

09694

I-3099/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 171927

8.25
 B. No. 5132/13
 V. No. 672/13
 25/3/13

certified that the document is admitted
 in registration. The signature sheets and
 the endorsement are attached with
 this document are part of this document

18033 10100 0000

Amruti
 Registrar, Alipore
 West Bengal

18 APR 2013

DEED OF CONVEYANCE

THIS INDENTURE is made this 25th day of MARCH, 2013

(Two Thousand and Thirteen)

BETWEEN

Sl. No. 1501 Rs. 100/- Date 25/3/13
Name S. Pattak (Adv.)
Address Alipore Judges Court, 101-27
Vendor Sign S. C. Halder

S. C. Halder
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027

✓ K no 672 113

Rakhi Saha

T.S. 1064

25/3/13

Rakhi Saha

T.S. 1065

25/3/13

Rakhi Saha

T.S. 1066

25/3/13

Ratan Lal Ghosh

T.S. 1067

25/3/13

Ranajit Ghosh



Identified by me:

Bibhas Mondal

S/o - Late Satindranath Mondal

M/11, Springax, p.o. - Pancharayan

Kol-94

Occupation - Business

18 APR 2013



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

Endorsement For Deed Number : I - 03099 of 2013
(Serial No. 02624 of 2013 and Query No. L000005132 of 2013)

On 25/03/2013

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

Presented for registration at 20.35 hrs on :25/03/2013, at the Private residence by Rakhi Sarkar
Claimant.

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

Execution is admitted on 25/03/2013 by

1. Maniklal Ghosh, son of Lt. Umesh Ch Ghosh , 3/66 Bagha Jatin Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business
2. Ratanlal Ghosh, son of Lt. Umesh Ch Ghosh , 3/66 Bagha Jatin Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business
3. Pannalal Ghosh, son of Lt. Umesh Ch Ghosh , 3/66 Bagha Jatin Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business
4. Rakhi Sarkar, wife of Partha Sarathi Sarkar , 4h 1st Lane Russa Rd South, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste Hindu, By Profession : Service

Identified By Bibhas Mondal, son of Lt. Jatindra Nath Mondal, A/7/1 Srinagar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094, By Caste: Hindu, By Profession: Business.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 26/03/2013

Payment of Fees:

Amount by Draft

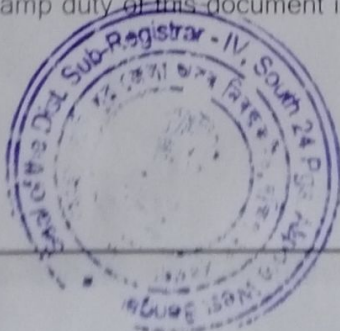
Rs. 44083/- is paid , by the draft number 416057, Draft Date 23/03/2013, Bank Name State Bank of India, KALYANI, received on 26/03/2013

(Under Article : A(1) = 44044/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 26/03/2013)

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.-40,05,000/-

Certified that the required stamp duty of this document is Rs.- 280360 /- and the Stamp duty paid as: Impresive Rs.- 100/-



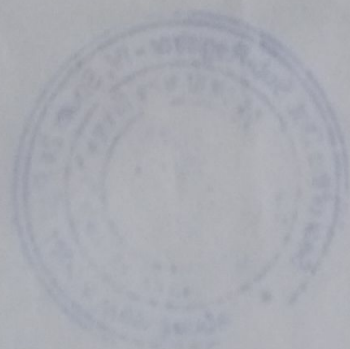
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

18/04/2013 14:59:00

EndorsementPage 1 of 2

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1 APR 2013





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

Endorsement For Deed Number : I - 03099 of 2013
(Serial No. 02624 of 2013 and Query No. L000005132 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 280260/- is paid , by the draft number 416070, Draft Date 23/03/2013, Bank : State Bank of India, KALYANI, received on 26/03/2013

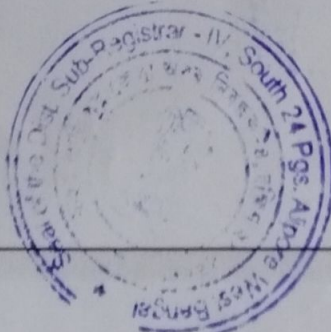
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 18/04/2013

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/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



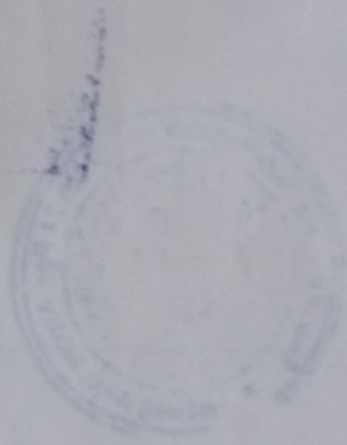
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 2

18/04/2013 14:59:00

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16 APR 2013



2
SANTOSH RANJAN CHAKRABORTY

(1) SRI MANIKLAL GHOSH, (2) SRI RATANLAL GHOSH and (3) PANNALAL GHOSH, all sons of late Umesh Chandra Ghosh, all by faith - Hindu, all by Occupation - Business all residing at 3/66, Bagha Jatin Pally , P.S.- Jadavpore , Kolkata-700092 , South 24 Parganas hereinafter referred to as the **PARTIES OF THE FIRST PART/VENDORS/OWNERS** (which term or expression shall unless excluded by or repugnant to the context or subject deem to mean and include their respective his legal, executors, administrator, legal representatives, nominees and / or assigns) on the **ONE PART**

AND

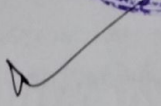
SMT. RAKHI SARKAR, wife of Sri Patha Sarathi Sarkar, by Faith - Hindu, by Occupation - Service , residing at 4H, 1st. Lane , Russa Road (South) P.S.- Tollygunge , Kolkata-700033, South 24 Parganas hereinafter referred to as the **PARTY OF THE SECOND PART/PURCHASER** (which term or expression shall unless excluded by or repugnant to the context or subject deem to mean and include her legal heirs, executors, administrator, legal representatives and / or assigns) of the **OTHER PART**

WHEREAS:

A. One Narendra Nath Mondal and Jyotindra Nath Mondal was the absolute owner , title holder and possessor in respect of all that piece and parcel of 85 decimals of land in Mouza- Dhelua , J.L. No. 43 Touzi No. 340 - 342 , R.S. Dag No. 122 , R.S. Khatian No. 221 , P.S- Sonarpur in the district of South 24 Parganas .

While seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property , one Santosh Ranjan Chakraborty purchased the said land from said Narendra Nath Mondal and Jyotindra Nath Mondal for valuable consideration in the benami of his relative Haribhusan Chakraborty by a deed of conveyance dated 27.6.1968 registered in the office of ^{APSR, Sonarpur}South 24 Parganas in Book No. 1 Volume No. 65 Pages 37 to 38 being Deed No. 5152 for the year 1968 .

1
SANTOSH RANJAN CHAKRABORTY
Ratan Lal Ghosh
Pannalal Ghosh
B.
Rakhi Sarkar



RECEIVED
MIRZAPUR DISTRICT
SUB-REGISTRAR'S OFFICE
MIRZAPUR

13 8 APR 2019

20/10/85

- C. While seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property being 85 Decimals of land, said Santosh Ranjan Chakraborty by a Bengali Deed of Kobala dated 13.12.1972 sold conveyed and transferred the said landed property for valuable consideration in favour of the Vendors jointly with their minor brother, Biman Chandra Ghosh.
- D. Upon become joint owners in respect of the aforesaid landed property measuring 85 Decimals, they subsequently mutated their names in the record of the B.L. & L.R.O. and Rajpur Sonarpur Municipality, whereby the aforesaid property was recorded under L.R. Dag No. 128, L.R. Khatian Nos. 937, 1334 and 1463 in Holding No.15 under Mouza - Dhelua, J.L.No.43, Touzi No.340-342 Police Station - Sonarpur in the District of South 24 Parganas.
- E. Out of the aforesaid landed property, being 85 Decimals, more or less, an area of land measuring 11 Decimals, more or less, was recorded in L.R. Khatian No. 1338 in the name of Maniklal Ghosh, an area of land measuring 13 Decimals, more or less, was recorded in L.R. Khatian No. 1463 in the name of Ratanlal Ghosh, and an area of land measuring 14 Decimals, more or less, was recorded in L.R. Khatian No. 937 in the name of Pannalal Ghosh and an area of land measuring 16 Decimals, more or less, was recorded in the name of Biman Chandra Ghosh.
- F. During enjoyment of the aforesaid landed property, one of the aforesaid co-owners, said Biman Chandra Ghosh died intestate as a bachelor on 7/10/85 whereby his undivided one-fourth share of right title and interest in respect of the aforesaid property being 85 Decimals of land, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian No.221, under Mouza - Dhelua, J.L.No.43, Touzi No340-342 in the District of South 24 Parganas,, devolved upon the Vendors in equal shares.
- G. Thus, in the manner aforesaid, the Vendors became the absolute joint owners in respect of the aforesaid property being 85 Decimals of land, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian

20/10/85
 Ratanlal Ghosh
 Rakhi Saha
 Biman Chandra Ghosh



18 APR 2013

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No.221, under Mouza - Dhelua, J.L.No.43, Touzi No. 340-342 Police Station - Sonarpur in the District of South 24 Parganas.

H. The Vendors herein due to exigent reasons and for want of funds, have pronounced their intention to dispose of ALL THAT piece and parcel of 5 (five) Cottahs, 9 (nine) Chittaks and Zero square feet, (as more fully and particularly described in the Schedule hereunder written), hereinafter referred to as the said property out of the aforesaid property, to intending buyers as and by way of sale and transfer thereof for valuable consideration.

I. The Party of the Second Part having come to know of the aforesaid intention of the Vendors approached the Vendors and offered to purchase the same.

J. Upon mutual discussion and negotiation between the parties hereto, the Vendors have agreed to sell the said property free from all encumbrances, charges, liens, lispence, attachments, whatsoever, and the Party of the Second Party as the Purchaser has agreed to purchase all that piece and parcel of 5 (five) Cottahs, 9 (nine) Chittaks and Zero square feet, lying situate at and comprised in R.S. Dag No.122, R.S.Khatian No.221, in L.R. Dag No.128, L.R. Khatian Nos. 133~~8~~, 1463 and 937 under Mouza - Dhelua, J.L.No.43, Touzi No.340-342 Police Station - Sorarpur being Holding No. 15 of Rajpur Sonarpur Municipality in the District of South 24 Parganas, at or for a consideration of Rs. 16,85,000 /- (Rupees Sixteen Lacs Eighty Five Thousands) only.

K. The VENDORS herein have represented and/or assured to the Purchaser as under:

1. That the VENDORS herein now have good right, full power and absolute authority to grant, convey, transfer, sell or assign the said land to intending purchaser/s whosoever.

2. That the VENDORS herein declare that they have not committed any wrong or any breach whereby the right, title interest and possession of into and upon the said property in any way been

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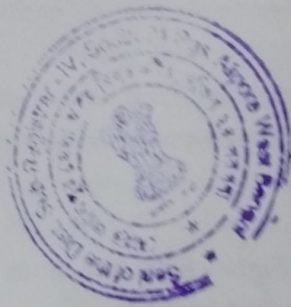
स्वास्थ्य एवं कुटुंब कल्याण विभाग
अधीनस्थ, अहमदाबाद
संख्या 20 2 (अ) अ
अहमदाबाद दि. 18/04/2013

18 APR 2013

5/1/2010

jeopardized or become defective nor is there any taxes of any nature due and payable by the VENDORS in respect of the said property and if found due shall be borne and paid by him in respect thereof to the concerned authorities;

3. That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trust, whatsoever and howsoever and the VENDORS have got free clear and marketable title.
4. That the said property is not subject to any acquisition or requisition proceedings and the VENDORS have no knowledge about the issuance of any such notice in respect of the said property or any part thereof, and neither there any suit or proceedings of any nature whatsoever pending in any Court of law in respect of the said schedule land, nor is there any attachment, acquisition of any nature in respect thereof.
5. That the said property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding thereunder is pending and that there is no excess vacant land in the said property.
6. That the VENDORS shall at all time henceforth on all reasonable and lawful request and at the cost and expenses of the Purchaser make or execute or perfect or cause to be made done, executed and perfected all such further and other acts, deeds, matters and things that may be reasonably required for perfectly transferring the said property in favour of the Purchaser.
7. That there is no excess vacant land within their title or rights, attracting the provisions and procedures established under the law of the land.
8. That no valid and subsisting agreement for development or otherwise and/or any agreement for sale, mortgage, transfer or any other arrangement in respect of the said property exists prior to the execution of this Indenture either.



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18 APR 2013
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9. That the said property or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.

10. That no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendors or his predecessors in title for the acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof.

11. That the specifications of the said property stipulated in the Schedule hereto are true and correct.

12. That there is otherwise no impediment on the part of the VENDORS to execute these presents.

L. Upon the aforesaid representation and assurances made by the VENDORS, and relying thereon in good faith to be true and correct, the Purchaser herein has agreed to purchase and/or acquire the said property free from all encumbrances and charges whatsoever on execution of these presents from the VENDORS herein.

NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and/or understanding and in consideration of a sum of Rs. 16,85,000 /- (Rupees Sixteen Lacs Eighty Five Thousands) paid by Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors/Owners herein and each one of them doth hereby and also by the Memo of Consideration hereinafter written admit and acknowledge and of and from same and every part thereof doth hereby forever acquit, release exonerate and forever discharge the said Property as well as the Purchaser herein), the Vendors and each one of them jointly doth hereby grant, convey, sell, transfer, assign and assure unto and in favour of the Purchaser absolutely and forever **ALL THAT** the piece and



Stamp of the District Registrar, IV, South 24 Pgs. Alibon West, Ferrel, with illegible text below the seal.

11 8 APR 2013

संपन्न मंत्र ९५५५
Ratan Lal Sharma
Ramesh Chandra
Ravi Saini

parcel of 5 (five) Cottahs, 9 (nine) Chittaks and Zero square feet, more or less, out of 85 Decimals of land, lying situate at and comprised in in R.S. Dag No.122, R.S.Khatian No.221, in L.R. Dag No.128, R.S.Khatian No.221, L.R. Khatian Nos. 1334, 1463 and 937 under Mouza - Dhelua, J.L.No.43, Touzi No.340-342 within the Rajpur Sonarpur Municipality, being Holding No. 15 Police Station - Sonarpur in the District of South 24 Parganas (as more fully described in the **Schedule** hereunder written) herein referred to as the **said Property**, free from all encumbrances, charges, liens, lispendents, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, injunctions, court orders and liabilities, whatsoever, together with all easement rights, easement over passages, pathways, appurtenances and/or common facilities and common amenities whatsoever attached thereto, **TOGETHER WITH** all benefits and advantages of ancient and all rights, title, interests, benefits, advantages, claims and demands and interest whatsoever belonging, to or anywise appertaining therewith or any part thereof **OR HOWSOEVER OTHERWISE** the said tenement, land, heriditament and premises now or hereto before was situated lying at and butted bounded called known numbered described or distinguished **AND TOGETHER WITH** all former and other rights, liabilities, easements, quasi-easements, commodities, walls, fences, advantages, appendages and appurtenances, whatsoever, to the said property belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, reminder or reminders and the rents issues and profit of the property hereby sold and conveyed and of any and every part thereof **AND** all the legal incidences thereof **TOGETHER WITH** all the estate rights, title, and interests, inheritance possession, use, trust, property, claims and demands, whatsoever, both at law and in equity of the Vendors into and upon and in respect of the said property hereby sold and any and every part thereof **TOGETHER WITH** right of egress and ingress all areas, fences, passages, sewers, drains, water, water courses, tress, bushes, boundaries, walls, benefits, advantages, vacant area, open spaces, whatsoever, and manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the said property hereby sold and transferred or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed, known as part or parcel or member thereof or



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~~Sub-Registrar~~
~~Alboro, Alboro~~
~~West Bengal~~
~~18 APR 2013~~

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appurtenant thereto **TOGETHER WITH** all the deeds, pattaahs, muniments of title writings and evidence of title which are now or hereafter shall or may be in the custody power or control of the Vendors or any person or persons from whom the Vendors can or may procure the same **AND TOGETHER WITH** other stipulations and provisions in connection with the beneficial use and enjoyment of the said property hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture **TO HAVE AND TO HOLD** the said property hereby granted sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belong there to unto and to the use of the Purchaser absolutely and forever any manner of condition use trust or other things, whatsoever, to alter, defeat encumber or make void the same and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, lispdendents, injunctions, court orders and liabilities, whatsoever, **AND TOGETHER WITH** the covenants by the Vendors hereafter contained.

SCHEDULE BEING SAID PROPERTY ABOVE REFERRED TO

ALL THAT the piece and parcel of 5 (five) Cottahs, 9 (nine) Chittaks and Zero square feet, ^{Shali Land} more or less, lying situate at and comprised in in R.S. Dag No.122, R.S.Khatian No.221, in L.R. Dag No.128, L.R. Khatian Nos. 1338, 1463 and 937 under Mouza - Dhelua, J.L.No.43, Touzi No. 340-342 within the Rajpur Sonarpur Municipality, being Holding No. 15 in the District of South 24 Parganas within the jurisdiction of A.D.S.R. at Sonarpur, South 24 Parganas, West Bengal. The said land is bulled and bounded as under:

ON THE NORTH	12' wide Public Road
ON THE SOUTH	PART of DAH NO 121 (R.S)
ON THE EAST	PART OF DAH NO 122 (P) (R.S)
ON THE WEST	House of Sri Nivas Halder

Rabbi Saha

*Sonarpur
Rajpur
Sahabuddin*



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সু-রেজিস্ট্রার
কম্পানী নিবন্ধন অফিস
স. নং ১০০/১১
সু-রেজিস্ট্রার - ৪, দক্ষিণ ২৪ পরগণা

18 APR 2013

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals on the day month and year on the first written above.

SIGNED EXECUTED AND DELIVERED

By the WITHIN NAMED PARTIES

at Kolkata In the presence of:

WITNESSES:

1. *Amesh Ch. Ghosh*

Sp. S. Ghosh

*Off. Baghcheta Kali
Ch. PL*

• *Subram Anwar CEPA* (ADNBG2192E)

• *Ratan Lal Ghosh* (ASBPG1638D)

• *Pannalal Ghosh* (BGNPG9625B)

SIGNATURE OF VENDOR/OWNERS

2. *Kamal Kanti Roy*

late Proesh Ch. Roy

vill & P.O. - Dhaha

P.S. - Sonospur

Rakhi Saha

SIGNATURE OF PURCHASER

AVMPS 3078 E

*Drafted by us
Susandip Pathak
Advocate*

*Alipore Judge's Court
Kolkata - 700027*

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಬೆಂಗಳೂರು
ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಬೆಂಗಳೂರು
ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಬೆಂಗಳೂರು

18 APR 2013

MEMO OF CONSIDERATION

RECEIVED of and from the within Purchaser the within mentioned sum of Rs.16,85,000/- (Rupees Sixteen Lacs Eighty Five thousands) towards agreed consideration money in full and final settlement in terms hereof and under these presents.

1. BY DD no. 005367 Dated 25/3/13 on State Bank of Mysore in favour of Vendor No.1	Rs.4,00,000/-
2. BY Cheque no. 217627 Dated 6.03.13 on State Bank of Mysore in favour of Vendor No.2	Rs.4,00,000/-
3. BY Cheque no. 217628 Dated 6.03.13 on State Bank of Mysore in favour of Vendor No.3	Rs.4,00,000/-
4. By Cash from time to time	Rs.4,85,000/-

	Rs.16,85,000/-

(Rupees Twelve lacs) only.

SIGNED EXECUTED AND DELIVERED

By the WITHIN NAMED VENDORS/OWNERS
at Kolkata In the presence of:

WITNESSES:

1. *Subash Ch. Ghosh*

2. *Kamal Kanti Dey*

Sankar Mondal (CER)

Ratan Lal Ghosh

Parnalal Ghosh

SIGNATURE OF VENDORS/OWNERS



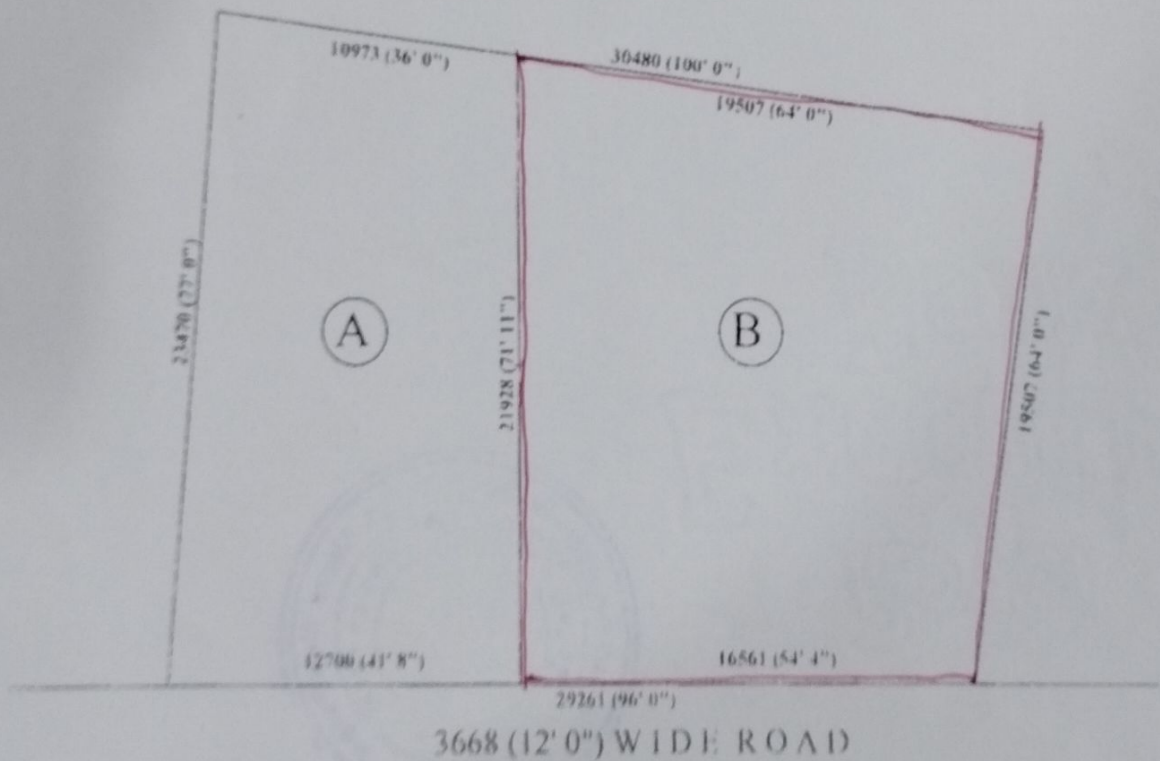
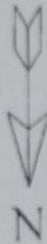
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Registrar of Companies,
West Bengal, Kolkata
Sole and Joint Registrar - IV,
South 24 Parganas, Alipore

18 APR 2013

THE SITE PLAN AT R.S. DAG NO.-122, R.S. KHATIAN NO.-221, J.L. NO.- 43, MOUZA- DHELUA, P.S.- SONARPUR, UNDER RAJPUR SONARPUR MUNICIPALITY.

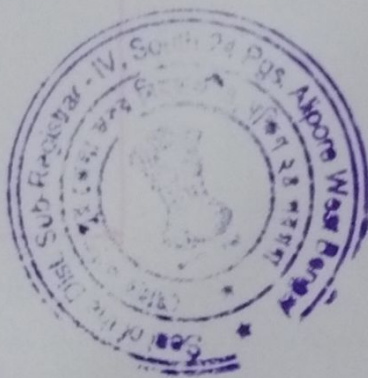
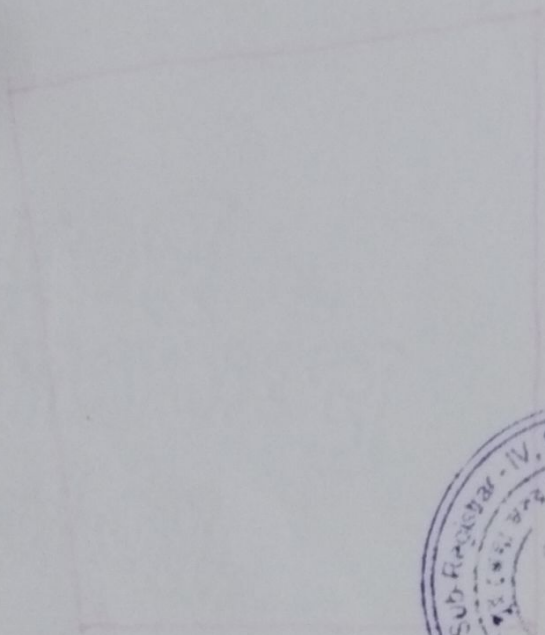
LAND AREA OF PLOT A :- 04 K, 00 CH, 00 SFT.
LAND AREA OF PLOT B :- 05 K, 09 CH, 00 SFT.
TOTAL LAND AREA :- 09 K, 09 CH, 00 SFT.



Daxli Sarker
 SIGS. OF PURCHASER

Signature of Buyer
 SIGS. OF BUYER












DRAWN BY
 K. P. DAS
 0318550447









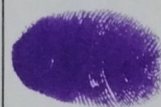




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18 APR 2013

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	left hand					
	right hand					












Name MANIKLAL GHOSH
 Signature maniklal ghosh

		T hu mb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

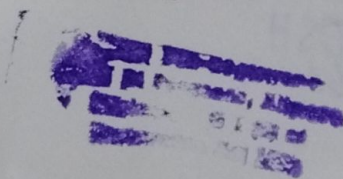
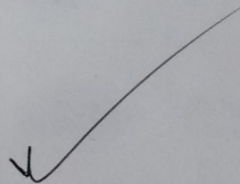
Name RATANLAL GHOSH
 Signature Ratan Lal Ghosh

		T hu mb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name PANNALAL GHOSH
 Signature Pannalal Ghosh

		T hu mb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RAKHI SARKAR
 Signature Rakhi Sarkar



18 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 786 to 801
being No 03099 for the year 2013.



(Ashoke Kumar Biswas) 18-April-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal