S. Khatian No. 495), lying and situate at



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Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63, 64 and 100 comprised in R.S. Dag Nos. 1776, 1778, 1780, 1781, 1782, 1783, 1784, 1785, 1789, 1790, 1791, 1792, 1793, 1794 corresponding to L.R. Dag Nos. 1806, 1807, 1809, 1810, 1811, 1812, 1813, 1814, 1818, 1819, 1820, 1821, 1822, 1823 respectively appertaining to R.S. Khatian Nos. 223, 304, 223/1, 166, 494, 573, 484, 379, 612, 313, 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas by and under 29 separate Deeds of Sale, which were registered before the office of the A.D.S.R. Sonarpur in year 2012 vide Deed Nos. 15153, 15154, 15155, 15156, 15157, 15158, 15159, 15160, 15161, 15162, 15164, 15165, 15169, 15170, 15172, 15174, 15176, 15177, 15179, 15180, 15181, 15183, 15185, 15186, 15191, 15193, 15195, 15196 & 15197 from the then owners 1) SMT. SHIBA RANI GHOSH, wife of Late Gopal Chandra Ghosh, (2) SRI AJIT KUMAR GHOSH, son of Late Gopal Chandra Ghosh, (3) SMT. MALA GHOSH, wife of Late Samit Kumar Ghosh, (4) SRI BISWADEEP GHOSH, son of Late Samit Kumar Ghosh, (5) SMT. PAULAMI MITRA, daughter of Late Samit Kumar Ghosh wife of Sri Debjyoti Mitra, No. 5 is being represented by her constituted Attorney her mother SMT. MALA GHOSH, (6) SMT. MANJU GHOSH, wife of Sri Amitava Ghosh, (7) SMT. LEENA GHOSH, wife of Sri Susanta Ghosh, (8) SMT. SHYAMALI GHOSH @ GHOSH, wife of Sri Manoj Ghosh, all of Elachi, P.O. Narendrapur, P.S. Sonarpur, District South 24-Parganas.

**AND WHEREAS** thus the Vendor herein became the owner of the undivided 1/7th share i.e. more or less 43.143 decimals (the split up of the land being :- 6.857 decimals of R.S. Dag No. 1776, L.R. Dag No. 1806 under R.S. Khatian No. 166, 01 decimals of R.S. Dag No. 1778, L.R. Dag No. 1807 under R.S. Khatian No. 313, 3 decimals of R.S. Dag No. 1780, L.R. Dag No. 1809 under R.S. Khatian No. 612, 3 decimals of R.S. Dag No. 1781, L.R. Dag No. 1810 under R.S. Khatian No. 573, 4.285 decimals of R.S. Dag No. 1782, L.R. Dag No. 1811 under R.S. Khatian No. 494, 01 decimals of R.S. Dag



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No. 1783, L.R. Dag No. 1812 under R.S. Khatian No. 494, 1.857 decimals of R.S. Dag No. 1784, L.R. Dag No. 1813 under R.S. Khatian No. 484, 6.143 decimals of R.S. Dag No. 1785, L.R. Dag No. 1814, under R.S. Khatian No. 494, 4.714 decimals of R.S. Dag No. 1789, L.R. Dag No. 1818 under R.S. Khatian No. 379, 1.857 decimals of R.S. Dag No. 1790, L.R. Dag No. 1819 under R.S. Khatian No. 304, 3.43 decimals of R.S. Dag No. 1791, L.R. Dag No. 1820 under R.S. Khatian No. 223/1, 0.286 decimals of R.S. Dag No. 1792, L.R. Dag No. 1821 under R.S. Khatian No. 304, 3.857 decimals of R.S. Dag No. 1793, L.R. Dag No. 1822, under R.S. Khatian No. 223 and 1.857 decimals of R.S. Dag No. 1794, L.R. Dag No. 1823 under R.S. Khatian No. 495) out of the aforesaid total purchased land measuring more or less 302 decimals lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63, 64 and 100 comprised in R.S. Dag Nos. 1776, 1778, 1780, 1781, 1782, 1783, 1784, 1785, 1789, 1790, 1791, 1792, 1793, 1794 corresponding to L.R. Dag Nos. 1806, 1807, 1809, 1810, 1811, 1812, 1813, 1814, 1818, 1819, 1820, 1821, 1822, 1823 respectively appertaining to R.S. Khatian Nos. 223, 166, 313, 612, 573, 492, 494, 379, 304, 223/1 & 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Pargans and enjoying the same with the co-owners of the said property by paying rents and taxes regularly to the authority concerned.

AND WHEREAS the Vendor herein due to her urgent need of money, decided to dispose the undivided land measuring more or less 11 decimals [the split up of the land being :- 0.286 decimals (the undivided 1/7th share out of 2 decimals) Danga land of R.S. Dag No. 1792, L.R. Dag No. 1821, 3.857 decimals (the undivided 1/7th share out of 27 decimals) Danga land of R.S. Dag No. 1793, L.R. Dag No. 1822, 6.857 decimals (the undivided 1/7th share out of 48 decimals) Danga land of R.S. Dag No. 1776, L.R. Dag No. 1806] of Mouza- Elachi, J.L. No. 70 fully described in the Schedule hereunder written and made public announcement to this effect.



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**AND WHEREAS** the Purchaser herein having come to know of such announcement, offered a consolidated value of the land measuring more or less **11 decimals** fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by **RED** border for Rs. 7,00,000/- (Rupees Seven Lakh) only in lump sum and the Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 7,00,000/- (Rupees Seven Lakh) only.

**NOW THIS DEED WITNESSETH** as follows :- that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,00,000/- (Rupees Seven Lakh) only paid to the Vendor by the Purchaser on or before the execution of these present (the receipt whereof the Vendor doth hereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and discharge forever the Purchaser as also the said land), the Vendor doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchaser free from all encumbrances whatsoever **ALL THAT** piece and parcel of land measuring more or less **11 decimals** situated and lying at Mouza- Elachi, J.L. No. 70, comprising in R.S. Dag Nos. 1792, 1793 and 1776 corresponding to L.R. Dag Nos. 1821, 1822 and 1806 appertaining to R.S. Khatian Nos. 304, 223 & 166 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, District South 24-Parganas, more fully and specifically described in the Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said property and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and



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profits thereof **AND** all estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property and every part thereof **TOGETHER WITH** all deeds, paths, muniments, writings and all other evidences of title whatsoever relating to or concerning the said property and every part thereof and all estate rights, title interest user property claims and demand whatsoever of the Vendor doth at law and equity into upon the said property or any part thereof **TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER**

- a) **THAT** notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDOR** now have full power, indefeasible and absolute authority in law, in fee simple in possession or an estate equivalent thereto in the said property to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said **PURCHASER** in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.
- b) **AND THAT** the **PURCHASER** shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the **VENDOR**.
- c) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged and keep the **PURCHASER** harmless and indemnified of from and against all charges, claims, liens, debts, attachments and encumbrances whatsoever made done or suffered by the Vendor all persons claiming from under or in trust for the Vendor.



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- d) **FURTHER THAT** the Vendor and all persons claiming from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said property to the use of the **PURCHASER** as shall or may reasonably be required.
- e) **AND THAT** the Vendor doth hereby covenant with the Purchaser that she shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASER** produce or cause to be produced at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said property for the purpose of showing her title to the said land **AND ALSO** at the request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested copies or abstracts or extracts from the same as may be required **AND** shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of undivided Danga land measuring more or less 11 decimals [the split up of the land being :- 0.286 decimals (the undivided 1/7th share out of 2 decimals) Danga land of R.S. Dag No. 1792, L.R. Dag No. 1821, appertaining to R.S. Khatian No. 304, 3.857 decimals (the undivided 1/7th share out of 27 decimals) Danga land of R.S. Dag No. 1793, L.R. Dag No. 1822, appertaining to R.S. Khatian No. 223, 6.857 decimals (the undivided 1/7th share out of 48 decimals) Danga land of R.S. Dag No. 1776, L.R. Dag No. 1806, appertaining to R.S. Khatian No. 166] comprised in R.S. Dag Nos. 1792, 1793 and 1776 corresponding to L.R. Dag Nos. 1821, 1822 and 1806 appertaining to R.S. Khatian Nos. 304, 223 and 166 corresponding to L.R. Khatian Nos. 4, 1012,



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-( 8 ) :-

1013, 1014, 1016 & 1017, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52 & 63/64 now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 26, under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas TOGETHERWITH all easementary right attached thereto and the total land of 2 decimals of R.S. Dag No. 1792, the total land of 27 decimals of R.S. Dag No. 1793 and the total land of 48 decimals of R.S. Dag No. 1776 are separately shown in the map or plan annexed hereto by RED border. The Sketch Plan or Map annexed herewith, will be treated as part and parcel of this Deed of Conveyance.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. Nikhil Ghosh  
17/10, Baishnabghata Road,  
P.O. Naktala P.S. Patuli  
Kolkata - 47.
2. Anita Ghosh  
70, Sreerampur Rd. (N)  
Garia, Kat - 84

প্রজ্ঞানী ঘোষ

SIGNATURE OF THE VENDOR



*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
24 JUN 2013



-(9)-

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 7,00,000/- (Rupees Seven Lakh) only being the full consideration money paid by the following manner :-

Sushil Chandra Ghosh.

<u>PAY ORDER No.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
525875	21/01/2013	Axis Bank, Garia Br.	Rs. 7,00,000/-

(Rupees Seven Lakh Only)

WITNESSES :-

1. Nikhil Ghosh.

2. Anita Ghosh

সুশীল চন্দ্রা ঘোষ

SIGNATURE OF THE VENDOR

Prepared and Drafted by :-

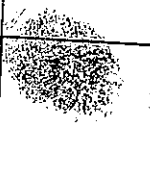



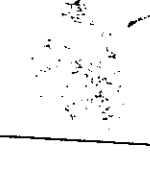
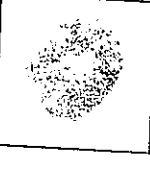

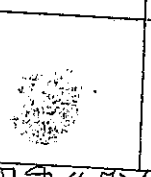

Prabir Kumar Roy  
Advocate. W.B. 828/81  
Alipore Criminal Court.

Printed by :-

(PRADIP BAIDYA)  
Sonarpur.

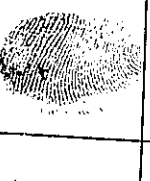

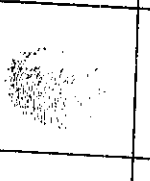
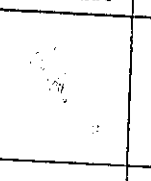


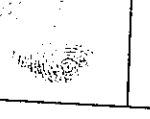
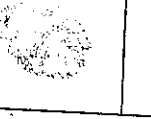



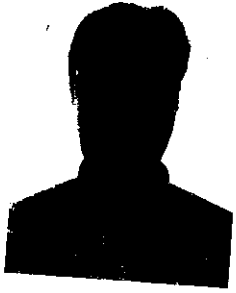
*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
24 June 2013

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND				
LEFT HAND						



NAME ..... SIGNATURE শ্রী সুনীল চন্দ্রা গোস্বামী

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND				
LEFT HAND						



NAME SUSHIL CHANDRA GHOSH SIGNATURE Sushil chandra ghosh

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND				
LEFT HAND						

NAME ..... SIGNATURE .....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND				
LEFT HAND						

NAME ..... SIGNATURE .....



*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
24 June 2013



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

Endorsement For Deed Number : I - 00801 of 2013  
(Serial No. 01021 of 2013)

**On**

**Payment of Fees:**

**On 22/01/2013**

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

Presented for registration at 19.00 hrs on :22/01/2013, at the Private residence by Sushil Chandra Ghosh ,Claimant.

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

Execution is admitted on 22/01/2013 by

1. Prava Rani Ghosh Alias Prabha Rani Ghosh, wife of Lt, Hiralal Ghosh , Srijan Apartment , 192, Bidhan Pally, Kolkata, Thana:-Regent Park, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife

Identified By Tapas Panda, son of Haren Panda, Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste:Hindu, By Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 24/01/2013**

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 24940.00/-, on 24/01/2013

( Under Article : A(1) = 24926/- ,E = 14/- on 24/01/2013 )

**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.-22,66,664/-

Certified that the required stamp duty of this document is Rs.- 136020 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 131050/- is paid, by the draft number 949030, Draft Date 22/01/2013, Bank Name State Bank Of India, GARIA, received on 24/01/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR



*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
24 July 2013



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

**Endorsement For Deed Number : I - 00801 of 2013**  
**(Serial No. 01021 of 2013)**

2. Rs. 4000/- is paid, by the draft number 850568, Draft Date 24/01/2013, Bank Name State Bank Of India, NARENDRAPUR, received on 24/01/2013

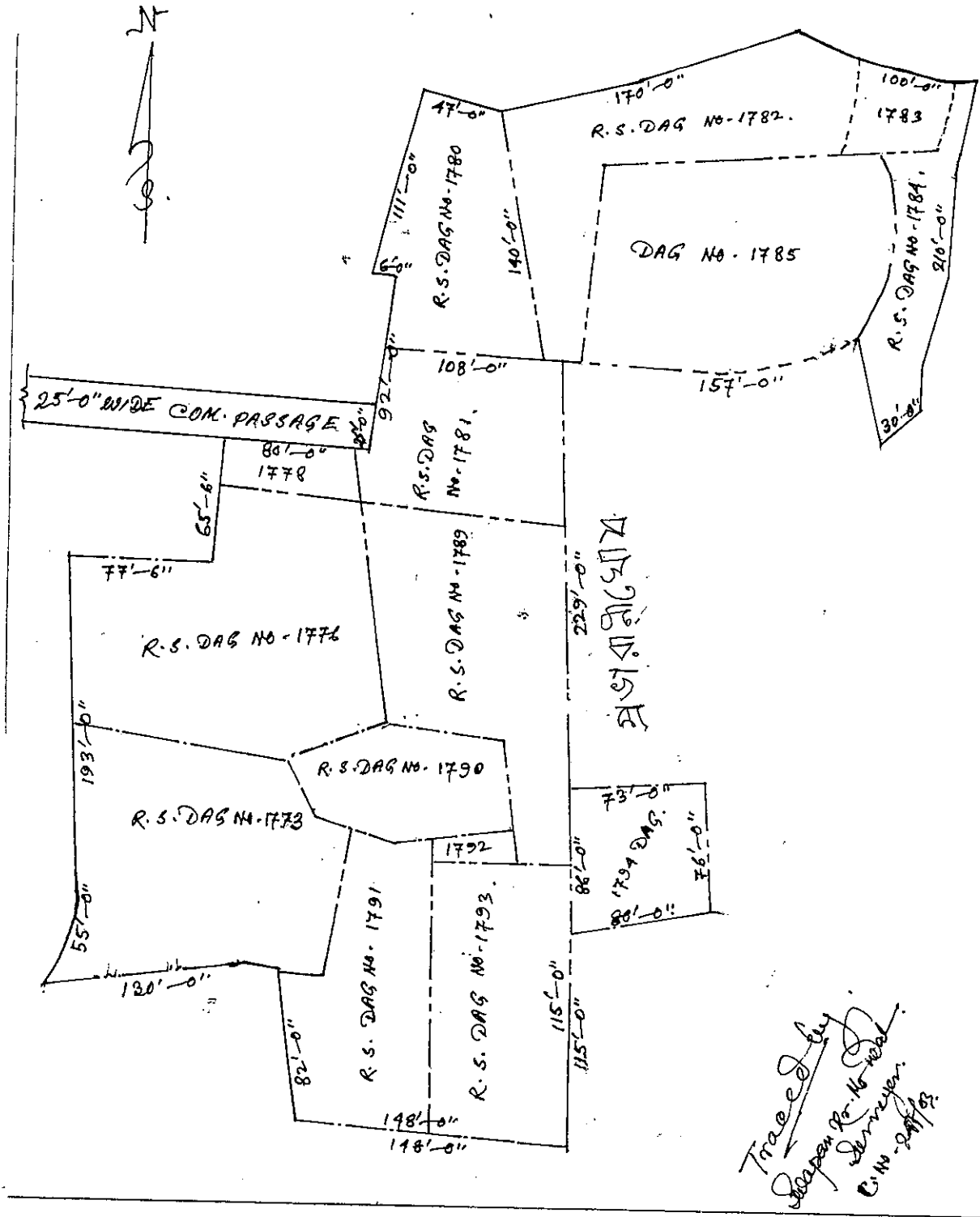
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR



*Addl. Dist Sub-Registrar*  
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24 June 2013

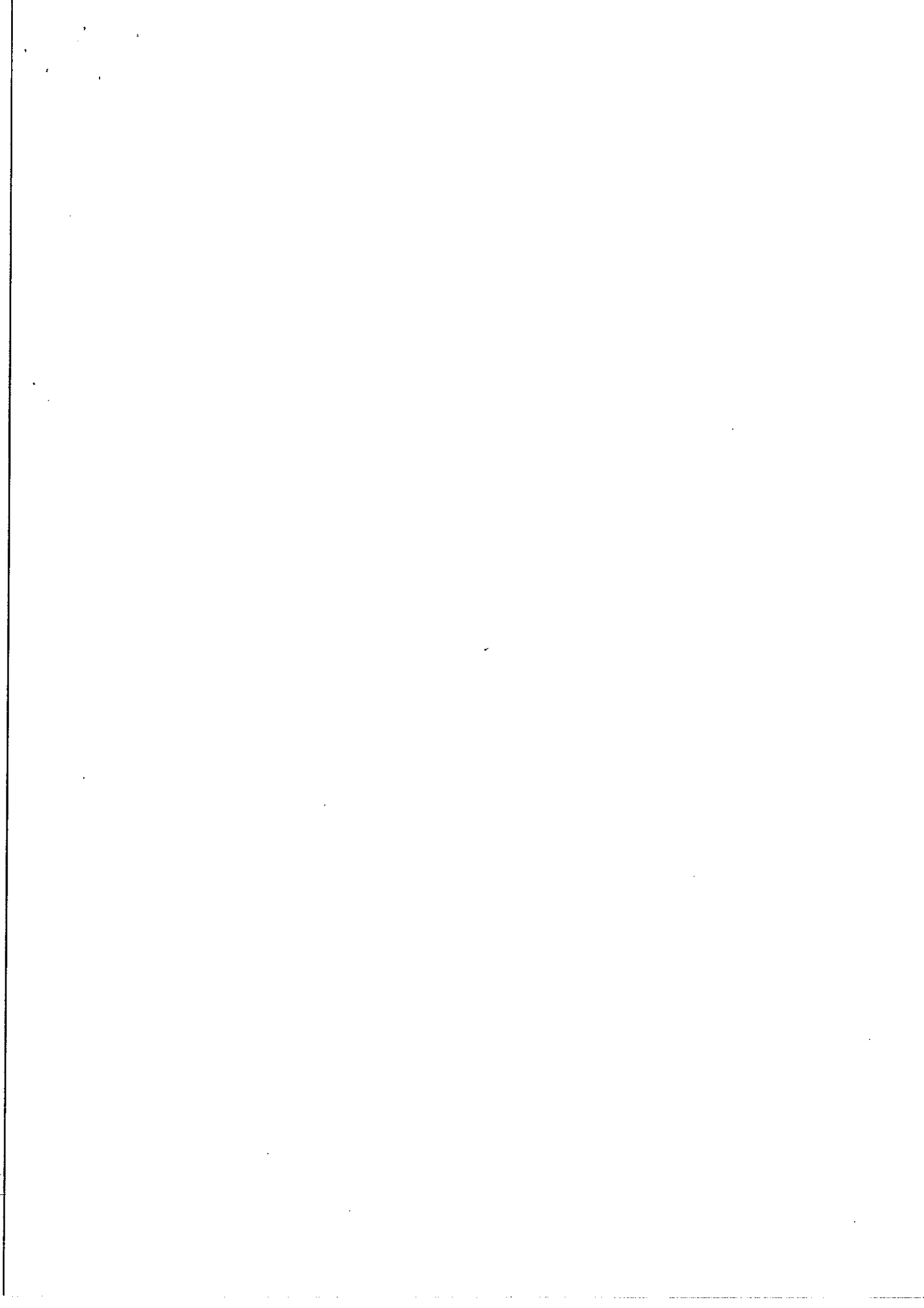


LAND PLAN IN R.S. DAG NO- 1781, 1773, 1776, 1790, 1792, 1793, 1791,  
 1778, 1789, 1780, 1782, 1783, 1785, 1784 & 1794, KH. NO- 573, 224,  
 166, 304, 223, 223/1, 313, 379, 612, 494 & 495, AT MOITZA-ELACHI,  
 J.L. NO- 70, P.S.- SONARPUR, DIST- 24 PGS (S), SCALE: 66' = 1" INCH.  
 LAND AREA: 10 Bighas = 2 Katta (M/L).  
 MARKED BY RED BORDER.





*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
24 June 2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 1157 to 1171  
being No 00801 for the year 2013.



*B. P.*  
(Biswajit Dey) 28-January-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal

8:1022

I. 00802/13

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22/01/13

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 273129

Certified that the document is admitted to registration, the stamp sheet and the endorsement attached with this document.

22-01-13

Sub-Registrar  
Solkarpore, South 24 Pgs.  
24-01-2013

V. e NO: — 133/13  
Q. NO: — 1742/13

DEED OF CONVEYANCE

স্বভা রানী ঘোষ

Surbil chandree Ghosh.

THIS DEED OF CONVEYANCE made this 22<sup>nd</sup> day of January, Two Thousand Thirteen BETWEEN SMT. PRAVA RANI GHOSH alias SMT. PRABHA RANI GHOSH, daughter of Late Hiralal Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at 4, Basudevpur New Colony, Belgharia, Kolkata- 700 056, presently residing at "SRIJAN APARTMENT", 192, Bidhan Pally, P.S. Regent Park, Kolkata- 700 084, hereinafter called and referred to as the "VENDOR" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, Executors, administrators, legal representatives and assigns) of the ONE PART.

নং 2608

তার 21-01-13

মূল্য 1000/-

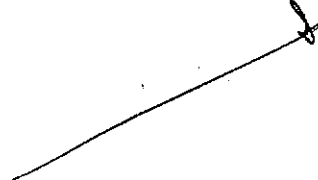
খরিদদার

সাং

Sushil Chandra Ghosh  
70 Sree Rambar (North) Road.

Calcutta, West. Bng

শঙ্কর কুমার সরকার  
স্ট্যাম্প ভেড্ডার  
সোনারপুর এ্যা.ডি.এস.আর অফিস  
দক্ষিণ ২৪ পরগনা

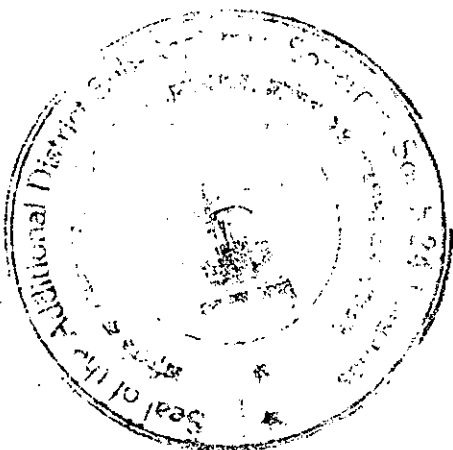


Sushil chandra ghosh



269

Sushil chandra ghosh.



270

প্রভা রানী ঘোষ

Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
24 JAN 2013

Tapas Tande  
s/o Hareend Tande  
Sonarpur

A N D

SRI SUSHIL CHANDRA GHOSH, son of Late Upendra Chandra Ghosh, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 70, Sreerampore Road (N), Kolkata- 700 084, hereinafter called and referred to as the "PURCHASER" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

WHEREAS Smt. Prava Rani Ghosh alias Smt. Prabha Rani Ghosh, the Vendor herein along with other six, namely Sri Nikhil Ghosh, Smt. Soma Ghosh, Sri Chandan Kumar Ghosh, Sri Adwit Ghosh, Smt. Mousumi Ghosh (Dey) and Smt. Anita Ghosh jointly purchased ALL THAT piece and parcel of land measuring more or less 302 decimals (the split up of the land being :- 48 decimals of R.S. Dag No. 1776, L.R. Dag No. 1806 under R.S. Khatian No. 166, 07 decimals of R.S. Dag No. 1778, L.R. Dag No. 1807 under R.S. Khatian No. 313, 21 decimals of R.S. Dag No. 1780, L.R. Dag No. 1809 under R.S. Khatian No. 612, 21 decimals of R.S. Dag No. 1781, L.R. Dag No. 1810 under R.S. Khatian No. 573, 30 decimals of R.S. Dag No. 1782, L.R. Dag No. 1811 under R.S. Khatian No. 494, 07 decimals of R.S. Dag No. 1783, L.R. Dag No. 1812 under R.S. Khatian No. 494, 13 decimals of R.S. Dag No. 1784, L.R. Dag No. 1813 under R.S. Khatian No. 484, 43 decimals of R.S. Dag No. 1785, L.R. Dag No. 1814 under R.S. Khatian No. 494, 33 decimals of R.S. Dag No. 1789, L.R. Dag No. 1818 under R.S. Khatian No. 379, 13 decimals of R.S. Dag No. 1790, L.R. Dag No. 1819 under R.S. Khatian No. 304, 24 decimals of R.S. Dag No. 1791, L.R. Dag No. 1820 under R.S. Khatian No. 223/1, 02 decimals of R.S. Dag No. 1792, L.R. Dag No. 1821 under R.S. Khatian No. 304, 27 decimals of R.S. Dag No. 1793, L.R. Dag No. 1822 under R.S. Khatian No. 223 and 13 decimals of R.S. Dag No. 1794, L.R. Dag No. 1823 under R.S. Khatian No. 495), lying and situate at



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Senarath, South 24 Pgs.

24 July 2019



Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63, 64 and 100 comprised in R.S. Dag Nos. 1776, 1778, 1780, 1781, 1782, 1783, 1784, 1785, 1789, 1790, 1791, 1792, 1793, 1794 corresponding to L.R. Dag Nos. 1806, 1807, 1809, 1810, 1811, 1812, 1813, 1814, 1818, 1819, 1820, 1821, 1822, 1823 respectively appertaining to R.S. Khatian Nos. 223, 304, 223/1, 166, 494, 573, 484, 379, 612, 313, 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas by and under 29 separate Deeds of Sale, which were registered before the office of the A.D.S.R. Sonarpur in year 2012 vide Deed Nos. 15153, 15154, 15155, 15156, 15157, 15158, 15159, 15160, 15161, 15162, 15164, 15165, 15169, 15170, 15172, 15174, 15176, 15177, 15179, 15180, 15181, 15183, 15185, 15186, 15191, 15193, 15195, 15196 & 15197 from the then owners 1) SMT. SHIBA RANI GHOSH, wife of Late Gopal Chandra Ghosh, (2) SRI AJIT KUMAR GHOSH, son of Late Gopal Chandra Ghosh, (3) SMT. MALA GHOSH, wife of Late Samit Kumar Ghosh, (4) SRI BISWADEEP GHOSH, son of Late Samit Kumar Ghosh, (5) SMT. PAULAMI MITRA, daughter of Late Samit Kumar Ghosh wife of Sri Debjyoti Mitra, No. 5 is being represented by her constituted Attorney her mother SMT. MALA GHOSH, (6) SMT. MANJU GHOSH, wife of Sri Amitava Ghosh, (7) SMT. LEENA GHOSH, wife of Sri Susanta Ghosh, (8) SMT. SHYAMALI GHOSH @ GHOSH, wife of Sri Manoj Ghosh, all of Elachi, P.O. Narendrapur, P.S. Sonarpur, District South 24-Parganas.

**AND WHEREAS** thus the Vendor herein became the owner of the undivided 1/7th share i.e. more or less 43.143 decimals (the split up of the land being :- 6.857 decimals of R.S. Dag No. 1776, L.R. Dag No. 1806 under R.S. Khatian No. 166, 01 decimals of R.S. Dag No. 1778, L.R. Dag No. 1807 under R.S. Khatian No. 313, 3 decimals of R.S. Dag No. 1780, L.R. Dag No. 1809 under R.S. Khatian No. 612, 3 decimals of R.S. Dag No. 1781, L.R. Dag No. 1810 under R.S. Khatian No. 573, 4.285 decimals of R.S. Dag No. 1782, L.R. Dag No. 1811 under R.S. Khatian No. 494, 01 decimals of R.S. Dag



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24 June 2017

No. 1783, L.R. Dag No. 1812 under R.S. Khatian No. 494, 1.857 decimals of R.S. Dag No. 1784, L.R. Dag No. 1813 under R.S. Khatian No. 484, 6.143 decimals of R.S. Dag No. 1785, L.R. Dag No. 1814 under R.S. Khatian No. 494, 4.714 decimals of R.S. Dag No. 1789, L.R. Dag No. 1818 under R.S. Khatian No. 379, 1.857 decimals of R.S. Dag No. 1790, L.R. Dag No. 1819 under R.S. Khatian No. 304, 3.43 decimals of R.S. Dag No. 1791, L.R. Dag No. 1820 under R.S. Khatian No. 223/1, 0.286 decimals of R.S. Dag No. 1792, L.R. Dag No. 1821 under R.S. Khatian No. 304, 3.857 decimals of R.S. Dag No. 1793, L.R. Dag No. 1822 under R.S. Khatian No. 223 and 1.857 decimals of R.S. Dag No. 1794, L.R. Dag No. 1823 under R.S. Khatian No. 495) out of the aforesaid total purchased land measuring more or less 302 decimals lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63, 64 and 100 comprised in R.S. Dag Nos. 1776, 1778, 1780, 1781, 1782, 1783, 1784, 1785, 1789, 1790, 1791, 1792, 1793, 1794 corresponding to L.R. Dag Nos. 1806, 1807, 1809, 1810, 1811, 1812, 1813, 1814, 1818, 1819, 1820, 1821, 1822, 1823 respectively appertaining to R.S. Khatian Nos. 223, 166, 313, 612, 573, 492, 494, 379, 304, 223/1 & 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Pargans and enjoying the same with the co-owners of the said property by paying rents and taxes regularly to the authority concerned.

AND WHEREAS the Vendor herein due to her urgent need of money, decided to dispose the undivided land measuring more or less **10.856 decimals** [the split up of the land being :- 4.285 decimals (the undivided 1/7th share out of 30 decimals) Danga land of R.S. Dag No. 1782, L.R. Dag No. 1811, 4.714 decimals (the undivided 1/7th share out of 33 decimals) Danga land of R.S. Dag No. 1789, L.R. Dag No. 1818, 1.857 decimals (the undivided 1/7th share out of 13 decimals) Danga land of R.S. Dag No. 1790, L.R. Dag No. 1819] of Mouza- Elachi, J.L. No. 70 fully described in the Schedule hereunder written and made public announcement to this effect.



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Senarpur, South 24 Pgs.

24/01/2017

**AND WHEREAS** the Purchaser herein having come to know of such announcement, offered a consolidated value of the land measuring more or less **10.856 decimals** fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by **RED** border for Rs. 7,00,000/- (Rupees Seven Lakh) only in lump sum and the Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 7,00,000/- (Rupees Seven Lakh) only.

**NOW THIS DEED WITNESSETH** as follows :- that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,00,000/- (Rupees Seven Lakh) only paid to the Vendor by the Purchaser on or before the execution of these present (the receipt whereof the Vendor doth hereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and discharge forever the Purchaser as also the said land), the Vendor doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchaser free from all encumbrances whatsoever **ALL THAT** piece and parcel of land measuring more or less **10.856 decimals** decimals situated and lying at Mouza- Elachi, J.L. No. 70, comprising in R.S. Dag Nos. 1782, 1789 and 1790 corresponding to L.R. Dag Nos. 1811, 1818 and 1819 appertaining to R.S. Khatian Nos. 494, 379 & 304 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, District South 24-Parganas, more fully and specifically described in the Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said property and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and



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24.01.2017

profits thereof AND all estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property and every part thereof TOGETHER WITH all deeds, paths, muniments, writings and all other evidences of title whatsoever relating to or concerning the said property and every part thereof and all estate rights, title interest user property claims and demand whatsoever of the Vendor doth at law and equity into upon the said property or any part thereof TO HAVE AND TO HOLD the said land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER

- a) THAT notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the VENDOR now have full power, indefeasible and absolute authority in law, in fee simple in possession or an estate equivalent thereto in the said property to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said PURCHASER in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.
- b) AND THAT the PURCHASER shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the VENDOR.
- c) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged and keep the PURCHASER harmless and indemnified of from and against all charges, claims, liens, debts, attachments and encumbrances whatsoever made done or suffered by the Vendor all persons claiming from under or in trust for the Vendor.



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24 July 2017



- d) **FURTHER THAT** the Vendor and all persons claiming from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said property to the use of the **PURCHASER** as shall or may reasonably be required.
- e) **AND THAT** the Vendor doth hereby covenant with the Purchaser that she shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASER** produce or cause to be produced at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said property for the purpose of showing her title to the said land **AND ALSO** at the request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested copies or abstracts or extracts from the same as may be required **AND** shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of undivided Danga land measuring more or less **10.856 decimals** [the split up of the land being :- 4.285 decimals (the undivided 1/7th share out of 30 decimals) Danga land of R.S. Dag No. 1782, L.R. Dag No. 1811 appertaining to R.S. Khatian No. 494, 4.714 decimals (the undivided 1/7th share out of 33 decimals) Danga land of R.S. Dag No. 1789, L.R. Dag No. 1818 appertaining to R.S. Khatian No. 379, 1.857 decimals (the undivided 1/7th share out of 13 decimals) Danga land of R.S. Dag No. 1790, L.R. Dag No. 1819 appertaining to R.S. Khatian No. 304] comprised in R.S. Dag Nos. 1782, 1789 and 1790 corresponding to L.R. Dag Nos. 1811, 1818 and 1819 appertaining to R.S. Khatian Nos. 494, 379 & 304 corresponding



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Senarath, South 24 Pgs.  
24 July 2012

to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016 & 1017, lying and situate at Mouza-Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 63, 64 & 100 now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 26, under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas TOGETHERWITH all easementary right attached thereto and the total land of 30 decimals of R.S. Dag No. 1782, the total land of 33 decimals of R.S. Dag No. 1789 and the total land of 13 decimals of R.S. Dag No. 1790 are separately shown in the map or plan annexed hereto by RED border. The Sketch Plan or Map annexed herewith, will be treated as part and parcel of this Deed of Conveyance.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. Nikhil Ghosh -  
17/10, Baishnabghata Road  
Kolkata - 700047.

2. Anita Ghosh  
70, Seerampur Rd. (N)  
Garia,  
Kolkata - 84

স্বাক্ষরিত

SIGNATURE OF THE VENDOR



*Add. Dist Sub-Registrar*  
Sonarpur, South 24 Pgs.  
24 July 2017

-( 9 ) :-

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 7,00,000/- (Rupees Seven Lakh) only being the full consideration money paid by the following manner :-

<u>PAY ORDER No.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
525874	21/01/2013	Axis Bank, Garia Br.	Rs. 7,00,000/-

(Rupees Seven Lakh Only)

WITNESSES :-

1. Nikhil Ghosh

2. Anita Ghosh

প্রদীপ বaidya

SIGNATURE OF THE VENDOR

Prepared and Drafted by :-







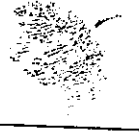




Prabin Kumar Roy  
Advocate. W.B. 828/81  
Alipore criminal court.

Printed by :-

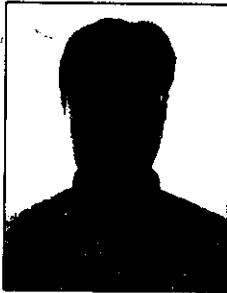










(PRADIP BAIDYA)  
Sonarpur.



*Add. Dist Sub-Registrar*  
Senarathpalle, South 24 Pgs.  
24-01-2019

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE *ব্রজ কান্তাধোয়* .....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME *SUSHIL CHANDRA BHOSH* ..... SIGNATURE *Sushil chandra bhosh* .....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE .....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE .....



*Adit. Dist Sub-Registrar*  
Sonarpur, South 24 Pgs.

24 June 2017





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

Endorsement For Deed Number : I - 00802 of 2013  
(Serial No. 01022 of 2013)

On

Payment of Fees:

On 22/01/2013

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

Presented for registration at 19.00 hrs on :22/01/2013, at the Private residence by Sushil Chandra Ghosh, Claimant.

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

Execution is admitted on 22/01/2013 by

1. Prava Rani Ghosh Alias Prabha Rani Ghosh, wife of Lt, Hiralal Ghosh , Srijan Apartment , 192, Bidhan Pally, Kolkata, Thana:-Regent Park, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife

Identified By Tapas Panda, son of Haren Panda, Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/01/2013

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 24610.00/-, on 24/01/2013

( Under Article : A(1) = 24596/- ,E = 14/- on 24/01/2013 )

**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.-22,36,992/-

Certified that the required stamp duty of this document is Rs.- 134240 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 129250/- is paid, by the draft number 949029, Draft Date 22/01/2013, Bank Name State Bank Of India, GARIA, received on 24/01/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Endorsement Page 1 of 2



*Add. Dist Sub-Registrar*  
Senarpur, South 24 Pgs.  
24 June 2012



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

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**Endorsement For Deed Number : I - 00802 of 2013**

**(Serial No. 01022 of 2013)**

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2. Rs. 4000/- is paid, by the draft number 850570, Draft Date 24/01/2013, Bank Name State Bank Of India, NARENDRAPUR, received on 24/01/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

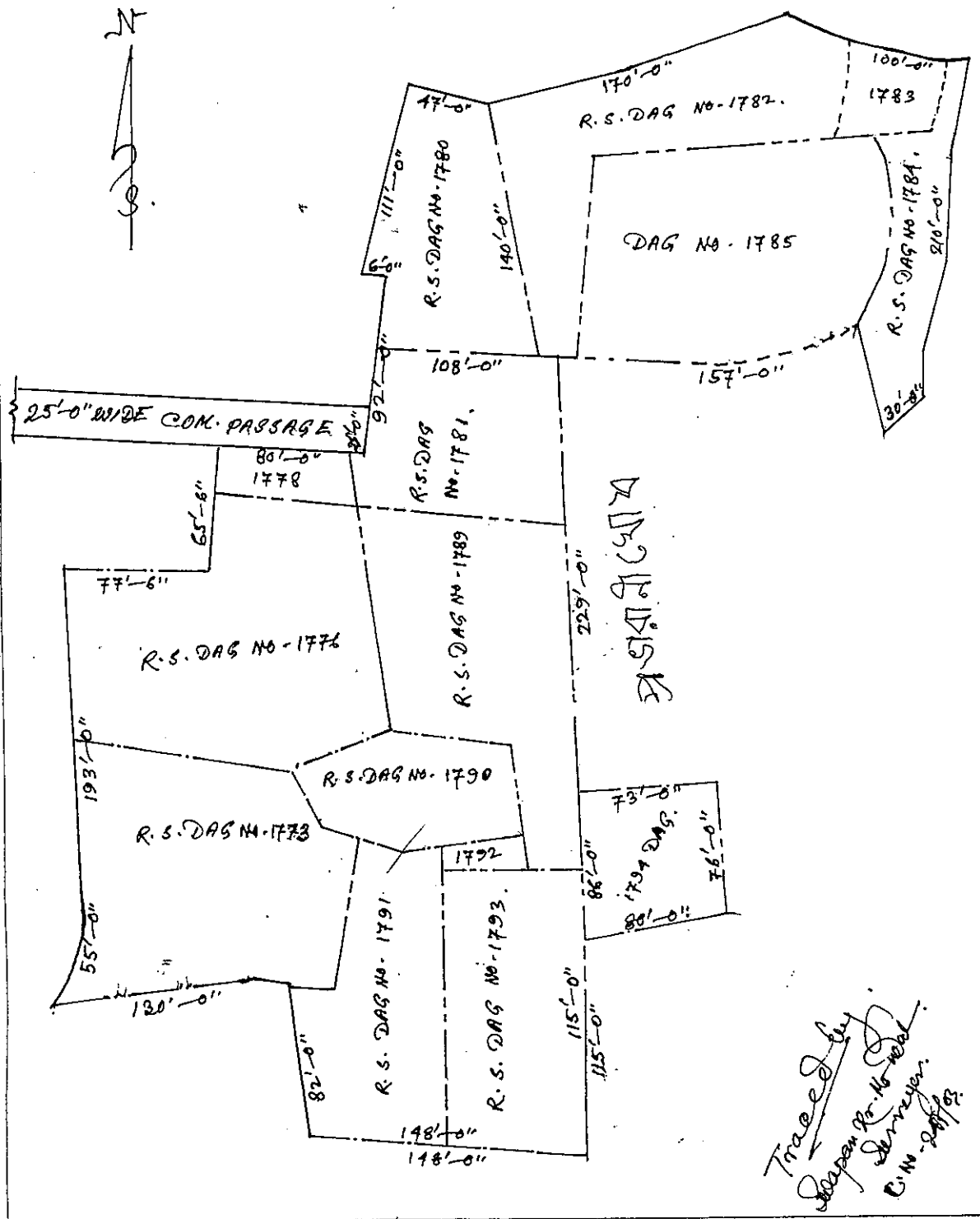


*Add. Dist Sub-Registrar*  
Sonarpur, South 24 Pgs.

24 JUL 2017

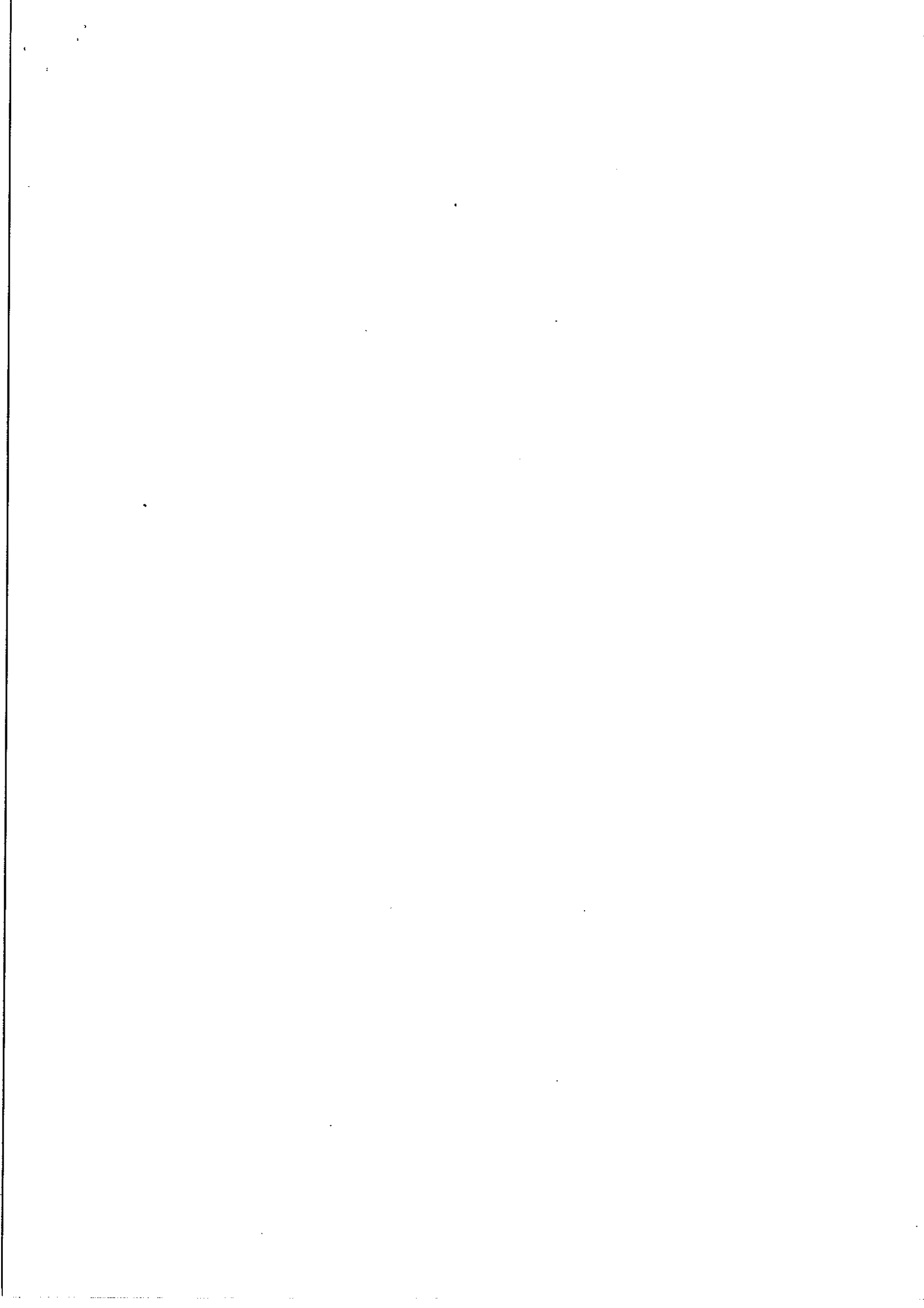
LAND PLAN IN R.S. DAG NO- 1781, 1773, 1776, 1790, 1792, 1793, 1791,  
 1778, 1789, 1780, 1782, 1783, 1785, 1784 & 1794, KH. NO- 573, 224,  
 166, 304, 223, 223/1, 313, 379, 612, 494 & 495, AT MOITZA-ELACHI,  
 J.L. NO- 70, P.S.- SONARDUR, DIST- 2A PGS(S), SCALE: 66' = 1" INCH.

LAND AREA: 10 Bigha - 2 Katta (M/L).  
 MARKED BY RED BORDER.





Addl. Dist Sub-Registrar  
Senaripalle, South 24 Pgs.  
24 June 2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 1172 to 1186  
being No 00800 for the year 2013.

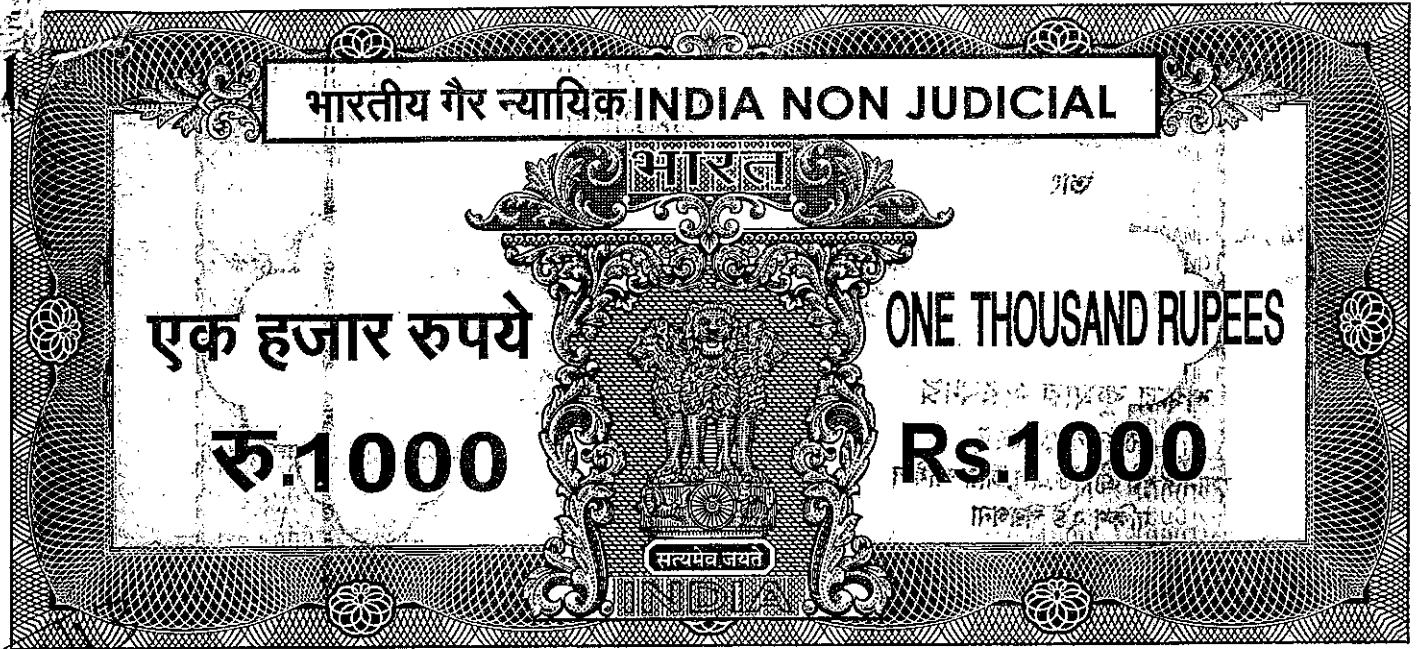


(Biswajit L. J) 28-January-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal



51-1020

I 00800/13



7-00  
22/01/13

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 273109

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are a part of this document.

22-01-2013  
 Addl. District Registrar  
 Sonarpore, South 24 Pgs.  
 24 Jan 2013

V.E. NO. — 135/13  
Q.NO. — 1739/13

DEED OF CONVEYANCE

প্রভা রানী ঘোষ  
Surbil Chandra Ghosh,

THIS DEED OF CONVEYANCE made this 22<sup>nd</sup> day of January, Two Thousand Thirteen BETWEEN SMT. PRAVA RANI GHOSH alias SMT. PRABHA RANI GHOSH, daughter of Late Hiralal Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at 4, Basudevpur New Colony, Belgharia, Kolkata- 700 056, presently residing at "SRIJAN APARTMENT", 192, Bidhan Pally, P.S. Regent Park, Kolkata- 700 084, hereinafter called and referred to as the "VENDOR" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, Executors, administrators, legal representatives and assigns) of the ONE PART.

নং 2609

তাং 21-01-13

মূল্য 1000/-

খরিদদার  
সাং

Sushil Chandra Ghosh  
70 Sree Rampara (North) Road, Calcutta, Vol. 89

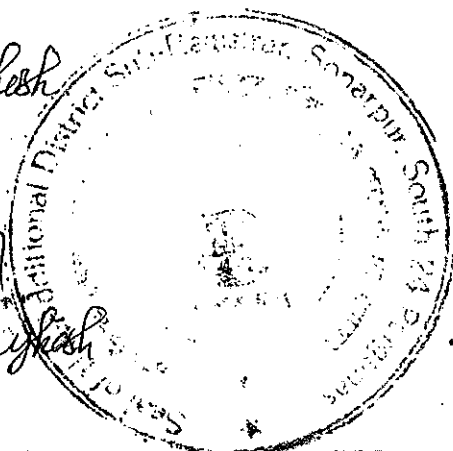
শঙ্কর কুমার সরকার  
স্ট্যাম্প ভেস্তার  
সোনারপুর এ্যা.ডি.এস.আর অফিস  
দক্ষিণ ২৪ পরগনা

Sushil Chandra Ghosh



269

Sushil Chandra Ghosh



270

সুবরানী ঘোষ

ASCL Dist Sub-Registrar  
Sonarpur, South 24 Pgs.  
24 Jan 2013

Tapas Panda  
Sottaren Panda  
Sonarpur

A N D

SRI SUSHIL CHANDRA GHOSH, son of Late Upendra Chandra Ghosh, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 70, Sreerampore Road (N), Kolkata- 700 084, hereinafter called and referred to as the "PURCHASER" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

WHEREAS Smt. Prava Rani Ghosh alias Smt. Prabha Rani Ghosh, the Vendor herein along with other six, namely Sri Nikhil Ghosh, Smt. Soma Ghosh, Sri Chandan Kumar Ghosh, Sri Adwit Ghosh, Smt. Mousumi Ghosh (Dey) and Smt. Anita Ghosh jointly purchased ALL THAT piece and parcel of land measuring more or less 302 decimals (the split up of the land being :- 48 decimals of R.S. Dag No. 1776, L.R. Dag No. 1806 under R.S. Khatian No. 166, 07 decimals of R.S. Dag No. 1778, L.R. Dag No. 1807 under R.S. Khatian No. 313, 21 decimals of R.S. Dag No. 1780, L.R. Dag No. 1809 under R.S. Khatian No. 612, 21 decimals of R.S. Dag No. 1781, L.R. Dag No. 1810 under R.S. Khatian No. 573, 30 decimals of R.S. Dag No. 1782, L.R. Dag No. 1811 under R.S. Khatian No. 494, 07 decimals of R.S. Dag No. 1783, L.R. Dag No. 1812 under R.S. Khatian No. 494, 13 decimals of R.S. Dag No. 1784, L.R. Dag No. 1813 under R.S. Khatian No. 484, 43 decimals of R.S. Dag No. 1785, L.R. Dag No. 1814 under R.S. Khatian No. 494, 33 decimals of R.S. Dag No. 1789, L.R. Dag No. 1818 under R.S. Khatian No. 379, 13 decimals of R.S. Dag No. 1790, L.R. Dag No. 1819 under R.S. Khatian No. 304, 24 decimals of R.S. Dag No. 1791, L.R. Dag No. 1820 under R.S. Khatian No. 223/1, 02 decimals of R.S. Dag No. 1792, L.R. Dag No. 1821 under R.S. Khatian No. 304, 27 decimals of R.S. Dag No. 1793, L.R. Dag No. 1822 under R.S. Khatian No. 223 and 13 decimals of R.S. Dag No. 1794, L.R. Dag No. 1823 under R.S. Khatian No. 495),



~~A. J. D. Sub-Registrar~~  
Sonarpur, South 24 Pgs.  
24/11/2019

lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63, 64 and 100 comprised in R.S. Dag Nos. 1776, 1778, 1780, 1781, 1782, 1783, 1784, 1785, 1789, 1790, 1791, 1792, 1793, 1794 corresponding to L.R. Dag Nos. 1806, 1807, 1809, 1810, 1811, 1812, 1813, 1814, 1818, 1819, 1820, 1821, 1822, 1823 respectively appertaining to R.S. Khatian Nos. 223, 304, 223/1, 166, 494, 573, 484, 379, 612, 313, 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas by and under 29 separate Deeds of Sale, which were registered before the office of the A.D.S.R. Sonarpur in year 2012 vide Deed Nos. 15153, 15154, 15155, 15156, 15157, 15158, 15159, 15160, 15161, 15162, 15164, 15165, 15169, 15170, 15172, 15174, 15176, 15177, 15179, 15180, 15181, 15183, 15185, 15186, 15191, 15193, 15195, 15196 & 15197 from the then owners 1) SMT. SHIBA RANI GHOSH, wife of Late Gopal Chandra Ghosh, (2) SRI AJIT KUMAR GHOSH, son of Late Gopal Chandra Ghosh, (3) SMT. MALA GHOSH, wife of Late Samit Kumar Ghosh, (4) SRI BISWADEEP GHOSH, son of Late Samit Kumar Ghosh, (5) SMT. PAULAMI MITRA, daughter of Late Samit Kumar Ghosh wife of Sri Debjyoti Mitra, No. 5 is being represented by her constituted Attorney her mother SMT. MALA GHOSH, (6) SMT. MANJU GHOSH, wife of Sri Amitava Ghosh, (7) SMT. LEENA GHOSH, wife of Sri Susanta Ghosh, (8) SMT. SHYAMALI GHOSH @ GHOSH, wife of Sri Manoj Ghosh, all of Elachi, P.O. Narendrapur, P.S. Sonarpur, District South 24-Parganas.

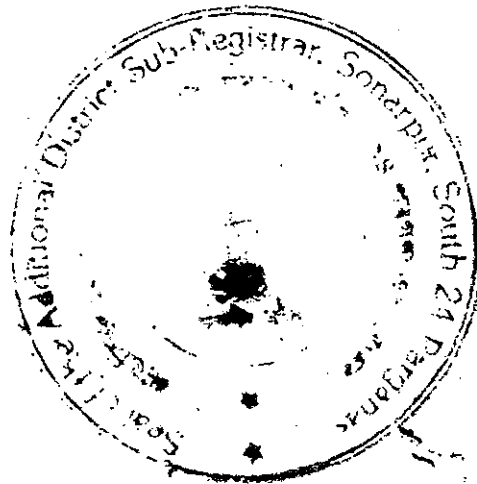
**AND WHEREAS** thus the Vendor herein became the owner of the undivided 1/7th share i.e. more or less 43.143 decimals (the split up of the land being :- 6.857 decimals of R.S. Dag No. 1776, L.R. Dag No. 1806 under R.S. Khatian No. 166, 01 decimals of R.S. Dag No. 1778, L.R. Dag No. 1807 under R.S. Khatian No. 313, 3 decimals of R.S. Dag No. 1780, L.R. Dag No. 1809 under R.S. Khatian No. 612, 3 decimals of R.S. Dag No. 1781, L.R. Dag No. 1810 under R.S. Khatian No. 573, 4.285 decimals of R.S. Dag No. 1782, L.R. Dag No. 1811 under R.S. Khatian No. 494, 01 decimals of R.S. Dag



~~ADD. Dist. Sub-Registrar~~  
Sonnerpur, South 24 Pgs.  
24.01.2019

No. 1783, L.R. Dag No. 1812 under R.S. Khatian No. 494, 1.857 decimals of R.S. Dag No. 1784, L.R. Dag No. 1813 under R.S. Khatian No. 484, 6.143 decimals of R.S. Dag No. 1785, L.R. Dag No. 1814 under R.S. Khatian No. 494, 4.714 decimals of R.S. Dag No. 1789, L.R. Dag No. 1818 under R.S. Khatian No. 379, 1.857 decimals of R.S. Dag No. 1790, L.R. Dag No. 1819 under R.S. Khatian No. 304, 3.43 decimals of R.S. Dag No. 1791, L.R. Dag No. 1820 under R.S. Khatian No. 223/1, 0.286 decimals of R.S. Dag No. 1792, L.R. Dag No. 1821 under R.S. Khatian No. 304, 3.857 decimals of R.S. Dag No. 1793, L.R. Dag No. 1822 under R.S. Khatian No. 223 and 1.857 decimals of R.S. Dag No. 1794, L.R. Dag No. 1823 under R.S. Khatian No. 495) out of the aforesaid total purchased land measuring more or less 302 decimals lying and situate at Mouza-Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 3, 4, 5, 51, 52, 63, 64 and 100 comprised in R.S. Dag Nos. 1776, 1778, 1780, 1781, 1782, 1783, 1784, 1785, 1789, 1790, 1791, 1792, 1793, 1794 corresponding to L.R. Dag Nos. 1806, 1807, 1809, 1810, 1811, 1812, 1813, 1814, 1818, 1819, 1820, 1821, 1822, 1823 respectively appertaining to R.S. Khatian Nos. 223, 166, 313, 612, 573, 492, 494, 379, 304, 223/1 & 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, Sub-Registration Office-Sonarpur in the District of South 24-Pargans and enjoying the same with the co-owners of the said property by paying rents and taxes regularly to the authority concerned.

**AND WHEREAS** the Vendor herein due to her urgent need of money, decided to dispose the undivided land measuring more or less **10.857 decimals** [the split up of the land being :- 1 decimals (the undivided 1/7th share out of 7 decimals) Danga land of R.S. Dag No. 1783, L.R. Dag No. 1812, 1.857 decimals (the undivided 1/7th share out of 13 decimals) Danga land of R.S. Dag No. 1784, L.R. Dag No. 1813, 6.143 decimals (the undivided 1/7th share out of 43 decimals) Danga land of R.S. Dag No. 1785, L.R. Dag No. 1814 and 1.857 decimals (the undivided 1/7th share out of 13 decimals) of Danga land of R.S. Dag No. 1794, L.R. Dag No. 1823] of Mouza- Elachi, J.L. No. 70 fully described in the Schedule hereunder written and made public announcement to this effect.



~~A. D. Sub-Registrar~~  
Sonarpur, South 24 Pgs.  
24/01/2019



AND WHEREAS the Purchaser herein having come to know of such announcement, offered a consolidated value of the land measuring more or less **10.857 decimals** fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border for Rs. 7,00,000/- (Rupees Seven Lakh) only in lump sum and the Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 7,00,000/- (Rupees Seven Lakh) only.

NOW THIS DEED WITNESSETH as follows :- that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,00,000/- (Rupees Seven Lakh) only paid to the Vendor by the Purchaser on or before the execution of these present (the receipt whereof the Vendor doth hereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and discharge forever the Purchaser as also the said land), the Vendor doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchaser free from all encumbrances whatsoever ALL THAT piece, and parcel of land measuring more or less **10.857 decimals** situated and lying at Mouza- Elachi, J.L. No. 70, comprising in R.S. Dag Nos. 1783, 1784, 1785 and 1794 corresponding to L.R. Dag Nos. 1812, 1813, 1814 and 1823 appertaining to R.S. Khatian Nos. 494, 484 & 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016, 1017 under P.S. Sonarpur, District South 24-Parganas, more fully and specifically described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said property and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the



~~A. M. D. Sub-Registrar~~  
Sonapatna, South 24 Pgs.  
24 July 2019

rents issues and profits thereof AND all estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property and every part thereof TOGETHER WITH all deeds, paths, muniments, writings and all other evidences of title whatsoever relating to or concerning the said property and every part thereof and all estate rights, title interest user property claims and demand whatsoever of the Vendor doth at law and equity into upon the said property or any part thereof TO HAVE AND TO HOLD the said land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER

- a) THAT notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the VENDOR now have full power, indefeasible and absolute authority in law, in fee simple in possession or an estate equivalent thereto in the said property to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said PURCHASER in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.
- b) AND THAT the PURCHASER shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the VENDOR.
- c) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged and keep the PURCHASER harmless and indemnified of from and against all charges, claims, liens, debts, attachments



~~Additional District Sub-Registrar~~  
~~Sonapatna, South 24 Parganas.~~  
24 July 2019

and encumbrances whatsoever made done or suffered by the Vendor all persons claiming from under or in trust for the Vendor.

- d) **FURTHER THAT** the Vendor and all persons claiming from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said property to the use of the **PURCHASER** as shall or may reasonably be required.
- e) **AND THAT** the Vendor doth hereby covenant with the Purchaser that she shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASER** produce or cause to be produced at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said property for the purpose of showing her title to the said land **AND ALSO** at the request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested copies or abstracts or extracts from the same as may be required **AND** shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncancelled.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of undivided Danga land measuring more or less **10.857 decimals** [the split up of the land being :- 1 decimals (the undivided 1/7th share out of 7 decimals) Danga land of R.S. Dag No. 1783, L.R. Dag No. 1812 appertaining to R.S. Khatian No. 494, 1.857 decimals (the undivided 1/7th share out of 13 decimals) Danga land of R.S. Dag No. 1784, L.R. Dag No. 1813 appertaining to R.S. Khatian No. 484, 6.143 decimals (the undivided 1/7th share out of 43 decimals) Danga land of R.S. Dag



~~A. J. M. Dir. Sub-Registrar~~  
Somarpit, South 24 Pgs.  
24 June 2012

-( 8 ) :-

No. 1785, L.R. Dag No. 1814 appertaining to R.S. Khatian No. 494 and 1.857 decimals (the undivided 1/7th share out of 13 decimals) of Danga land of R.S. Dag No. 1794, L.R. Dag No. 1823 appertaining to R.S. Khatian No. 495] comprised in R.S. Dag Nos. 1783, 1784, 1785 & 1794 corresponding to L.R. Dag Nos. 1812, 1813, 1814 and 1823 appertaining to R.S. Khatian Nos. 494, 484 and 495 corresponding to L.R. Khatian Nos. 4, 1012, 1013, 1014, 1016 & 1017, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 63, 64 and 100 now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 26, under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas TOGETHERWITH all easementary right attached thereto and the total land of 7 decimals of R.S. Dag No. 1783, the total land of 13 decimals of R.S. Dag No. 1784, the total land of 43 decimals of R.S. Dag No. 1785 and the total land of 13 decimals of R.S. Dag No. 1794 are separately shown in the map or plan annexed hereto by RED border. The Sketch Plan or Map annexed herewith, will be treated as part and parcel of this Deed of Conveyance.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. Nikhil Ghosh  
17/10, Baishnabghata Road.  
Kolkata - 700047.

2. Anita Ghosh  
70, Sonarpur Rd (N)  
Garia  
Kolkata - 84

অঞ্জলী ঘোষা

SIGNATURE OF THE VENDOR



~~A. M. Didi Sub-Registrar~~  
Sonarpur, South 24 Pgs.  
24 July 2017



MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 7,00,000/- (Rupees Seven Lakh) only being the full consideration money paid by the following manner :-

<u>PAY ORDER No.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
525873	21/01/2013	Axis Bank, Garia Br.	Rs. 7,00,000/-

(Rupees Seven Lakh Only)

WITNESSES :-

1. Nikhil Ghosh

2. Anita Ghosh

প্রদীপ বaidya

SIGNATURE OF THE VENDOR

Prepared and Drafted by :-




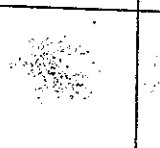
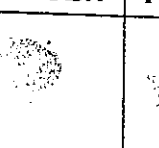
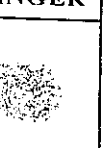
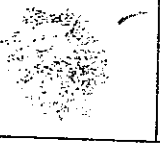
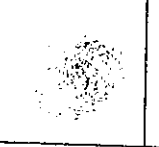

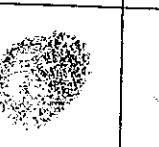

Prabir Kumar Roy  
Advocate. W.B. 828/81  
Alipore Criminal Court.

Printed by :-




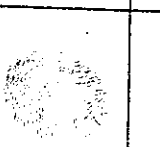
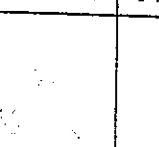


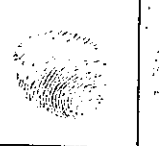
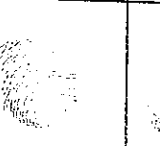


(PRADIP BAIDYA)  
Sonarpur.



~~A. J. M. Dicit Sub-Registrar~~  
Sonapatna, South 24 Pgs.  
24 June 2010

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE *সঞ্জনা গোস্বামী*

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME *SUSHIL CHANDRA GHOSH* ..... SIGNATURE *Sushil chandra ghosh*

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE .....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE .....



~~A. D. Sub-Registrar~~  
Sonapatna, South 24 Pgs.  
24/05/2019



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

**Endorsement For Deed Number : I - 00800 of 2013**  
**(Serial No. 01020 of 2013)**

**On**

**Payment of Fees:**

**On 22/01/2013**

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

Presented for registration at 17.00 hrs on :22/01/2013, at the Private residence by Sushil Chandra Ghosh ,Claimant.

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

Execution is admitted on 22/01/2013 by

1. Prava Rani Ghosh Alias Prabha Rani Ghosh, wife of Lt, Hiralal Ghosh , Srijan Apartment , 192, Bidhan Pally, Kolkata, Thana:-Regent Park, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife

Identified By Tapas Panda, son of Haren Panda, Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 24/01/2013**

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 24621.00/-, on 24/01/2013

( Under Article : A(1) = 24607/- ,E = 14/- on 24/01/2013 )

**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.-22,37,197/-

Certified that the required stamp duty of this document is Rs.- 134252 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 129275/- is paid, by the draft number 949028, Draft Date 22/01/2013, Bank Name State Bank Of India, GARIA, received on 24/01/2013

  
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

24/01/2013 17:53:00



~~A. D. Sub-Registrar~~  
South 24 Pgs.  
24.01.2019



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

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**Endorsement For Deed Number : I - 00800 of 2013**  
**(Serial No. 01020 of 2013)**

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2. Rs. 4000/- is paid, by the draft number 850565, Draft Date 24/01/2013, Bank Name State Bank Of India, NARENDRAPUR, received on 24/01/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

24/01/2013 17:53:00

EndorsementPage 2 of 2



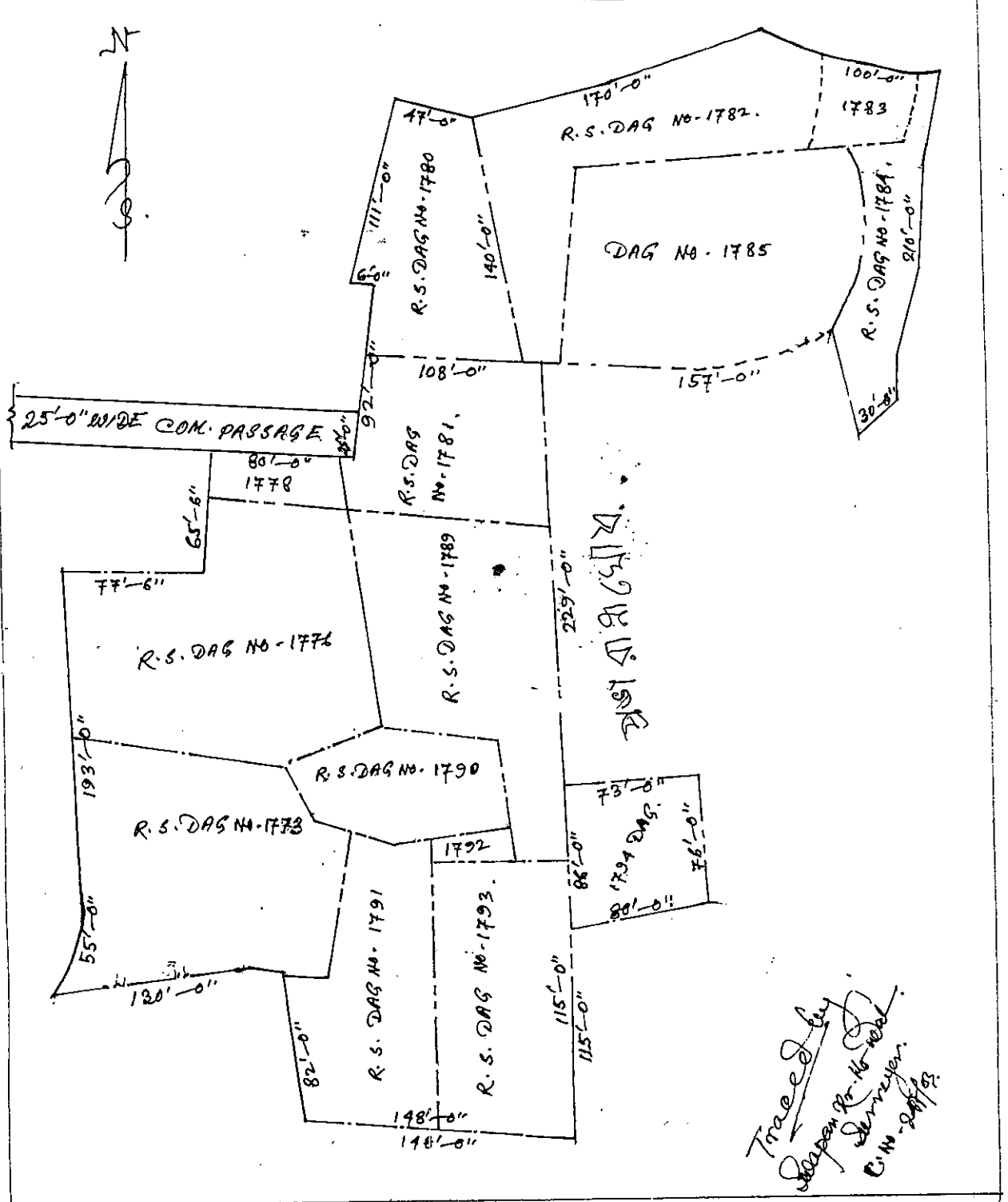
~~A. J. M. D. Sub-Registrar~~  
Sonapat, South 24 Pgs.  
24 July 2019



LAND PLAN IN R.S. DAG NO- 1781, 1773, 1776, 1790, 1792, 1793, 1791,  
 1778, 1789, 1780, 1782, 1783, 1785, 1784 & 1794, KH. NO- 573, 224,  
 166, 304, 223, 223/1, 313, 379, 612, 494 & 495, AT MOITZA-ELACHI,  
 J.L. NO-70, P.S.-SONARPUR, DIST-24 PGS(S), SCALE: 66' = 1" INCH.

LAND AREA: 10 Bigha - 2 Katta (M/L).

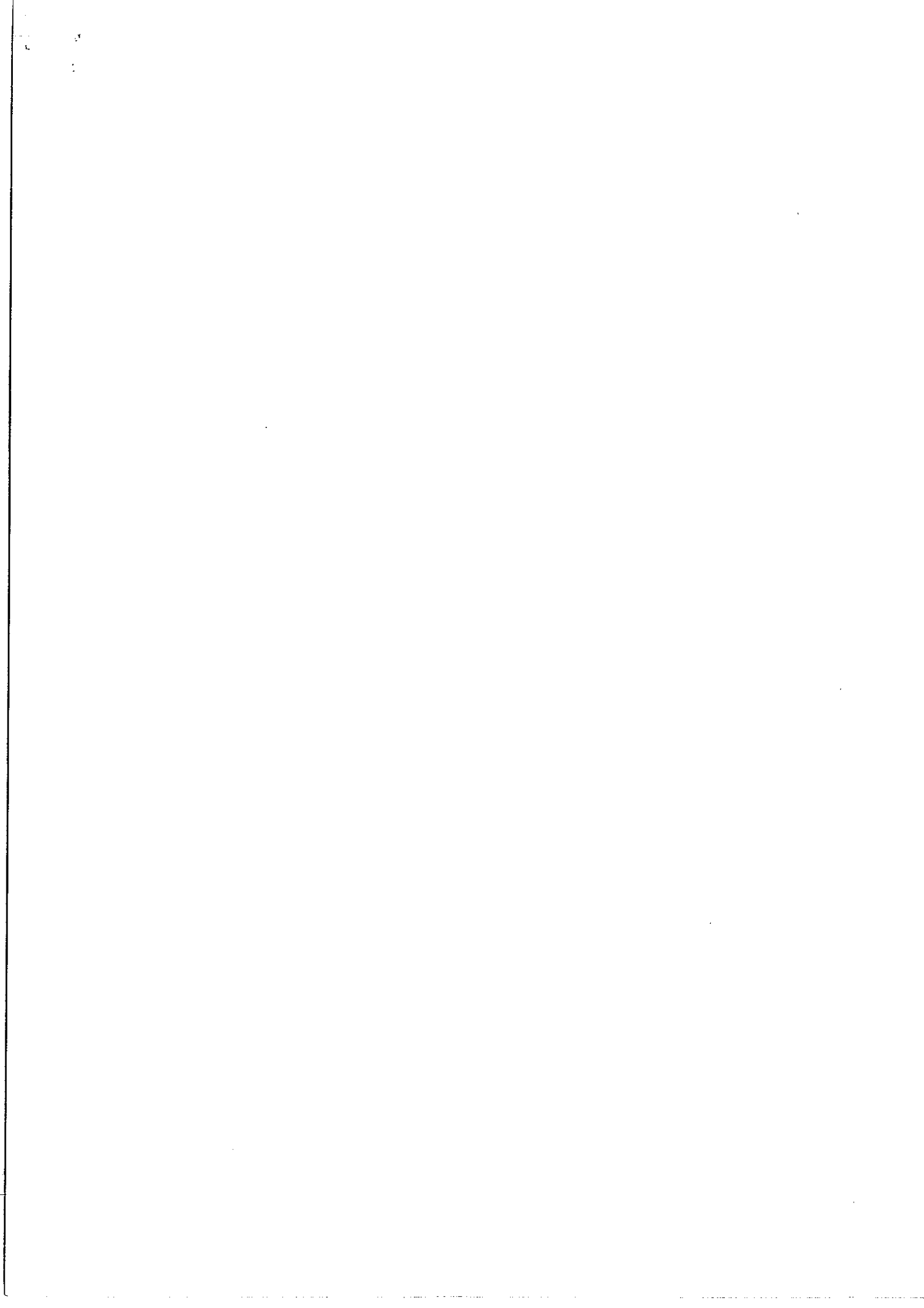
MARKED BY RED BORDER.



Traced by  
 Subodh K. Mohanty  
 Surveyor  
 C. No. 20/11/93



~~A.D. Dist Sub-Registrar~~  
Sonarpur, South 24 Pgs.  
24/01/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 1172 to 1186  
being No 00800 for the year 2013.



(Biswajit L. J) 28-January-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal