

07262

ve-1664/14 358 1-06903/14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

P 924821

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the past of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 29th day of August

TWO THOUSAND AND FOURTEEN (2014)

BETWEEN

14476/14
29/8/14
8-10-14

No. 9155 Date 29/8/2016
Sold to Alok Safui Sr
of Nilu Ki 22
Rupees 100

Das
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

S. K. Shaw



NETI-4147

Sanjay K. Shaw



NETI-4148

S. K. Shaw
Sanjay K. Shaw



District Sub-Registrar-III
Alipore, South 24 Parganas

2-9 AUG 2016



NETI-4148

Sanjay K. Shaw

Alok Safui Sr
Alipore Police Court
661-27

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 6084 to 6102
being No 06903 for the year 2014.



(Rajendra Prasad Upadhyay) 01-September-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal





Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06903 of 2014
(Serial No. 07262 of 2014 and Query No. 1603L000014476 of 2014)

On 29/08/2014

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

Presented for registration at 20.50 hrs on :29/08/2014, at the Private residence by Sri Biswajit Biswas ,Executant.

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

Execution is admitted on 29/08/2014 by

1. Sri Biswajit Biswas, son of Sri Probhas Biswas , A / 41, Ganga Nagar Mukundapur, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700099, By Caste Hindu, By Profession : Business
 2. Sri Sanjay Kumar Shaw, son of Sri Lal Chand Shaw , 9/5, Temple Street, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700072, By Caste Hindu, By Profession : Business
 3. Sri Manoj Kumar Shaw, son of Sri Lal Chand Shaw , 3, Hospital Street, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700072, By Caste Hindu, By Profession : Business
- Identified By Alok Safui, son of . . , Alipore Police Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 01/09/2014

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.

Payment of Fees:

Amount By Cash

Rs. 51185.00/-, on 01/09/2014

(Under Article : A(1) = 51139/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 01/09/2014)

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.-46,50,000/-

Certified that the required stamp duty of this document is Rs.- 325520 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty



(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS






Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06903 of 2014
(Serial No. 07262 of 2014 and Query No. 1603L000014476 of 2014)

Deficit stamp duty Rs. 325900/- is paid , by the draft number 092964, Draft Date 29/08/2014, Bank :
State Bank of India, ALIPORE COURT TREASURY BR, received on 01/09/2014

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

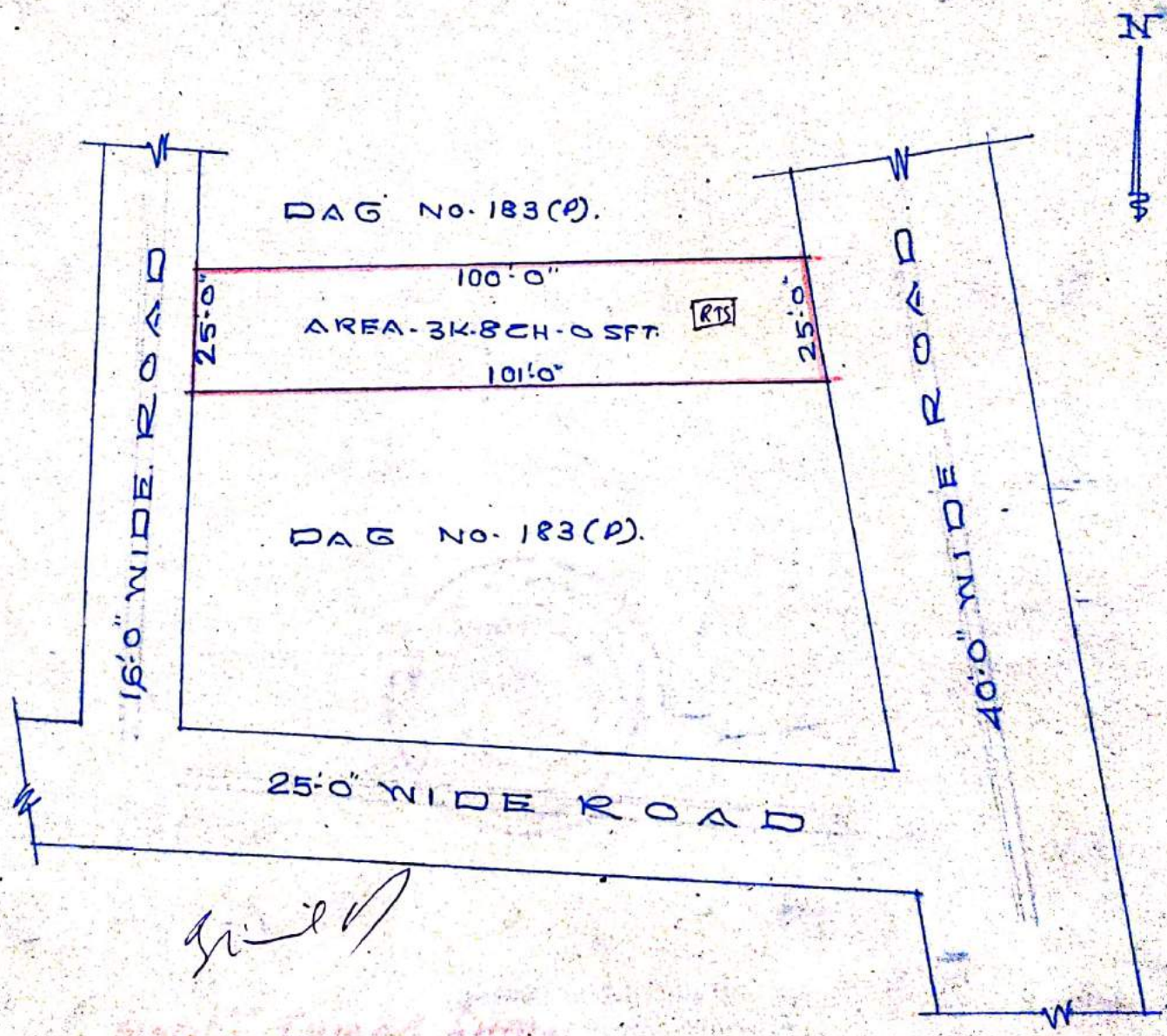



District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

SITE PLAN OF LAND AT MOUZA NAYABAD, J.L. NO-25,
Khatian No-85, DAG No-183(P), AT PREMISES NO.
3581 NAYABAD, P.S. PURBA JADAVPUR, UNDER K.M.C.
WARD NO-109, DIST. SOUTH-24 PGS.

AREA OF LAND - 3K-8CH-0 SFT. (M/G) SHOWN IN RED
BORDER.



[Signature]
L. K. Shaw
Sanjay K. Shaw
Manoj K. Shaw

TRACE BY



District Sub-Registrar-III
Alipore, South 24 Parganas

29 AUG 2014

SRI BISWAJIT BISWAS son of Sri Probhas Biswas, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at A/41, Ganga Nagar, Mukundapur, P.S. Purba Jadavpur, Kolkata-700 099 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;**

AND

(1) **SRI SANJAY KUMAR SHAW**, son of Sri Lal Chand Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 9/5, Temple Street, P.S. Bowbazar, Kolkata-700 072

(2) **SRI MANOJ KUMAR SHAW** son of Lal Chand Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 3, Hospital Street, P.S. Bowabazar, Kolkata-700 072 hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART;**

WHEREAS one Bholal Nath Mondal, Habul Mondal and Kanai Lal Mondal were jointly seized and possessed of or otherwise well and sufficiently entitle to **ALL THAT** land measuring about



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2.25 decimals comprising J.L. No.25, Mouja- Nayabad, Pargana-Khaspur, R.S. No. 3, R.S. Khatian No. 85, R.S. Dag No.183, under Touzi No.56 P.S. previously Tollygunage at present Purba Jadaupur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans.

AND WHEREAS said Bholal Nath Mondal due to his urgent need of money sold, conveyand, transfered his share land meausirng about 75 decimals out of 2.25 decimals to his brothers Habul Mondal and Kanai Lal Mondal by Deed of Conveyance, which was registered in the office of D.R. Alipore, recorded in Book No.1, Volume No.28, Pages 13 to 15, Being No.248, for the year 1979.

AND WHEREAS said Habul Mondal and Kanai Mondal became absolute owners of the total land measuring 2.25 decimals and while they were in peaceful possession and occupation of the said property said Kanai Lal Mondal sold, conveyad, transferred land measuring about 16.05 decimal out of his share to his brother Habul Mondal by Deed of Convayance which was registered in the office of D.R.Alipore, recorded in Book No.1, Volume 34, Pages 53 to 55, Being No.1573, for the year 1982.

AND WHEREAS said Kanai Lal Mondal became absolute owner of the land measuring about $96 \frac{1}{2}$ decimal by way of in



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heritance and purchase and while he was seized and possessed the said property he died intestate leaving behind his three married daughters namely Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik , four sons namely Shyamal Mondal, Parimal Mondal (since deceased)Arun Mondal (Since deceased), Amar Mondal and his wife Smt. Arati Mondal as his only legal heirs and successors.

AND WHEREAS said Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik all daughters of late Kanai Lal Mondal gifted their share to their brothers and mother by way of Deed of Gift which was registered in the office of D.R. Alipore, recorded in Book No.I, Being No.17166, for the year 1985.

AND WHEREAS Arati Mondal widow of late Kanai Lal Mondal due to her urgent need of money sold, conveyaed, transferred her share of land from the total land left by said Kanai Lal Mondal and rest of the property devolved upon the four sons of Late Kanai Lal Mondal i.e. Shyamal Mondal, Parimal Mondal (since deceased)Arun Mondal (since deased), Amar Mondal.

AND WHEREAS due to better enjoyment of the said property said Shyamal Mondal, Parimal Mondal (since deceased)Arun Mondal (since deceased), Amar Mondal divided the said property between them and they registered a partition deed which was registered in the office of D.R. Alipore, recorded in Book No.I, Volume No: 148, Pages 24 to 37, Being No.7904, for the year 1993.



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AND WHEREAS as per the said partition deed said Arun Mondal got the land measuring about 4 Cottahs 11 Chitaks 40 sq.ft.comprised in Khatian No.85, Dag No.183,which is mentioned as Lot 'D' and delineated as Green colour in the partition plan which is annexed with the said partition deed. And mutated his records in the name of B.L & L.R.O records vide memo no.18/3185/MUT/ATM/Kasba/04, dated 28.09.2004.

AND WHEREAS said Arun Mondal while seized and possessed of the said land by way of partitioner Deed he died intestate on 15.7.2008 leaving behind his wife Smt. Mina Mondal and two minor children namely Subha Mondal (minor) and Manika Mondal (Minor) as his only legal heirs as successor.

AND WHEREAS Smt. Mina Mondal, Mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) as a natural guardain of said Minor son and daughter filed an application for granting of permission to Sell of minor portion in the Schedule property before Learned District Judte at Alipore vide Act, 32 Case No.20 of 2009 and Learned District Judge, Alipore granted permission to sell of minor portion in the Schedule property on 23.09.2010.

AND WHEREAS said Arati Mondal,wife of Late Kanai Mondal, Smt. Mina Mondal, Mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) become absolute joint owners of



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the Schedule mentioned property by way of inheritance left by his husband and father as per Hindu succession Act 1956 and they have in peaceful possession, occupation enjoyment over the said property.

AND WHEREAS *due to urgent need of money said Arati Mondal, wife of Late Kanai Mondal, Smt. Mina Mondal, Mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) offered to sale **ALL THAT** land measuring 3 Cottahs & Chittaks together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of comprising J.L. No.25, Mouja- Nayabad, Pargana-Khaspur, under Touzi No.56 R.S, Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygunage at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation under Ward No.109, District 24 Parganans South including all easement right including Road of the said property to an unto in favour of **SRI BISWAJIT BISWAS** son of Sri Probhas Biswas, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at A/41, Ganga Nagar, Mukundapur, P.S. Purba Jadavpur, Kolkata-700 099 by a Deed of Conveyance on 27th day of May, 2011 recorded in Book No.I, CD Volume no.19, Pages 2788 to 2805, being no.09461, for the year 2012.*



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AND WHEREAS Present Vendor become absolute sole owner of abovementioned land and he paid taxes regularly to the appropriate authority vide KMC Premises no.3581, Nayabad, being Assessee no.31-109-08-7289-1, under Ward no.109 and he have in peaceful possession, occupation enjoyment over the said property and said property free from all encumbrances.

AND WHEREAS due to urgent need of money the the Vendor offered to sale **ALL THAT** land measuring 3 Cottahs 8 Chittaks together with 100 sq.ft. RTS stucture standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of comprising J.L. No.25, Mouja- Nayabad, Pargana-Khaspur, under Touzi No.56 R.S, Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygunage at present Purba Jadaupur, Sub-Registry office Alipore at present Sealdah, within the limts of Kolkata Municipal Corporation KMC Premises no.3581, Nayabad, under Ward no.109, District 24 Parganans South including all easement right including Road of the said property which is morefully desribed in the Schedule written hereunder and hereinafter referred to as the said property at or total consideration price **Rs. 20,00,000 /- (Rupees Twenty lacs) only** and the Purchasers being informed the same and being satisfied by inspecting the papers and documents relating to said property expressed their intention to purchase the same for a total consideration as fixed by the Vendor. Accordingly the Vendor herein doth accepted the offer of the Purchasers herein.



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NOW THIS INDENTURE WITNESSETH that in pursuance of the said sale deed and in consideration of the sum of **Rs. 20,00,000 /-** (**Rupees Twenty lacs**) only being the lawful money of the union of India well and truly paid by the said Purchasers to the Vendor on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendor do hereby admit and acknowledge as per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said Purchasers as the said land hereby transferred the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the said Purchasers **ALL THAT** land measuring 3 Cottahs 8 Chittaks together with 100 sq.ft. RTS stucture standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of comprising J.L. No.25, Mouja- Nayabad, Pargana-Khaspur, under Touzi No.56 R.S, Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygunage at present Purba Jadaupur, Sub-Registry office Alipore at present Sealdah, within the limts of Kolkata Municipal Corporation KMC Premises no.3581, Nayabad, being Assessee no.311090872891, under Ward no.109, District 24 Parganans South including all easement right including Road of the said property as described in the schedule hereunder written and delineated in the plan annexed hereto and depicted by **RED** border lines or howsoever otherwise the said land



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hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs water, water courses, and all other former and ancient rights, liberties, benefits privileges, advantages, easements, appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said and every part thereof and all the deeds, pattahs, muniments, writings evidences, of title relating to or concerning the said land hereditaments and premises or every part thereof which now are or may hereafter be in the custody power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit to have and to hold the said land and hereditaments so to be unto the said Purchasers absolutely forever free from all encumbrances. The Vendors do hereby covenant with the said Purchasers that notwithstanding any act, thing, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant,



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transfer, convey, sell the said land hereby sole 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 presents and that the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Vendors every part thereof and pay the rents to the Collector South 24 Parganas for the State of W. B. upon getting the name duly mutated in the BLRO concerned in place of the Vendors and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

Further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, and things and matters whatsoever for further better and more perfectly assuring and conveying the land to and unto the said Purchasers as shall or may reasonably be required.

The said land has not been acquired by the State Govt. KMDA or any other authority nor the Vendors received any notice for acquisition or requisition of the said land or any part thereof.

If any of the representations or covenants made hereinbefore by the Vendors is subsequently found to be false or any fraud is



District Sub-Registrar-III
Alipore, South 24 Parganas

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detected hereafter the Vendor shall be liable to compensate the loss if sustained by the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 8 Chittaks together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of comprising J.L. No.25, Mouja- Nayabad, Pargana-Khaspur, under Touzi No.56 R.S, Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygunage at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no.3581, Nayabad, being Assessee no.311090872891, under Ward no.109, District 24 Purgunans South together with right to wide common passage on the said property on which the Purchasers shall have every right to take all sorts of connection in or underneath said common passage to the land which Shown and delineated by **RED** border line in site plan annexed hereto which is to be treated as part and parcel of **THIS INDENTURE** including freely egress and ingress over the common passage and all sorts of the easement rights attached along with Electric Line, Water connection, Telephone/ Cable, and all facilities provided by K.M.C, which is butted and bounded as follows :

BUTTED AND BOUNDED

- ON THE NORTH** : Dag no.183 (P).
ON THE SOUTH : Part of Dag no.183 (P)
ON THE EAST : 40'ft. wide K.M.C. Road
ON THE WEST : 16'ft wide Road.



~~Dist~~ Sub-Registrar-III
Alipore, South 24 Parganas

29 AUG 2016

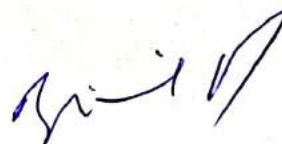
IN WITNESS WHEREOF the parties have hath hereunto sets and subscribed their hand and seals on this the day, month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:

1. Alex Safer
Alipore Police Com-
let 72
2. Dipak Kamal
A/14, Changa nagan
Kol-99



SIGNATURE OF THE VENDOR

S. K. Shaw

Sanjay K. Shaw (ALAPS 82531)

Mansing K. Shaw (ALAPS 8309A)

SIGNATURE OF THE PURCHASER



✓
District Sub-Registrar-III
Alipore, South 24 Parganas

12 9 AUG 2016

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned the sum of **Rs. 20,00,000 /-** (**Rupees Twenty lacs**) **only** being the full and entire consideration money of this Indenture by following memo of Consideration :

<u>Date</u>	<u>Cheque</u>	<u>MEMO</u> <u>Bank</u>	<u>Amount (RS)</u>
29/8/14	000009	HDFC Bank	RS. 5,00,000/-
29/8/14	000011	DO	RS. 5,00,000/-
29/8/14	000006	DO	RS. 5,00,000/-
29/8/14	000007	DO	RS. 5,00,000/-
Total			Rs. 20,00,000 /-

(Rupees Twenty lacs) only

WITNESSES:

1. Alok Saha
Alipore Police Court
4-22
2. Dipak Kumar
A/14, Hanganaga
KOL-99



SIGNATURE OF THE VENDOR
(AJPPB-3712L)

Drafted by me:

Alok Saha
Alipore Police Court
4-22

Computer printed at:
RAMTHAKUR COMPUTER & XEROX,
Alipore Police Court,
Kolkata - 700 027.
By:

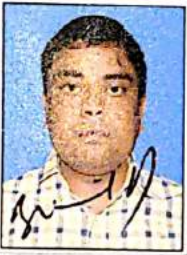












[Handwritten signature]
District Sub-Registrar-III
Alipore, South 24 Parganas
29 AUG 2016

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PHOTO	left hand					
	right hand					






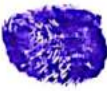





Name

Signature

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	right hand					


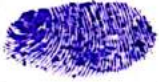




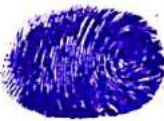




Name BISWASIT BISWAS

Signature 

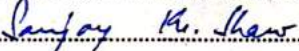
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	left hand					
	right hand					

Name MANOJ KUMAR SHAW

Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANJAY KUMAR SHAW

Signature 



District Sub-Registrar-III
Alipore, South 24 Parganas

29 AUG 2016