

87-1142

D-00903/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 239977

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

Addl. District Sub-Registrar  
Sonarpur, South 24 Parganas

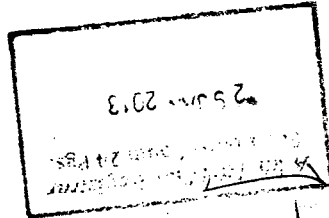
28-01-13  
29-01-13  
Addl. District Sub-Registrar  
Sonarpur, South 24 Pgs.  
29 Jan 2013

वे.नं. - 131/13  
प.नं. - 1989/13

THIS DEED OF CONVEYANCE made this 28<sup>th</sup> day of January Two Thousand Thirteen BETWEEN SRI PRADIP MONDAL, son of Sri Jharu Mondal, by faith-Hindu, by Nationality- Indian, by occupation- Agriculture, residing at Elachi, P.S. Sonarpur, District South 24-Parganas, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors., administrators, legal representatives and assigns) of the ONE PART.

Handwritten text at the top of the page, possibly a date and a name, written in a non-Latin script.

Handwritten text in a non-Latin script, possibly a name or title.



Handwritten number '323' with a dot below it.

Handwritten signature 'Ankur Shah'.



Handwritten number '323' with a dot below it.

Handwritten signature 'Ankur Shah'.

Printed text in a non-Latin script, likely an official notice or header.

Handwritten address: '17/10, Baicharaghat, Road, Kalyan'.

Handwritten text: 'Sri. Nikhil Ghosh'.

Handwritten text: '27/07/20'.

--: ( 2 ) :-

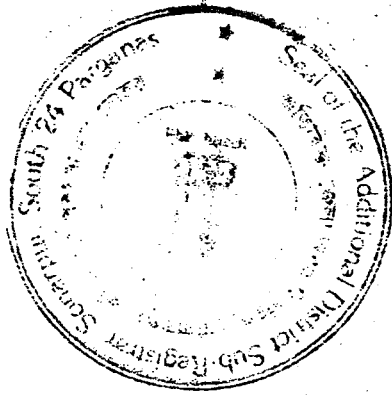
**AND**

(1) **SRI NIKHIL GHOSH**, son of Sri Haran Chandra Ghosh, residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, (2) **SRI CHANDAN KUMAR GHOSH**, son of Late Nityananda Ghosh, residing at 239, Boral Main Road, Kolkata- 700 084, (3) **SMT. ANITA GHOSH**, wife of Sri Sushil Chandra Ghosh, residing at 70, Sreerampore Road (N), Kolkata- 700 084, all are by faith- Hindu, by Nationality- Indian, by occupation- Business & Housewife, hereinafter jointly called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Jharu Mondal, son of Bipin Mondal was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, Ward No. 26, P.S. Sonarpur, District-South 24-Parganas together with other properties, as per Revisional Settlement Records of Rights and also in L.R. Settlements Records and he had been paying Govt. rent thereof and enjoying every right, title and interest over the said properties without any interruption, claim and demand whatsoever.

**AND WHEREAS** in the course of enjoying the aforesaid properties said Jharu Mondal transferred **ALL THAT** piece and parcel of land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together

25 June 2013  
25 June 2013



-( 3 ) :-

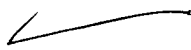
with other properties unto and in favour of his son SRI PRADIP MONDAL, the Vendor herein, by and under a Deed of Gift in Bengali language, which was registered on 31/03/1989 before the office of the Addl. District Sub-Registrar at Sonarpur, 24-Parganas (S) and recorded in its Book No. I, Volume No. 40, Pages from 231 to 236, Being No. 2002 for the year 1989.

**AND WHEREAS** by virtue of the aforesaid Deed of Gift said SRI PRADIP MONDAL, the Vendor herein, became the sole and absolute owner of the said land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza-Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties and enjoying the same free from all encumbrances by paying Govt. rents and taxes regularly to the authority concerned without any interruption, claim or demand whatsoever manner or nature.

**AND WHEREAS** the Vendor is in urgent need of money for bonafide reason and decided to dispose of the land measuring more or less 29 decimals delineated by **RED** border in the annexed Map or Plan out of 41 decimals of which undivided 11 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

**AND WHEREAS** said Purchasers herein having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less 11 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza-

25 June 2013  
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-( 4 ) :-

Elachi, J.L. No. 70, under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District-South 24-Parganas, fully described in the Schedule hereunder written for **Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand)** only in lump sum and the Vendor has accepted the offer of the Purchasers for an out and out sale of the aforesaid property at **Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand)** only.

**NOW THIS INDENTURE WITNESSETH** :- that in pursuance of the said agreement and in consideration of the sum of **Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand)** only paid by the Purchasers to the Vendor before the execution (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof release and forever discharged the Purchasers and the said plot of land hereby conveyed) the Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchaser **ALL THAT** piece and parcel of undivided land measuring more or less **11 decimals** comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No. 1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarapur Municipality, P.S. Sonarapur, District-South 24-Parganas, fully described in the Schedule hereunder written and together with all easement rights attached thereto **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. **AND** all the estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchasers absolutely and forever. **AND** the Purchasers may hereafter peaceably and quietly possessed and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendor or any person claiming through or under him. And the Vendor covenant to save harmless and keep indemnified the Purchasers free from all sorts of encumbrances, charges and equities whatsoever.

25 June 2013  
Additional District Registrar  
South 24 Pgs.





-: ( 5 ) :-

AND the Vendor shall and will make such affidavit and sign all papers, declarations, undertakings, indemnities and documents as may be necessary for the purposes of effecting mutation of the Purchasers' name in the records of the B.L. & L.R.O office at Sonarpur, Municipal office at Rajpur-Sonarpur Municipality and other statutory authority or authorities. AND at or before the execution of these presents the Vendor has handed over the peaceful vacant khas possession of the said property in its entirety to the Purchasers. AND at or before the execution of these presents the Vendor has handed over all original/Xerox documents to the Purchasers. AND the Vendor covenant that he will at the request and cost of the Purchasers do or execute or caused to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchasers to the true intent and meaning of these presents as shall or may reasonably be required.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

ALL THAT piece and parcel of Bagan at present Danga land measuring more or less 29 decimals which is more fully and particularly shown in the annexed Map or Plan delineated by RED border out of 41 decimals of which undivided **11 decimals** hereby conveyed, comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No. 1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, Touzi Nos. 63 & 64, R.S. No. 220, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, now within the limits of Rajpur-Sonarpur Municipality under Ward No. 26 together with all easements rights attached thereto, in the District-South 24-Parganas, the annual proportionate rent of **11 Decimals** of R.S. Khatian No. 379 is as per present rate which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal., District-South 24-Parganas.

29 Jun 2013



-( 6 ) :-

Said 29 decimals is butted and bounded by :-

ON THE NORTH :- L.R. Dag No. 1803.

ON THE SOUTH :- Part of R.S. Dag No. 1802.

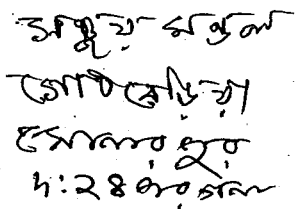
ON THE EAST :- L.R. Dag No. 1801 & 1820.

ON THE WEST :- L.R. Dag No. 1799 & 1804.

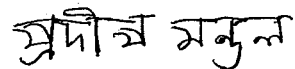
IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his signature  
on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In Presence of WITNESSES :-

1.   
ସମ୍ପୂର୍ଣ୍ଣ କର୍ତ୍ତୃତ୍ୱ  
କୋଟକାଳିଙ୍ଗ  
ଝୋଲାରୋଡ଼  
ପି: ୨୫୦୦୧୩

2. Tapas Panda  
Sonarpur  
KOL- 150



SIGNATURE OF THE VENDOR

25 June 2013  
South 20, Darganas  
Special Officer, District South 20, Darganas



-( 7 ) :-

**MEMO OF CONSIDERATION**

**RECEIVED** of and from within named PURCHASERS within mentioned the sum of Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand) only being the full and final consideration money by the following manner herein:-

<u>D.D. NO.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
367546	28/01/2013	I.O.B, Garia Br.	Rs. 9,00,000/-
367545	28/01/2013	- do -	Rs. 5,50,000/-
			<hr/> <hr/> Total Rs. 14,50,000/- <hr/> <hr/>

(TOTAL RUPEES FOURTEEN LAKH FIFTY THOUSAND ONLY)

**WITNESSES :-**

1. *ଅନୁପ କୁମାର*  
*କୋଲକାତା*  
*କଲ- ୧୨୦*  
*ନ: ୨୫୦୧୨୨୨*

2. Tapas Panda  
Sonarpur  
KOL-150

*ଅନୁପ କୁମାର*

**SIGNATURE OF THE VENDOR**

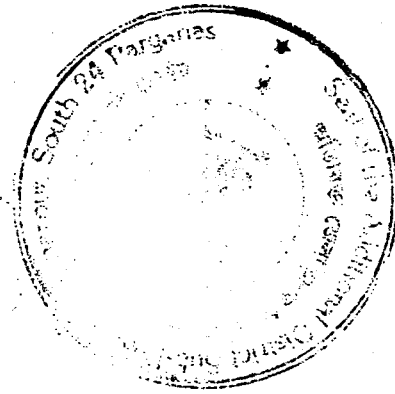
Drafted and Prepared by me :-

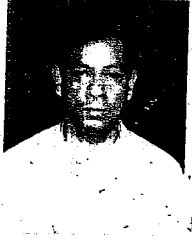










*Somenath Chakraborty*  
*Deed writer (ALP/130)*  
*Alipura R. Office.*  
*KOL-27*

Printed by me :-












*Pradip Baidya*  
(PRADIP BAIDYA)  
Sonarpur.

ADDL. DIST. SUDAN  
Senarpore, South 24 Pgs.  
29 June 2013














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

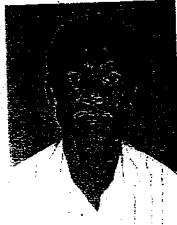






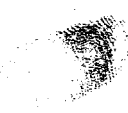



NAME NIKHIL GHOSH SIGNATURE Nikhil Ghosh

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

NAME CHANDAN KUMAR GHOSH SIGNATURE Chandan Kumar Ghosh

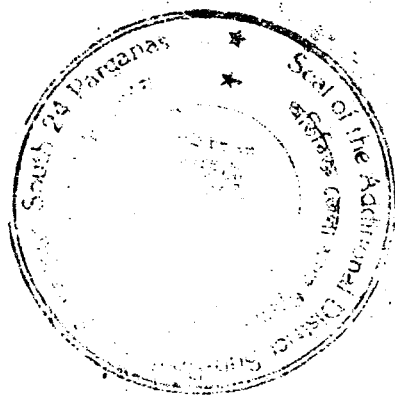
PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SMT ANITA GHOSH SIGNATURE Anita Ghosh

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

NAME SRI PRADIIP MONDAL SIGNATURE স্রীপ্রদীপ মন্ডল

25 June 2013  
Attest to the contents of the  
enclosed documents







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

**Endorsement For Deed Number : I - 00903 of 2013**  
**(Serial No. 01142 of 2013)**

**On**

**Payment of Fees:**

**On 28/01/2013**

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

Presented for registration at 20.00 hrs on :28/01/2013, at the Private residence by Anita Ghosh , one of the Claimants.

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

Execution is admitted on 28/01/2013 by

1. Pradip Mondal, son of Jharu Mondal , Elachi, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Sanjay Mondal, son of Pradip Mondal, Gotberiya, Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 29/01/2013**

**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 29/01/2013

( Under Article : A(1) = 24926/- ,E = 14/- on 29/01/2013 )

**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/-

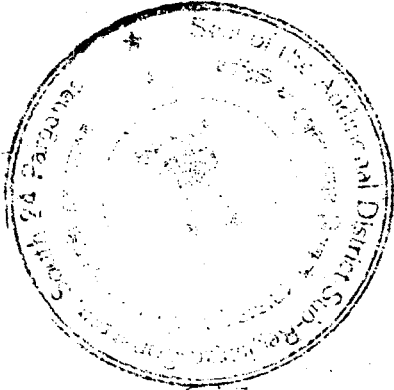
**Deficit stamp duty**

Deficit stamp duty

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

29/01/2013 13:42:00

25 Oct 2013  
A. J. ...  
...





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

**Endorsement For Deed Number : I - 00903 of 2013**  
**(Serial No. 01142 of 2013)**

1. Rs. 131050/- is paid, by the draft number 948996, Draft Date 28/01/2013, Bank Name State Bank Of India, GÁRIA, received on 29/01/2013
2. Rs. 4000/- is paid, by the draft number 121507, Draft Date 28/01/2013, Bank Name State Bank Of India, SONARPUR, received on 29/01/2013

**( Biswajit Dey )**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**29/01/2013 13:42:00**

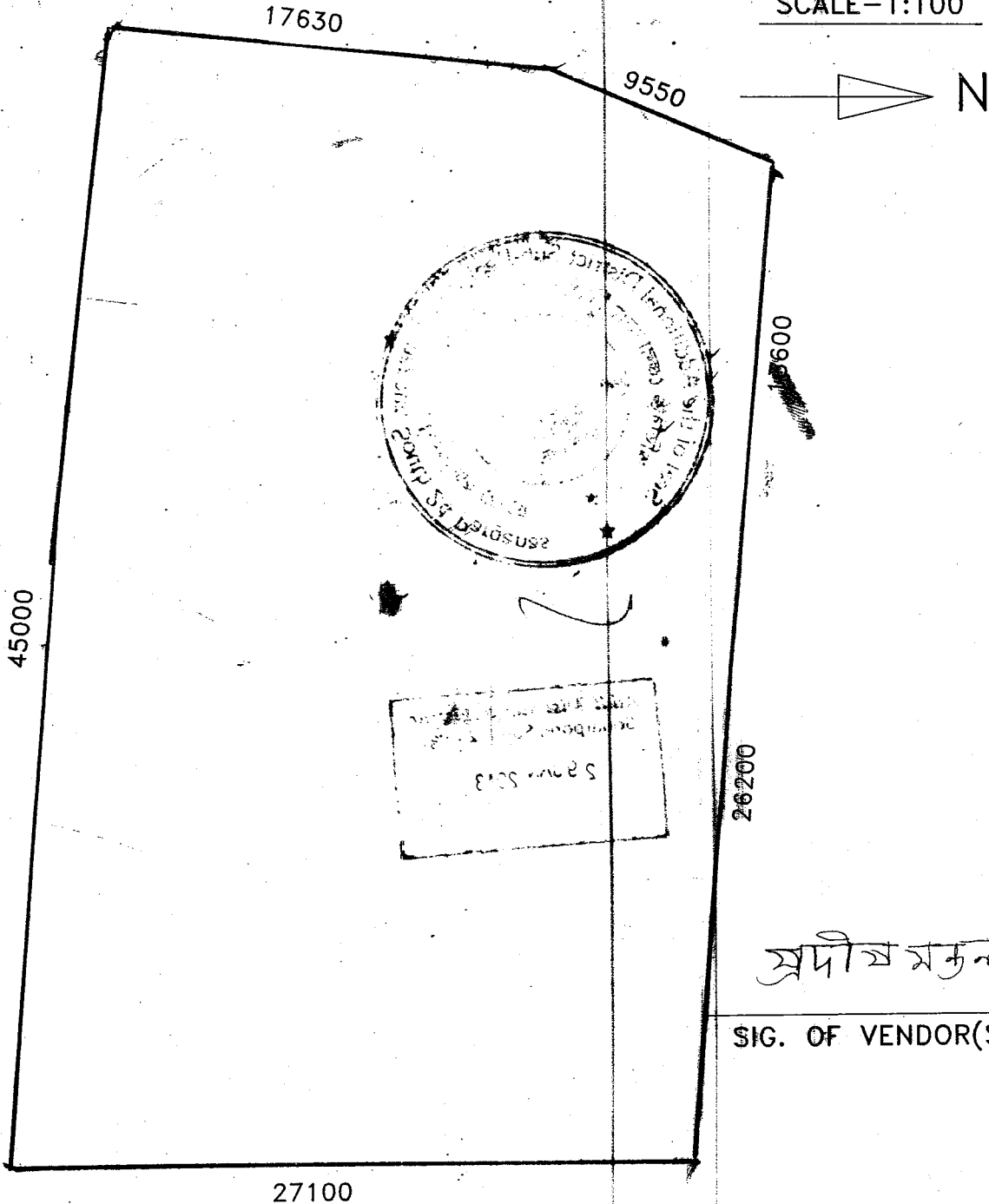
25 June 2013



PLAN OF R.S. DAG. NO:-1772, R.S. KHATIAN NO:-379  
R. DAG. NO:-1802, L.R. KHATIAN NO:-315, AT MOUZA-ELACHI,  
J.L. NO:-70, P.S.-SONARPUR, DIST- 24 PGN(S), WARD NO:-26,  
UNDER RAJPUR-SONARPUR MUNICIPALITY.

TOTAL 29 DECIMAL AREA SHOWN IN RED BORDER OUT OF TOTAL LAND AREA 41 DECIMAL.  
SOLD AREA UNDIVIDED 11 DECIMAL OUT OF 29 DECIMAL AREA .

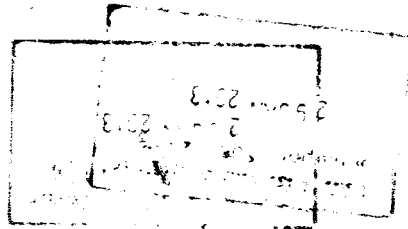
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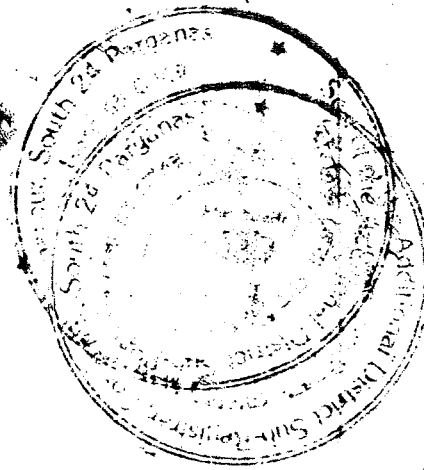
SIC OF LENDOR(2)

शुभम सुभय



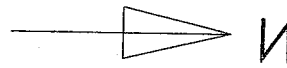
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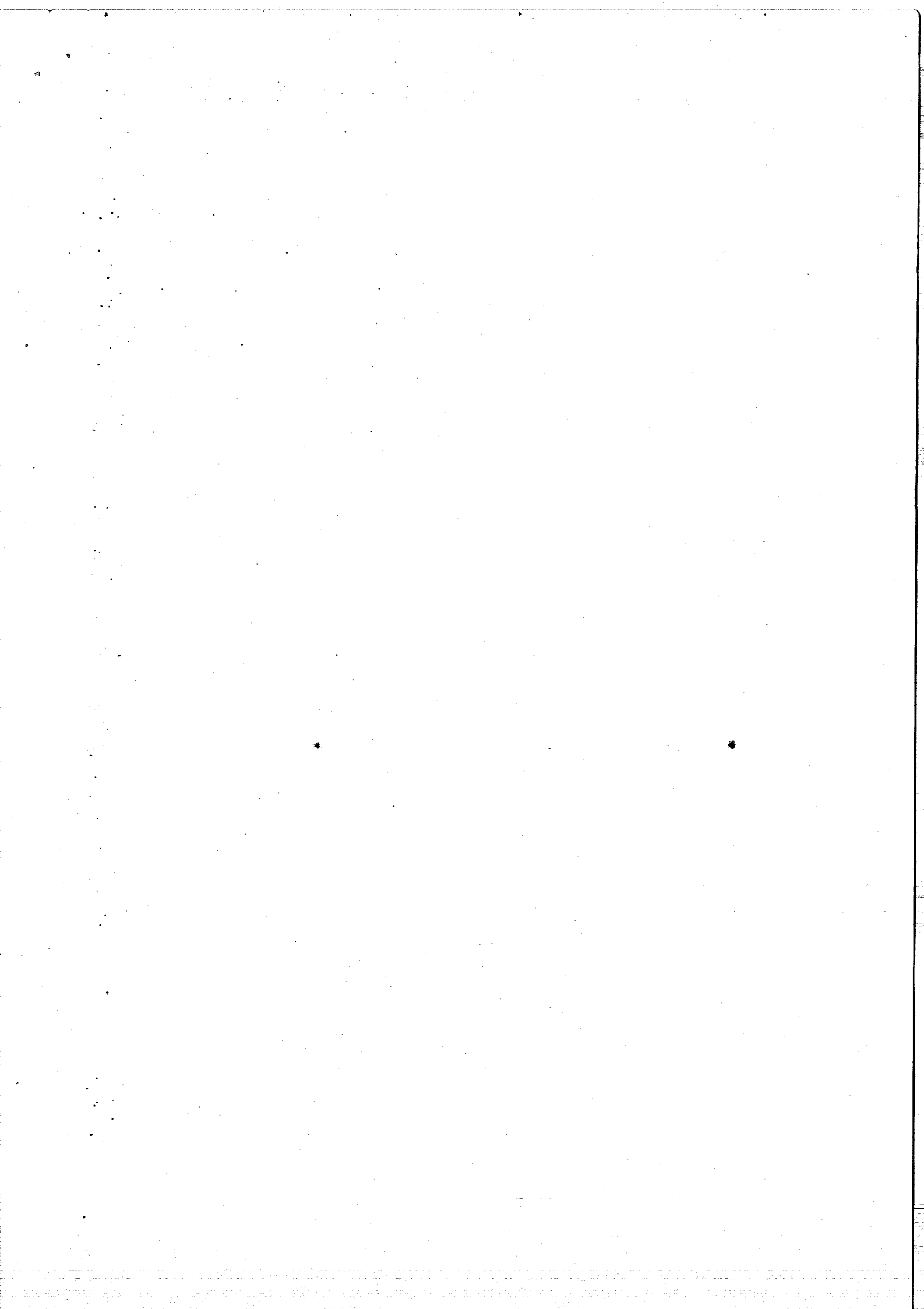
AREA UNDIVIDED IN DECIMAL OUT OF 38 DECIMAL AREA  
IF 38 DECIMAL AREA SHOWN IN RED BORDER OUT OF TOTAL LAND AREA 41 DECIMAL

DEB BARUB-SONARUB MUNICIPALITY

NO:-10, P.S.-SONARUB, DIST- 24 PCSI(2), WARD NO:-3e

DAC. NO:-1805, G.B. KHATAI NO:-312 AT MOUNA-EGACHI

GAN OF P.S. DAC. NO:-1775, P.S. KHATAI NO:-38



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 2931 to 2943  
being No 00903 for the year 2013.



*B.D.*  
(Biswajit Dey) 30-January-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal