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09433/24



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AG 310049

8/10/21
G-21/15/21

Certified that the document is admitted to registration. The signature sheets and the endroostom are attached with the document and are a part of this document.

Sub-Register-III
Alipore, South 24-parganas

8 OCT 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 8th day of October
Two Thousand twenty one (2021)

BETWEEN

Sudhakar Roy
Sudhakar Roy

SUDEV CHAKRABORTY (AFWPC4315H), son of Probodh Chakraborty, by faith Hindu, by occupation Business, residing at 133, Purbachal Main Road, Police Station Garfa, formerly Kasba, Kolkata-700078, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

SWAPNA KAYAL (PAN AUSPK7331C) wife of Dushmanta Kayal, by faith hindu, by occupation Business, residing at 43/2, Arya Vidyalaya, P.O.Haltu, P.S. Garfa, Kolkata-700078, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS by the virtue of the two gift Deeds which was registered at D.S.R-III, Alipore, South 24, Parganas, recorded in Book No. I, CD Volume No.7, Page No. 8027 to 8040, being No.03141 for the year of 2014 and Book No. I, CD Volume No.6, Page No. 2072 to 2085, being No.02460 for the year of 2014 Gifted in favour of Ashok Naskar transfer and conveyance her right, title and interest over the said property in favour of Bijay Kumar Shah in respect of **ALL THAT** piece and parcel of land measuring about 4 Cottahs 12 Chittacks a little more or less together with 300sq.ft. tin shed 20year old structure lying and situated at comprising R.S. Dag No. 2008, Khatian No. 396, under Mouza Garfa, J.L. No. 19, R.S. No. 2, Touzi No. 10,12,13, at Municipal Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the limits of the Kolkata municipal corporation under Ward No. 106, Kolkata-700078 thereof.

AND WHEREAS by the virtue of the Bengali Deed of conveyance which was registered at D.S.R. -III, Alipore, south 24, Parganas, recorded in Book No. I, Volume No.1603-2018, Page No. 146055 to 146077, Being No. 160304646 for the year of 2018 said Ashok Naskar sold transfer his right, title and interest over the said property in favpout of Subev Chakraborty **ALL THAT** piece and parcel of land measuring about 4 Cottahs 12 Chittacks a little mreore or less togetherwith 150sq.ft.out of 300sft.tinshed structure lying and situated at comprising R.S. Dag No. 2008, Khatian No. 396, under Mouza Garfa, J.L. no. 19, R.S. No. 2, Touzi No. 10,12,13, at Municipal Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the limits of the Kolkata Municipal corporation under Ward No. 106, Kolkata-700078 thereof.

AND WHEREAS the party of the First Party decided to sell **ALL THAT** undivided ½ share of bastu land measuring about 2 (two) Cottahs 6(six) Chittacks out of of 4 (four) Cottahs 12(twelve) Chittacks a little more or less together with 150 sqft out of 300sq.ft.

Dushmanta Kayal
Swapna Kayal

tin shed more or less 20 years at Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the Limits of the Kolkata Municipal Corporation under Ward No. 106, Kolkata-700078 thereof.

AND WHEREAS the Purchaser has agreed to purchases and the Vendors has agreed to sell **ALL THAT** the **said property** at total consideration of **Rs. 62,50,000/- (Rupees sixty two lakhs fifty thousand)** only free from all encumbrances, mortgage, liens, attachments, on the terms and conditions mentioned herein

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of **Rs. 62,50,000/- (Rupees sixty two lakhs fifty thousand)** only paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and upon the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser as also the said property) the Vendor with the consent and do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT ALL THAT** undivided $\frac{1}{2}$ share of bastu land measuring about 2 (two) Cottahs 6(six) Chittacks out of 4 (four) Cottahs 12(twelve) Chittacks a little more or less together with with 150 sqft out of 300sq.ft. tin shed more or less 20 years at Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the Limits of the Kolkata Municipal Corporation under Ward No. 106, Kolkata-700078, more fully and particularly described in the schedule hereunder written hereinafter collectively called as the said property **TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the said property and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the said property or any part thereof which now are or is or at any time or times hereafter may in the possession, custody, power or control of the Vendor or her heirs, executors, administrators or legal representatives or in the custody of power or of any other person or

Suvarna Roy

persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchasers or its heirs, executors, administrators or legal representatives and assigns absolutely and forever apply for BLLRO, conversion and others govt. office.

THE VENDORS AND THE PURCHASER DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendors has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the said property hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser received from the Vendor all the documents of title including in course of investigation thereof and the vendor always co pretrate with themselves regarding the Schedule mentioned property hereunder..
- c) That the Purchaser and its successor(s), successors and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said property** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully equitably claiming from under or in trust for the Vendor or their Predecessor-in-Title.
- d) That the **said property** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.
- e) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said property** or any part thereof from under or in trust for the Vendor or from or under any of her Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the land

Signature of Vendor
Sudhama Roy

comprised at the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

- f) That no part of the **said property** being conveyed under these presents is vested with Government or Semi-Government Authority and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid.
- g) That the Vendor has simultaneously with execution of this deed of conveyance handed over and produced the documents of title and other related papers in original relating to the **said property** to the Purchaser for evidencing of title in respect of the **said property**.
- h) That the Vendor doth hereby agree to pay the outstanding KMC taxes if anything or other due and payable by the Vendor or any of their in respect of the **said property** up to the date of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **ALL THAT** undivided 1/2 share of ~~bastu~~ land measuring about 2 (two) Cottahs 6(six) Chittacks out of 4 (four) Cottahs 12(twelve) Chittacks a little more or less together with 150 sqft out of 300sq.ft. tin shed more or less 20 years at Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the Limits of the Kolkata Municipal Corporation under Ward No. 106, Kolkata-700078 butted and bounded in the manner following: - *2011 after then P.A. and K. K. Kapore*

- ON THE NORTH** : By Part of R.S. Dag No.2008
- ON THE SOUTH** : By 12ft. wide Road K.M.C.
- ON THE EAST** : By 15ft. wide K.M.C. wide Road
- ON THE WEST** : By Part of R.S. Dag No.2008

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **partied** at Kolkata

Witnesses :

1. *Sudesh Chakraborty*
 8/25 Sahid Nagar
 P.O - Haldia KOL - 78

2. *Ashok Das*
AV

Sudesh Chakraborty
SIGNATURE OF THE VENDOR

Swapna Koyal
SIGNATURE OF THE PURCHASER

Sudesh Chakraborty
Swapna Koyal

Drafted by me

Ashok Das
ASHOK DAS

E-649/19

MEMO OF CONSIDERATION

RECEIVED from and within named Purchaser/Purchasers the sum of Rs. 62,50,000/- (Rupees sixty two lakhs fifty thousand) only cheque in the following manner :

Sl.	Date	Drawn on	By Cheque	Amount/Rs
1	01.10.21	Indian Bank	70406A	Rs. 62,50,000/-
2				
3				
4				
5				

Rs. 62,50,000/- (Rupees sixty two lakhs fifty thousand) only

WITNESSES:

1. Supratim Chakraborty
8/25 Sahid Nagar
P.O. - Haldia Kal - 78

Sudav Chakraborty

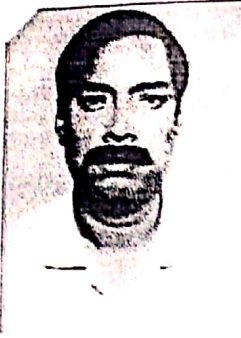
SIGNATURE OF THE OWNER

2.

Goatam Sahoo
10/11 Purbachal C.R. Das
Road Kal - 78

Jugmanta Royan
Sudama Royan

SPECIMEN FORM FOR TEN FINGERPRINTS



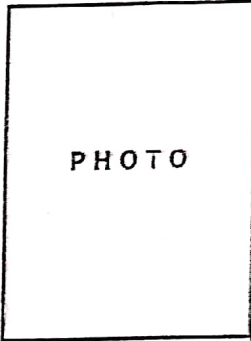
Sudar Chakraborty

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Svapna Kanyal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Svapna Kanyal

Major Information of the Deed

	I-1603-09435/2021	Date of Registration	08/10/2021
/ Year	1603-2001915445/2021	Office where deed is registered	
Date	25/09/2021 10:05:31 AM	1603-2001915445/2021	
Applicant Name, Address Other Details	A Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836298108, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 62,50,000/-	Rs. 81,59,962/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,26,418/- (Article:23)	Rs. 81,646/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba. Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachai Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) – Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 608A/5, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 6 Chatak	62,48,000/-	81,22,499/-	Width of Approach Road: 15 Ft.,
Grand Total :				3.9188Dec	62,48,000 /-	81,22,499 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	2,000/-	37,463/-	Structure Type: Structure

Gr. Floor, Area of floor : 150 Sq Ft. Residential Use. Cemented Floor, Age of Structure: 20 Years. Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	150 sq ft	2,000 /-	37,463 /-	
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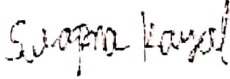
I Das manish Das
Sudhakar Roy

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SUDEV CHAKRABORTY Son of Late PROBODH Chakraborty Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office			
08/10/2021	LTI 08/10/2021	08/10/2021	

133, PURBACHAL MAIN ROAD
 KOLKATA-700078, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021
 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
Mr SWAPNA KAYAL (Presentant) Wife of Mr DUSHMANTA KAYAL Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office	  
08/10/2021	LTI 08/10/2021

Wife of Mr DUSHMANTA KAYAL City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India. PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx1C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021
 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office

I was in presence of Swapna Kayal

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHOK DAS Son of Mr SUKESH CHANDRA DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India. PIN:- 700027			
08/10/2021	08/10/2021	08/10/2021	

Identifier Of Mr SUDEV CHAKRABORTY, Mr SWAPNA KAYAL

Property for L1

To. with area (Name-Area)

SUDEV
CHAKRABORTY

Mr SWAPNA KAYAL-3.91875 Dec

Property for S1

From

To. with area (Name-Area)

Mr SUDEV
CHAKRABORTY

Mr SWAPNA KAYAL-150.00000000 Sq Ft

Swapna Kayal

21

of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Presented for registration at 12:15 hrs on 08-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr
SWAPNA KAYAL ,Claimant

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
81,59,962/-

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

Execution is admitted on 08/10/2021 by 1. Mr SUDEV CHAKRABORTY, Son of Late PROBODH Chakraborty, 133,
PURBACHAL MAIN ROAD
KOLKATA-700078, P O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste
Hindu, by Profession Business 2 Mr SWAPNA KAYAL, Mr DUSHMANTA KAYAL, P.O: HALTU, Thana: Kasba, ,
South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business
Indetified by Mr ASHOK DAS, , Son of Mr SUKESH CHANDRA DAS, ALIPORE POLICE COURT, P.O: ALIPORE,
Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,646/- (A(1) = Rs 81,600/- ,E = Rs 14/- ,H =
Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 81,614/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/10/2021 11:20PM with Govt. Ref. No: 192021220095160858 on 07-10-2021, Amount Rs: 81,614/-,
Bank: SBI EPay (SBlePay), Ref. No. 7950071237413 on 07-10-2021, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

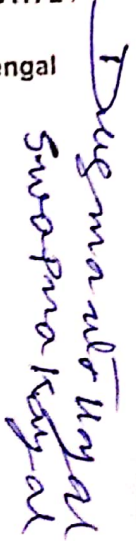
Certified that required Stamp Duty payable for this document is Rs. 3,26,418/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 3,26,318/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG0049, Amount: Rs.100/-, Date of Purchase: 13/05/2021, Vendor name:
Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/10/2021 11:20PM with Govt. Ref. No: 192021220095160858 on 07-10-2021, Amount Rs: 3,26,318/-,
Bank: SBI EPay (SBlePay), Ref. No. 7950071237413 on 07-10-2021, Head of Account 0030-02-103-003-02

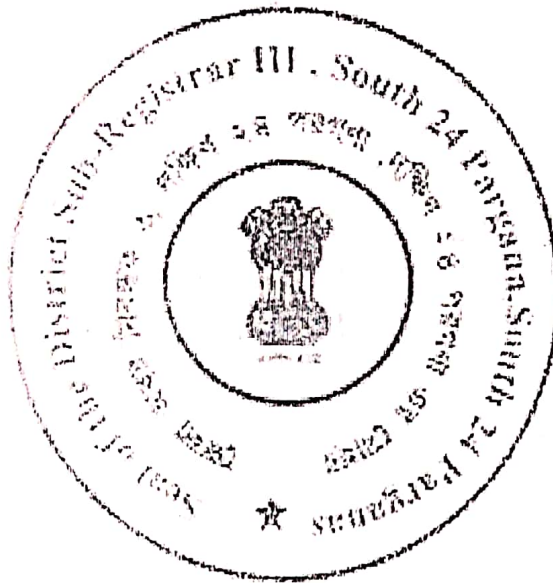

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal


Swapna Kayal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021. Page from 255794 to 255811
being No 160309435 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.10.08 17:46:57 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

(Debasish Dhar) 2021/10/08 05:46:57 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

[Handwritten signature]
Suroopa Royal

(This document is digitally signed.)