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6-26/92  
पश्चिम बंगाल WEST BENGAL

E 961995  
Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

**DEED OF CONVEYANCE**

*He*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
- 9 DEC 2010

THIS DEED OF CONVEYANCE made this 9<sup>th</sup> day December, of TWO THOUSAND TEN (2010) BETWEEN (1) **SMT CHABI SARDAR** (KAHAR) wife of late Madan Sardar, by caste hindu, by occupation Housewife, **AND (2) SRI BABLU SARDAR** son of late Madan Sardar, by caste hindu, by occupation business, both are residing at Kaikhali Sardarpara, P.o & P.s- Airport, Kolkata - 700052, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the ONE PART.

**A N D**

Bidhan Nagar (Salt Lake City)  
Addl District Sub-Registrar

9 DEC 2010

159933

507

NAME..... P. R. M. P. H. Z. Y. R.  
 ADD/ADV.....  
 RS..... Raikhal  
 Ghoshpara

6 DEC 2010  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, K. C.

27-52

*[Handwritten signature]*

*[Faint, illegible text]*

*[Faint, illegible text]*



Rabin Shaha  
 (RABIN SHAHU)  
 S/o of Gobardhan Shaha  
 Raikhal, Bardarpara.  
 Kot - 52.  
 Serdica.

Addl District Sub-Registrar  
 Bidhan Nagar (Salt Lake City)

9 DEC 2010

**SRI PRADIP HAZRA** Son of Late Gopal Hazra, by faith Hindu, by occupation Service, are residing at Kaikhali Ghoshpara, P.o & P.s- Airport, Kolkata - 700 052, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representative and assigns) of the OTHER PART.

WHEREAS by a Bengali deed of sale dated 4<sup>th</sup> day of October, 1985 Madan Sardar son of late Subal Subal Sardar purchased a plot of land measuring an area 1 (one) Cottaha more or less, lying and situated at under Mouza Kaikhali, J.L.No.5, Re Sa No. 115, Touzi No. 172, under C.S.Khatian No.138 and C.S Dag No.317 and R.S.Khatian No. 66 and R.S Dag No. 357 within the Rajarhat Gopalpur Municipality presently ward No. 10 and the jurisdiction of Airport police station, Dist North 24 Parganas from Smt Chaya Rani Das wife of Sri Paritosh Das and the said deed of sale registered in the office at A.D.S.R. Bidhan Nagar (Salt Lake City) recorded in Book No.1, Volume No. 135(F), pages from 145 to 154, being No.7160 for the year 1985 and the consideration mentioned in the said deed, hereinafter referred to as the said land.

AND WHEREAS after the said Madan Sardar is absolutely seized and possessed of and or otherwise well and sufficiently entitled to in fee-simple in possession the said land, all that the said land measuring 1(one) Cottaha more or less, lying and situated at under Mouza Kaikhali, J.L. No.5, Re Sa No.115, Touzi No.172, under C.S. Khatian No.138 and C.S Dag No.317 and R.S.Khatian No. 66 and R.S Dag No. 357 within the Rajarhat Gopalpur Municipality presently ward No.10 and the jurisdiction of Airport police station, Dist North 24 Parganas,

AND WHEREAS the said Madan Sardar demise leaving behind his wife Smt Chabi Sardar and only one son namely Sri Bablu Sardar the only legal heirs of the schedule mentioned property as per hindu succession Act and they are Vendors herein is absolutely seized and possessed of and or otherwise well and sufficiently entitled to in fee - simple in

possession the said land, all that the said land measuring 1(one) Cottaha more or less, lying and situated at under Mouza Kaikhali, J.L. No.5, Re Sa No.115, Touzi No.172, under C.S. Khatian No.138 and C.S Dag No.317 and R.S.Khatian No. 66 and R.S Dag No. 357 within the Rajarhat Gopalpur Municipality presently ward No.10 and the jurisdiction of Airport police station, Dist North 24 Parganas, morefully describe in the schedule hereunder written.

AND WHEREAS now the aforesaid Vendors has agreed to sell and Purchaser has agreed to purchase the said land measuring an area **1(one) Cottahas** more or less of land particularly described in the Schedule hereunder written in free simple in possession and free from all encumbrances at or for the total consideration of Rs.70,000/- (Rupees Seventy Thousand) only morefully describe in the memo of consideration here under written.

NOW THIS INDENTURE WITNESSETH that in pursuance of agreement and in consideration of the schedule mentioned land sum of Rs.70,000/- (Rupees Seventy Thousand) only to the Vendors paid by the Purchaser at or immediately before the execution of these present the receipt whereof the Vendors do hereby admit and acknowledgement and of and from the same and every part thereof acquit, release and discharge the Purchaser and also the said property both the Vendors as beneficial owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser free from all encumbrances, attachment and other defects in title ALL THAT said land measuring measuring 1(one) Cottaha more or less, lying and situated at under Mouza Kaikhali, J.L. No.5, Re Sa No.115, Touzi No.172, under C.S.Khatian No.138 and C.S Dag No.317 and R.S.Khatian No. 66 and R.S Dag No. 357 within the Rajarhat Gopalpur Municipality presently ward No.10 and the jurisdiction of Airport police station, Dist North 24 Parganas, fully mentioned and described in the Schedule hereto OR HOWSOEVER otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and

distinguished TOGETHER WITH easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby grant, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser for ever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to this presents and the Vendors do hereby for themselves convenient with the Purchaser. THAT notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary both the Vendors have all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchaser in the manner aforesaid AND THAT the Purchaser, their heirs executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and

interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for other or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for their the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be one and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring and said property and every part thereof unto and to the use of the purchaser according to the true intent and meaning of this presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Vendor or any breach of the convenient hereunder contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of measuring about **1(one) Cottaha** more or less, lying and situated at under **Mouza Kaikhali, J.L. No.5**, Re Sa No.115, Touzi No.172, under C.S.-Khatian No.138 and C.S Dag No.317 and **R.S.Khatian No. 66** and **R.S Dag No. 357** within the Rajarhat Gopalpur Municipality presently **ward No.10** and the jurisdiction of **Airport police station**, Dist North 24 Parganas and with all kinds of easement right of common passage, which has shown in the annexed

Map/Plan demarcated by RED Line Border and which is butted and bounded as follows :-

North by : Land of R.S.Dag No.253.

South by : 6 feet wide common passage.

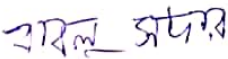
East by : Land of R.S.Dag No.349.

West by : Land of R.S.Dag No.357.

IN WITNESS WHEREOF the Parties have set and subscribed their hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
by the Vendors at Kolkata in  
the Presence of :

  
d.T.D of Rabin Saha  
by the Pen of Rabin Saha



\_\_\_\_\_  
SIGNATURE OF VENDORS

SIGNED, SEALED AND DELIVERED  
by the Purchaser at Kolkata  
in the Presence of :



\_\_\_\_\_  
SIGNATURE OF PURCHASER

WITNESS :

1. Rabin Saha  
Kaikhali Gardenpara  
KOL- 52 .

2. Pradip Saha  
Kaikhali Gardenpara  
KOL- 52

Drafted by

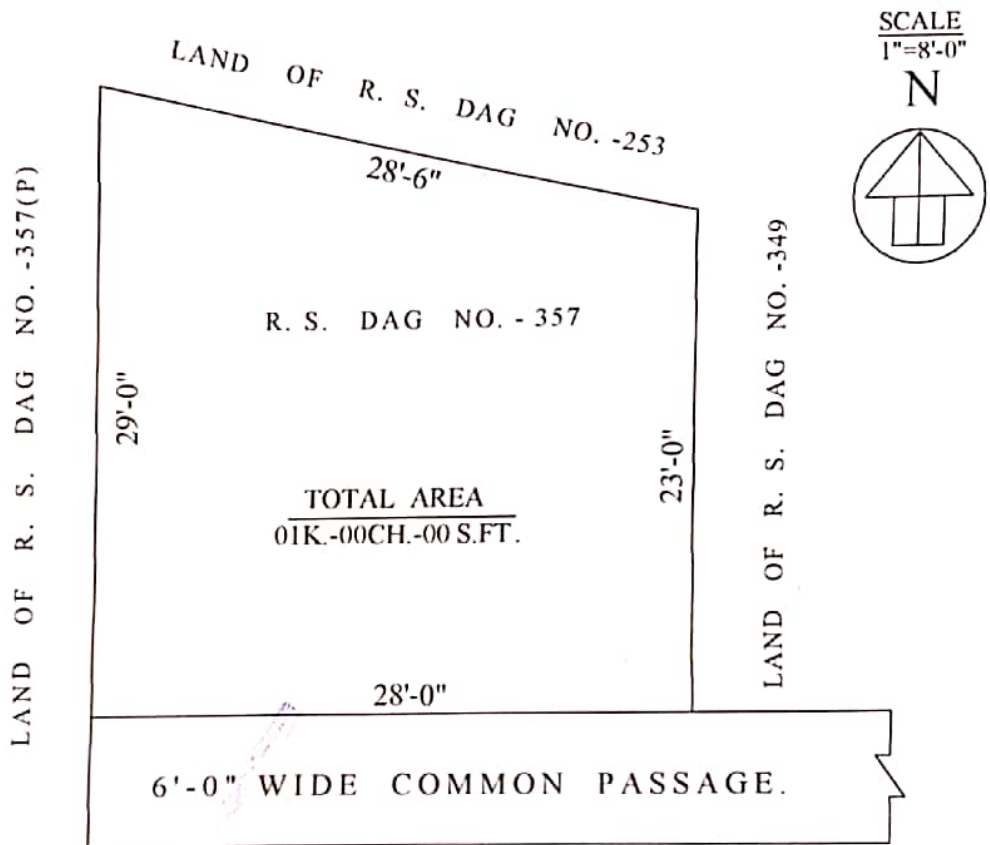
  
Advocate

SITE PLAN OF LAND AT MOUZA- KAIKHALI; IN C. S. DAG NO.- 317; R. S. DAG NO.- 357; C. S. KH. NO.- 138; R. S. KH. NO.-66; L. R. KH. NO.- ; J. L. NO.- 5; R. S. NO.-115; WARD NO.- 10 (FORMERLY 27); P.S.- AIRPORT; DIST.- 24 PRGNS.(N.); UNDER RAJARHAT - GOPALPUR MUNICIPALITY.

NAME OF VENDORS - 1. SMT. CHABI SARDAR & 2. SRI. BABLU SARDAR.

NAME OF PURCHASER - SRI PRADIP HAZRA

AREA OF THE LAND = 01K.-00 CH.-00 S.FT. (MORE OR LESS.)



*S.T.I  
of Chabi Sardar  
for the Per of Bablu Sardar.*

*சரீஸ் சர்தர்*

SIG. OF VENDORS.

*[Signature]*  
SIG. OF PURCHASER.

*[Signature]*  
**Pradip Sundar Kundu**  
(CIVIL ENGINEER)

**Pradip Sundar Kundu**  
R.G.M. 1 A/51/201-2011  
Rajarhat-Gopalpur Municipality  
Gurugram, Kaikhal

**N.B.** -SOLD AREA SHOWN WITH RED BORDER.





SPECIMEN FORM FOR TEN FINGERPRINTS

*A.P.L. of*  
*by the*  
*Ch...*  
*Secy*  
*Rabin Sharma*



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

*बाबलु सुभार*



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

*Ravi*



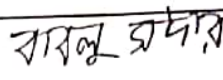
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO



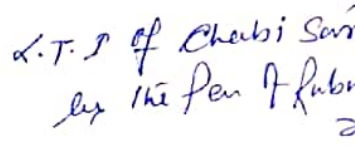


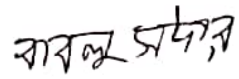
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 12008 / 2010, Deed No. (Book - I , 12099/2010)**

Signature of the Presentant

Name of the Presentant	Signature with date
Bablu Sardar	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chabi Sardar ( Kahar) Address -Kaikhali Sardarpara, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Airport Pin :-700052	Self		 LTI	
			09/12/2010	09/12/2010	
2	Bablu Sardar Address -Kaikhali Sardarpara, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Airport Pin :-700052	Self		 LTI	
			09/12/2010	09/12/2010	

Name of Identifier of above Person(s)

Rabin Shaw  
Kaikhali Sardarpara, Kolkata, District:-North  
24-Parganas, WEST BENGAL, India, P.O. :- Pin  
:-700052

Signature of Identifier with Date







Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR



Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 12099 of 2010  
(Serial No. 12008 of 2010)

On

**Payment of Fees:**

On 09/12/2010

**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. 2346/-, on 09/12/2010

( Under Article : A(1) = 2332/- ,E = 14/- on 09/12/2010 )

**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.-212317/-

Certified that the required stamp duty of this document is Rs.- 12759 /- and the Stamp duty paid as: Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 12260/- is paid 16453309/12/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 09/12/2010

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

Presented for registration at 13.30 hrs on :09/12/2010, at the Office of the A. D. S. R. BIDHAN NAGAR by Bablu Sardar , one of the Executants.

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

Execution is admitted on 09/12/2010 by

1. Chabi Sardar ( Kahar), wife of Late Madan Sardar , Kaikhali Sardarpara, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Airport Pin :-700052. By Caste Hindu, By Profession : House wife
2. Bablu Sardar, son of Late Madan Sardar , Kaikhali Sardarpara, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Airport Pin :-700052 By Caste Hindu By Profession : Business

Identified By Rabin Shaw, son of Gabardhan Shaw, Kaikhali Sardarpara, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700052 By Caste: Hindu, By Profession: Service.

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

- 9 DEC 2010

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

09/12/2010 14:10:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 3907 to 3919  
being No 12099 for the year 20-10.



(Debasish Dhar) 09-December-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal