

₹-4378

I 3524/13



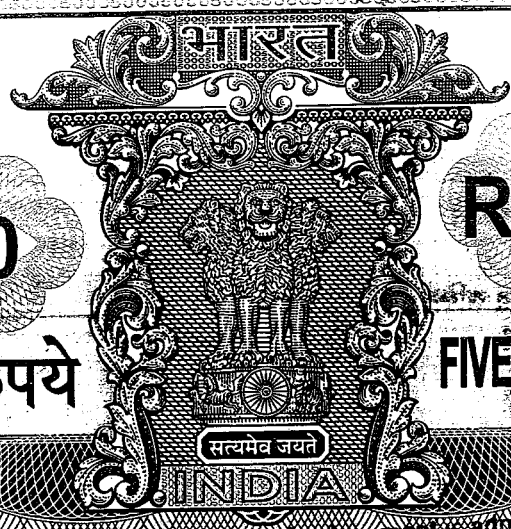
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



12-00
9/2/13

Certified that the document is duly registered in the office of the Registrar, Sonarpore, South 24 Pgs. The Signature sheet and the endorsement sheet attached with this document are the part of this document

A 694198

Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.
20-03-2013

N.E. No! - 44/13
Q.No! - 625/13

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

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

DEED OF CONVEYANCE

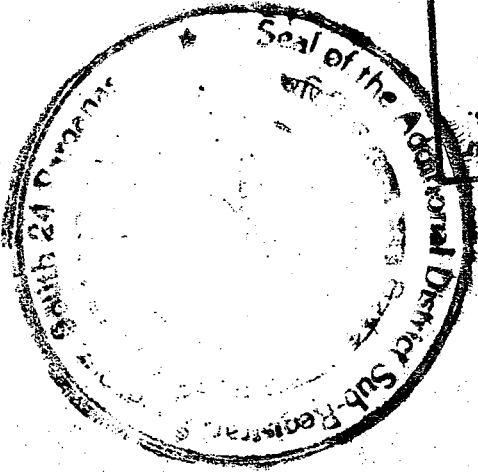
THIS DEED OF CONVEYANCE made this 9th day of March. Two

Thousand Thirteen

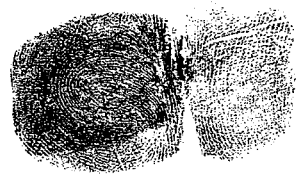
BETWEEN

3/500/2013
3/10 Late
3/3 M. & A. - 1000/17
Kolkata - 700017

M. S. Ghosh
20 MAR 2013
Addl. Dist Sub-Registrar
South 24 Pgs.



979
VCT 2



M. S. Ghosh

৩৯৯৭ স্মারক নং
৩১৯১৬৯/২৫,৩৬,৩৭
২৪ পশ্চিম
কলকাতা

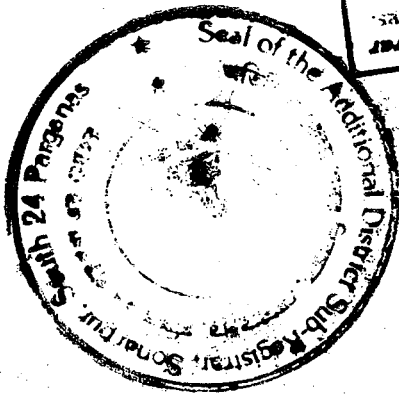
5000/2
05/03/13
M. S. Ghosh & others
17/10 Panchayatgola Road, KOL - 47

-: (2) :-

SMT. PAULAMI MITRA, wife of Sri Debjyoti Mitra, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at Elachi, P.O. Narendrapur, P.S. Sonarpur, District South 24-Parganas, being represented by her constituted Attorney her mother SMT. MALA GHOSH, wife of Late Samit Kumar Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at Elachi, P.O. Narendrapur, P.S. Sonarpur, District South 24-Parganas, by virtue of a General Power of Attorney registered on 27/01/2011 before the office of the D.S.R.- I, at Alipore and recorded in its Book No. IV, C.D. Volume No. 1, Pages from 837 to 846, Being No. 00073 for the year 2011, 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 FIRST PART .

AND

(1) SRI NIKHIL GHOSH, son of Sri Haran Chandra Ghosh, (2) SMT. SOMA GHOSH, wife of Sri Nikhil Ghosh, both are residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, (3) SRI CHANDAN KUMAR GHOSH, son of Late Nityananda Ghosh, (4) SRI ADWIT GHOSH, son of Sri Chandan Kumar Ghosh, both are residing at 239, Boral Main Road, Kolkata- 700 084, (5) SMT. PRABHA RANI GHOSH, daughter of Late Hiralal Ghosh, (6) SMT. MOUSUMI GHOSH (DEY), wife of Sri Soumitra Dey, both are 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, (7) SRI SUSHIL CHANDRA GHOSH, son of Late Upendra Chandra Ghosh, (8) SMT. ANITA GHOSH, wife of Sri Sushil Chandra Ghosh, both are residing at 70, Sreerampore Road (N), Kolkata- 700 084, all are by faith-



20 MAR 2013
Addl. Dist Sub-Registrar
Sonardore, South 24 Parg.

-: (3) :-

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 SECOND PART.

WHEREAS by and under a Deed of Sale (Bengali Kobala) dated 16th day of May 1958, made between Pachuruddin Mondal and others therein jointly referred to as the Vendors of the One Part and Smt. Bidya Devi, therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar at Baruipur and recorded in its Book No. I, Volume No. 48, Pages 97 to 98, Being No. 3770 for the year 1958 the said Pachuruddin Mondal and others for the consideration therein mentioned sold, transferred, conveyed, assigned and assured unto the said Smt. Bidya Devi ALL THAT piece or parcel of agricultural danga land measuring 21 decimals situate and lying at Mouza- Elachi, comprised in Dag No. 1773 under Khatian No. 224, J.L. No. 70, R.S. No. 223, Touzi Nos. 51 & 52, within P.S. Sonarpur, Sub-Registration office- Sonarpur in the District of the then 24-Parganas now South 24-Parganas.

AND WHEREAS by another Deed of Sale (Bengali Kobala) dated 9th day of April, 1959 made between said Pachuruddin Mondal and others therein jointly referred to as the Vendors at the One Part and said Smt. Bidya Devi therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar at Baruipur and recorded in its Book No. I, Volume No. 49, Pages 115 to 117, Being No. 3219 for the year 1959, the said Pachuruddin Mondal and others for the consideration therein mentioned sold, transferred, conveyed, assigned and assured unto the said Smt. Bidya Devi ALL THAT piece and parcel of remaining portion of agricultural danga land measuring 21 decimals situate and lying at Mouza- Elachi, comprised in Dag No. 1773 under Khatian No. 224, J.L. No. 70,



20 MAR 2013
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Sonarpu, South 24 Parg.

-: (4) :-

R.S. No. 223, Touzi Nos. 51 & 52, within P.S. Sonarpur, Sub-Registration office- Sonarpur in the District of the then 24-Parganas now South 24-Parganas.

AND WHEREAS by virtue of the aforesaid Deeds the said Bidya Devi became the absolute owner of **ALL THAT** piece or parcel of agricultural danga land measuring 42 decimals of Dag No. 1773 under Khatian No. 224 lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52 under P.S. Sonarpur within Sub-Registration Office at Sonarpur in the District of the then 24-Parganas now South 24-Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption, claim and demand whatsoever.

AND WHEREAS said Bidya Devi sold, conveyed and transferred **ALL THAT** piece and parcel of agricultural danga land measuring 42 decimals of Dag No. 1773 under Khatian No. 224 lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52 under P.S. Sonarpur within Sub-Registration Office at Sonarpur in the District of the then 24-Parganas at present South 24-Parganas unto and in favour of **SMT. SHIBA RANI GHOSH, SRI AJIT KUMAR GHOSH, SRI SAMIT KUMAR GHOSH, SMT. MANJU GHOSH, SMT. LEENA GHOSH, SMT. SHYAMALI GHOSH @ GHOSH**, by and under a Deed of Sale which was registered on 4th day of October, 1986 before the office of the D.R. Alipore and recorded in its Book No. 1, Volume No. 346, Pages 112 to 126, Being No. 17346 for the year 1986.

AND WHEREAS by virtue of purchase through the aforesaid Deed said **SMT. SHIBA RANI GHOSH, SRI AJIT KUMAR GHOSH, SRI SAMIT KUMAR GHOSH, SMT. MANJU GHOSH, SMT. LEENA GHOSH, SMT. SHYAMALI GHOSH @ GHOSH** became the absolute

20 MAR 2013
SOUTH DISTRICT REGISTER



-(5) :-

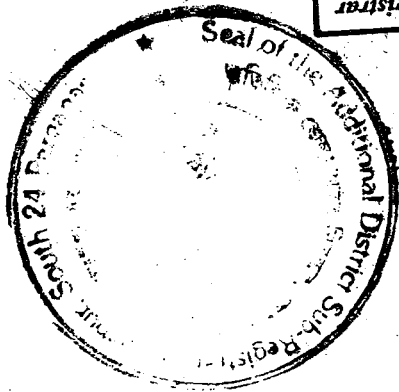
joint owners of ALL THAT piece and parcel of danga land measuring 42 decimals of Dag No. 1773 under Khatian No. 224, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present known as South 24-Parganas and each having undivided 1/6th share of the aforsaid property i.e. more or less 7 decimals.

AND WHEREAS in the course of enjoying the aforesaid property jointly said Samit Kumar Ghosh, died intestate leaving behind his wife SMT. MALA GHOSH, one son SRI BISWADEEP GHOSH and one daughter SMT. PAULAMI MITRA, wife of Sri Debjyoti Mitra, as his legal heirs and successors.

AND WHEREAS thus the said SMT. SHIBA RANI GHOSH, SRI AJIT KUMAR GHOSH, SMT. MALA GHOSH, SRI BISWADEEP GHOSH, SMT. MANJU GHOSH, SMT. LEENA GHOSH, SMT. SHYAMALI GHOSH @ GHOSH and PAULAMI MITRA (the Vendor herein) became the joint owners and enjoying the said landed property measuring more or less 42 decimals of Dag No. 1773 under Khatian No. 224, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of the then 24-Parganas at present known as South 24-Parganas and enjoying the same free from all encumbrances by paying rents and taxes regularly to the authority concerned without any interruption, claim and demand whatsoever manner or nature.

AND WHEREAS the said SMT. PAULAMI MITRA (the Vendor herein) executed and registered a General Power of Attorney unto and in favour of her mother SMT. MALA GHOSH which was registered on 27/01/2011 before the office of the D.S.R.- I, at Alipore and recorded in its Book No. IV, C.D. Volume No. 1, Pages from 837 to 846, Being No. 00073 for the year 2011 regarding her 1/3rd share out of 7 decimals i.e. more or less 2.34

20 MAR 2013
Addl. Dist Sub-Registrar
Sengapore, South 24 Pgs.



-: (6) :-

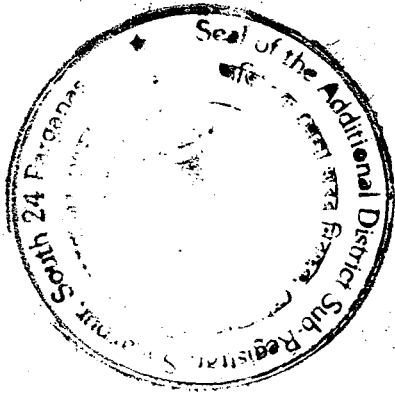
decimals of Dag No. 1773 under Khatian No. 224, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52 under P.S. Sonarpur, Sub-Registration Office- Sonarpur in the District of South 24-Parganas.

AND WHEREAS the vendor is decided to dispose the land measuring more or less **3.4 decimals** of R.S. Dag No. 1773, L.R. Dag No. 1803 under R.S. Khatian No. 224, L.R. Khatian No. 278, of Mouza- Elachi, J.L. No. 70 fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the Purchasers herein having come to know of such announcement, offered a consolidated value of the land measuring more or less 3.4 decimals fully described in the Schedule hereunder written for **Rs. 50,000/- (Rupees 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. 50,000/- (Rupees Fifty Thousand)** only.

NOW THIS DEED WITNESSETH as follows :- that in consideration of the said sum of **Rs. 50,000/- (Rupees Fifty Thousand)** only paid to the Vendor by the Purchasers on or before the execution of these present (the receipt whereof the Vendors 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 Purchasers as also the said land), the Vendors doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchasers free from all encumbrances whatsoever **ALL THAT** piece and parcel of the land measuring more or less **3.4 decimals** of R.S. Dag No. 1773, L.R. Dag No. 1803 under R.S. Khatian No. 224, L.R. Khatian No. 278, of Mouza- Elachi, J.L. No. 70 under P.S. Sonarpur, District South 24-Parganas, more fully and specifically described in the Schedule hereunder written and delineated in the Plan annexed hereto and depicted with **RED** border lines **OR HOWSOEVER OTHERWISE** the said property and

20 MAR 2013
40th, East Sub-Registrar
Singapore, South 24 PS.

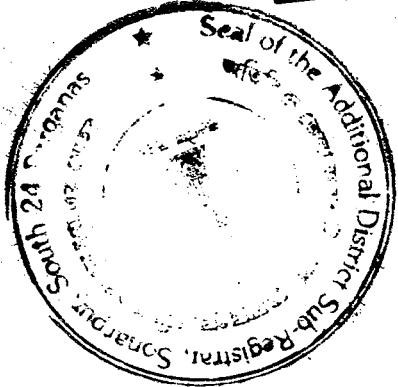


hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, 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 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 Purchasers absolutely and forever free from all encumbrances.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS

- a) **THAT** notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDORS** 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 **PURCHASERS** in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.
- b) **AND THAT** the **PURCHASERS** shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay

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Sonarpore, South 24 Pgs.



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 PURCHASERS 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.
- 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 Purchasers 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 PURCHASERS as shall or may reasonably be required.
- e) AND THAT the Vendor doth hereby covenant with the Purchasers that they 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 PURCHASERS 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 their title to the said land AND ALSO at the request and cost of the Purchasers deliver or cause to be delivered unto the Purchasers 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.

20 MAR 2013
Advt. Dist Sub-Registrar
Sonapore, South 24 P.S.



-(9) :-

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring more or less **3.4** decimals of R.S. Dag No. 1773, L.R. Dag No. 1803 under R.S. Khatian No. 224, L.R. Khatian No. 278, lying and situate at Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi Nos. 51, 52, Pargana- Magura, 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 which is 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

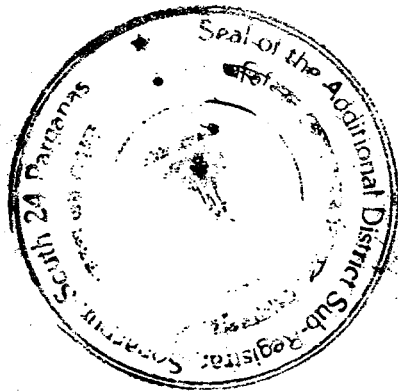
WITNESSES :-

1. Anjit Ghosh
vill-Elachi, P.O. Narendrapur
KOL - 103

2. Biswadeo Choudhary
35 Ananda Petit Rd
Kolkata - 700014.

Mala Ghosh
SIGNATURE OF THE VENDOR
(being represented by the Constituted
Attorney on behalf of the Vendor)

20 MAR 2013
Add. Dist. Sub-Registrar
Sunderbore, South 2A Pgs



-(10) :-

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of
Rs. 50,000/- (Rupees Fifty Thousand) only being the full consideration money paid by
the following manner :-

Paid by Cash on this day Rs. 50,000/-

(Rupees Fifty Thousand Only)

WITNESSES :-

1. Anjit Ghosh
vill. Elachi, P.O. Narendrapur
KOL-103

2. Bisudhoop Choudhury
35 Ananda Palit Rd
Kolkata - 700014.

Mala Ghosh

SIGNATURE OF THE VENDOR
(being represented by the Constituted
Attorney on behalf of the Vendor)

Prepared and Drafted by :-

Prabin Kumar Roy
Advocate. W.B. 828/8,
Alipore criminal court.

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

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





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Right Hand					

NAME NIKHIL GHOSH

SIGNATURE Nikhil Ghosh



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Right Hand					

NAME SOMA GHOSH

SIGNATURE Soma Ghosh



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NAME SUSHIL CHANDRA GHOSH

SIGNATURE Sushil Chandra Ghosh

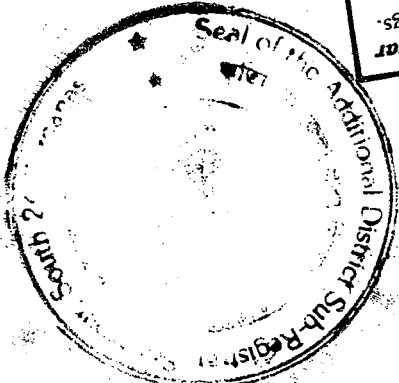


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NAME ANITA GHOSH

SIGNATURE Anita Ghosh

20 MAR 2013
Addl. Dist Sub-Registrar
South 24 Pgs.





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NAME - MOUSUMI GHOSH (DEI)

SIGNATURE Mousumi Ghosh (Dei)



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NAME - ADWIT GHOSH

SIGNATURE Adwit Ghosh



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NAME - CHANDAN KUMAR GHOSH

SIGNATURE Chandan Kumar Ghosh



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NAME - PRAVA RANI GHOSH

SIGNATURE Praya Rani Ghosh

20 MAR 2013
Adm. Dist. Sub-Registrar
Srinagar, South 2A P.S.





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Left Hand					
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NAME -

SIGNATURE *Mala Afriani*

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Left Hand					
Right Hand					

NAME -

SIGNATURE

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Right Hand					

NAME -

SIGNATURE

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Left Hand					
Right Hand					

NAME -

SIGNATURE

20 MAR 2013
Addl. Dist. Sub-Registrar
Sonaipore, South 24 Pgs.





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

Endorsement For Deed Number : I - 03524 of 2013
(Serial No. 04378 of 2013)

On 09/03/2013

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

Presented for registration at 22.00 hrs on :09/03/2013, at the Private residence by Mala Ghosh, Executant.

Executed by Attorney

Execution by

1. Mala Ghosh, wife of Lt. Samit Kumar Ghosh, Elachi, Thana:-Sonarpur, P.O. :-Narendrapur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: House wife, as the constituted attorney of Paulami Mitra is admitted by him.

Identified By Biswajit Ghosh, son of Lt. Samit Ghosh, 35, Ananda Palit Rd., Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Others.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/03/2013

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. 5316.00/-, on 20/03/2013

(Under Article : A(1) = 5302/- , E = 14/- (on 20/03/2013))

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.-4,82,181/-

Certified that the required stamp duty of this document is Rs.- 28951 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 23951/- is paid, by the draft number 014377, Draft Date 19/03/2013, Bank : State Bank Of India, GARIA, received on 20/03/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

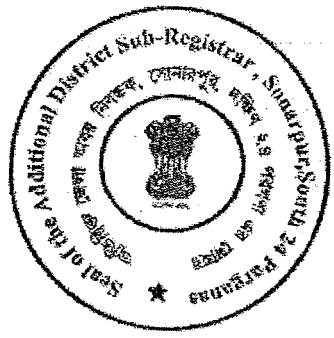
20/03/13


20 MAR 2013
Add. Dist. Sub-Registrar
Senarpore, South 24 Pgs.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 5556 to 5571
being No 03524 for the year 2013.




(Biswajit Dey) 20-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal

