

11064

2-10390



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 617647

B 617647

Carriage for the document is  
 to be borne by the party to be registered. The Signatures  
 of the parties to the instrument  
 shall be attested by the undersigned  
 authority on the date of this document.

10/12  
 1-176  
 5-23233  
 DAG-549

*[Signature]*  
 District Sub-Registrar-III  
 North 24-Parganas, Barasat  
 10 DEC 2014

# DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** is made this 10 day of DECEMBER, 2014 (TWO THOUSAND FOURTEEN) of Christian Era.

## B E T W E E N

**(1) SHRI PARTHA GHOSH, PAN CARD NO. AUEPGO897R, (2) SHRI SANJOY GHOSH, PAN CARD NO. BBZPG7403G,** both are Sons of Late Sadhan Chandra Ghosh, both are by Nationality - Indian, by Faith - Hindu, by Occupation - Business, both are residing at Kutulsahi, Ghoshpara, P.S. Barasat, Dist - North 24 Parganas, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

*[Signature]*

নম্বর : S293

সন ও তারিখ : 28-11-14

ক্রেতার নাম : NKA Commercial Rtd,

ঠিকানা : G-50, Block D, Saltlake, kot 64

মূল্য : 5000 (Five Thousand Only)

ডেডার : 

জেলা : ১৯ পরগনা

খরীদ তারিখ : 19 NOV 2014

মোট টাকার পরিমাণ : Rs150000

ক্রয়কারী ব্যক্তির নাম

ডেডার : শ্রী সত্যজিৎ ঘোষ

Name - Vincent Dasgupta

S/O - Paramanand Dasgupta

P.O. & Vill - Bangore Avenue

P.S. - Lake Town

Dist - North 24 Pgs.

ROI - 700 055



District Sub-Registrar-II  
North 24 Parganas, Bardhaman

10 DEC 2014

**Government of West Bengal**  
**Office of the D.S.R. - III NORTH 24-PARGANAS**  
**W.B. FORM NO. 1504**

Date: 10/12/2014

Serial No. \* **11078/2014** Deed No. **I-10399/2014**  
Presentant Name Partha Ghosh  
Executant Name Partha Ghosh and others Claimant Name Asharam Gupta  
Type of Deed Sale Document  
Market Value Rs 25,90,909/-

Addl. Transaction Declaration(2)

Fees & Standard User charges Paid (Break up as below) **Rs 28,711/-** Stamp Duty Paid (Break up as below) **Rs 1,55,480/-**

1. By Cash \* **Rs 28,711/-**

2. By Draft/BC/SABR

SL.	No.*	Date *	Amount (Rs.)
<i>Sanjoy Ghosh</i>			
<i>Partha Ghosh</i>			

1. By Stamp

2. By Draft/BC/SABR/Challan

SL. No.	No.*	Date *	Amount (Rs.)
1.	008972	06/12/2014	40,000/-
2.	008973	06/12/2014	40,000/-
3.	008974	06/12/2014	40,000/-
4.	008982	06/12/2014	30,480/-

**Rs 5,000/-**

**Rs 1,50,480/-**

Article :A(1)=28,490/-, E=14/-, H=28/-,M(b)=4/-,

By Cash\* Amount includes Standard User Charge of Rs 175/-

No\* - Draft/Bankers Cheque/SABR/Challan No. Date \*

-Draft/Bankers Cheque/SABR/Challan Date

**Registering Officer**  
**D.S.R. - III NORTH 24-PARGANAS**





**A N D**

**NKA COMMERCIAL PRIVATE LTD.** PAN NO. AACCN3159Q, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956 having its Registered Office at G-501, Block - DC, City Centre, Salt Lake City, Kolkata - 700 064, represented by its Authorized Signatory **SMT. SUDHA AGARWAL**, PAN NO. ADEPA0099A, D/o. Thakur Prasad Banka, By Nationality - Indian, By faith - Hindu, By Occupation - Business, residing at P-337, Block - A, Front Portion, Lake Town, Kolkata - 700 089, Dist - North 24 Parganas, hereinafter called and referred to as **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal executors, Office-administrators, legal-representatives, Office-Successors in-Interest and assigns) of the **OTHER PART.**

**WHEREAS** one Tinkari Ghosh (Kala) was the absolute Owner of the landed property measuring about 01 Acre 35 Decimals lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Dag No. 549, under Barasat Municipality under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas.

**AND WHEREAS** said Tinkari Ghosh (Kala) while seized and possessed the aforesaid landed property died intestate leaving behind his son Shri Mahadeb Ghosh (Kala) as his legal heir and successor to inherit his aforesaid landed property and after demise of said Tinkari Ghosh (Kala)



✓

**AND WHEREAS** said Mahadeb Ghosh (Kala) after obtaining the aforesaid landed property measuring about 01 Acre 35 Decimals, mutated and recorded his name before the concerned B. L & L.R.O. Barasat -II, Dist - North 24 Parganas and while he seized and possessed the said land he gifted and transferred the land measuring about 45 Decimals out of his aforesaid total land measuring about 01 Acres 35 Decimals to his Grandsons Shri Partha Ghosh and Shri Sanjoy Ghosh, both are Sons of Late Sadhan Chandra Ghosh by virtue of a Registered Bengali Danpatra being No. 3950 dated 09/07/2001 which was registered at A.D.S.R.O. Barasat and recorded the same in Book No. I, Volume No. 77, Pages from 231 to 236 for the year 2001.

**AND WHEREAS** said Shri Partha Ghosh and Shri Sanjoy Ghosh, the Vendors herein thus become the absolute Owners of ALL THAT a piece and parcel of land measuring 45 Decimals lying and situated under Mouza - Kutulsahi, J.L. No. 42, Rc.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Dag No. 549, under Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by virtue of aforesaid Registered Bengali Danpatra being No. 3950 for the year 2001 and paying regularly rents and taxes to the appropriate authority concern and since then the Vendors herein seize, possess and enjoying the same without any interruption and the





**AND WHEREAS** the Vendors herein have firmly and finally decided to sell and transfer the landed property measuring about 09 decimals i.e. more or less 05 Cottahs 07 Chittacks 09 Sq.ft. lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 340, appertaining to R.S. & L.R. Dag No. 549, within the local limits of Barasat Municipality, Kutul Sahi Mathpara Road in Ward No. 07, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas, which is morefully and particularly described in the **SCHEDULE** hereunder below against proper consideration price.

**AND WHEREAS** the Purchaser being in need of landed property in the said locality has approached the Vendors to sell out the said property to it and it offered a sum of **Rs. 11,45,340/- (Rupees Eleven Lakhs forty five thousand three hundred forty)** only at the highest market price for the said property as fully described in the **SCHEDULE** below.

**AND WHEREAS** the Vendors have agreed to sell the said vacant land measuring about 09 decimals i.e. more or less 05 Cottahs 07 Chittacks 09 Sq.ft. lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 340, appertaining to R.S. & L.R. Dag No. 549, within the local limits of Barasat Municipality, Kutul Sahi Mathpara Road in Ward No. 07, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas, which is morefully and particularly described in the **SCHEDULE** hereunder below to the Purchaser at the said consideration price



**hundred forty)** only and accordingly a verbal agreement was made by and between the parties.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 11,45,340/- (Rupees Eleven Lakhs forty five thousand three hundred forty)** only of lawful money of the Union of India well and truly paid by the Purchaser to the Vendors herein and the Govt. assessed value is **Rs. 25,90,909/- (Rupees Twenty five lakhs ninety thousand nine hundred nine)** only for which the Purchaser herein paid the requisite stamp duty at or before the execution of these presents (the receipts whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and for every discharge the Purchaser and the said landed property and every part thereof) the Vendors doth hereby by these presents indefeasible and absolutely grant, sell and convey, transfer, assure and assign unto and to the use of the Purchaser free from all encumbrances **ALL THAT** a piece and parcel of vacant land measuring about 09 decimals i.e. more or less 05 Cottahs 07 Chittacks 09 Sq.ft. lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 446, comprised in L.R. Khatian No. 340, appertaining to R.S. & L.R. Dag No. 549, within the local limits of Barasat Municipality, Kutul Sahi Mathpara Road in Ward No. 07, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas which is more



✓

were or was situated, butted and bounded, called, known, numbered described or distinguished **AND ALL** the estate right title, interest, use, trust, possession proper claim and demand both at Law and in Equity of the Vendors into and upon the said landed property or any or every part thereof **AND ALL** rents, issues and profits thereof **AND ALL** deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said landed property which are now or hereafter shall or may be in the custody possession power or control of the said Vendors or any person or persons from whom he can or may procure the same without any suit action at Law in Equity free from all encumbrances attachments and encumbrances **TO HAVE AND TO HOLD** the said landed property hereby granted, conveyed, assured, sold and transferred or expressed or intended to be and to the use of the Purchaser absolutely and forever **AND** the Vendors doth hereby for themselves, their heirs, executors, administrators, representatives, covenant with the Purchaser, its Office-executors, Office-administrators, legal-representatives and assigns that **NOTWITHSTANDING** any act, deed or thing by the Vendors or any of their predecessor or predecessors-in-title done, committed or executed or knowingly suffered to the contrary, the said Vendors are now lawfully and absolutely seize and possess of or otherwise well and sufficiently entitle to the said landed property hereby granted, conveyed and transferred and / or expressed so to be and every part thereof unto and to the use of the Purchaser



**NOTWITHSTANDING** any act, deed in himself, good right, full power absolute authority and indefeasible title to sell, convey or transfer the said landed property and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and for ever **AND** that the Vendors are not in any way encumbered the said landed property hereby granted, conveyed and transferred **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said landed property in Khas and every part thereof and receive and take all rents, issue and profits and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for the Vendors or from or under any of their predecessor, predecessors-in-title and the Purchaser shall have the right to record its name as raiyate in the register of settlement office, Municipality and will pay the annual revenue to the collector as well as tax to the concerned municipality and shall have full right, absolute authority to sell transfer or encumber the said property by any manner whatsoever. and the Purchaser will hold, possess and own the said property including his successor **AND** that free and clear and freely and clearly and absolutely discharge saved kept harmless and indemnify against all estate and encumbrances created by the Vendors or any of their predecessor or predecessors-in-title **AND FURTHER** that the Vendors and all and every other person or





times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said landed property and every part thereof in manner aforesaid according to the true intent and meaning of this deed and the Vendors deliver peaceful vacant possession of the said landed property along with all copies of title deed and documents unto and to the use of the Purchaser simultaneously on this day of execution of these presents and the Vendors declare that the said landed property is being used for residential and/or commercial purpose and there is no bar to transfer the land and the Vendors are in actual possession therein and the Vendors declare that there is no legal impediment in the matter of transferring the said property has not acquired for any public purpose and the Vendors have not received any notice of acquisition or requisition relating to the said property.

**THIS DEED ALSO WITNESSETH** that the property sold hereby has not been transferred earlier by the Vendors hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor has they encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser do hereby put in open peaceful possession thereof and the Vendors and/or their heirs, executors,



further and more perfectly assuring the right, title, interest of the Purchaser to the said property and every part thereof and if the title to and possession in the land sold to the Purchaser be in any way hampered in consequence of any action /fraud / deed performed or done by the Vendors and if it is found that the property sold hereby is not free from all sorts of encumbrances as herein before stated the Vendors their heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid total consideration money with interest and all costs thereon.

**SCHEDULE OF PROPERTY**

**ALL THAT** a piece or parcel of Rayat Sthitiban Satwia Sali vacant land measuring about 09 decimals i.e. more or less 05 Cottahs 07 Chittacks 09 Sq.ft. lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 340, appertaining to R.S. & L.R. Dag No. 549, within the local limits of Barasat Municipality, Kutul Sahi Mathpara Road in Ward No. 07, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The total undivided property is butted and bounded by :

**ON THE NORTH :-** Land of Aru Ghosh;



**IN WITNESSES WHEREOF** the Vendor herein have set and subscribed his respective hands and seals on the day month and year first written hereinabove.

Signed Sealed and Delivered  
By the Vendor hereto in  
the presence of Witnesses :-

1) Vineet Dralia

228, Block-A, Bangur Ave,  
4th Floor, Flat-4A  
Kol - 700055.

1) Ranjan Ghosh

2) Basudev Ghosh  
Sankar Ghosh  
10.12.14

2) Sunjoy Ghosh

**SIGNATURE OF THE VENDORS**

Drafted and Prepared by :-

Nandini Bhuniya.

(Nandini Bhuniya)  
Advocate  
Barasat Judges' Court  
Kolkata - 700 124  
Enrolment No. F-1237/988/07

Computer type by :

Rana Dey

(Rana Dey, Barasat)



1

**MEMO OF CONSIDERATION**

RECEIVED of and from within named Purchaser within mentioned a sum of Rs. 11,45,340/- (Rupees Eleven Lakhs fourty five thousand three hundred forty) only being the full consideration money as Memo given below :-

- 1) By Draft No. 000382 dtd. 05/12/2014 Rs. 5,72,670.00  
drawn on H.D.F.C. Bank on  
Bidhannagar Branch
- 2) By Draft No. 000386 dtd. 06/12/2014 Rs. 5,72,670.00  
drawn on H.D.F.C. Bank on  
Bidhannagar Branch

-----  
TOTAL Rs. 11,45,340.00  
=====

(Rupees Eleven lakhs forty five thousand three hundred forty) only.

**WITNESSESS :**

- 1) Vineet Dralia  
228, Block - A, Birla Ave.  
4th Floor - Flat - 4A.  
Kol - 700 055.

- 2) Basudev Ghosh  
Sankar Ghosh

*Sankar Ghosh*

*Sankar Ghosh*

**SIGNATURE OF THE VENDOR**



✓



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Poojita Ghosh

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Poojita Ghosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Sanjoy Ghosh

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Sanjoy Ghosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name Sudha Agarwal

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE



**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - III NORTH 24-PARGANAS, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 11064 / 2014, Deed No. (Book - I , 10390/2014)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Partha Ghosh Kutulsahi Ghosh Para, District:-North 24-Parganas, WEST BENGAL, India	 10/12/2014	 LTI 10/12/2014	<i>Partha Ghosh</i> 10-12-2014

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

Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Partha Ghosh Address -Kutulsahi Ghosh Para, District:-North 24-Parganas, WEST BENGAL, India	Self	 10/12/2014	 LTI 10/12/2014	<i>Partha Ghosh</i>
2 Sanjoy Ghosh Address -Kutulsahi Ghosh Para, District:-North 24-Parganas, WEST BENGAL, India	Self	 10/12/2014	 LTI 10/12/2014	<i>Sanjoy Ghosh</i>

**Name of Identifier of above Person(s)**  
 Vineet Drolia  
 Bangur Avenue, District:-North 24-Parganas, WEST  
 BENGAL, India

**Signature of Identifier with Date**

*Vineet Drolia*  
 10/12/2014



*Suman Basu*

**(Suman Basu)**  
**District Sub-Registrar III North 24 Pgs**  
**Office of the D.S.R. - III NORTH 24-PARGANAS**



Sub-Registrar, Bakasat  
North 24 Parganas, West Bengal



**Government Of West Bengal**  
**Office Of the D.S.R. - III NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 10390 of 2014**  
**(Serial No. 11064 of 2014 and Query No. 1525L000023233 of 2014)**

**On 10/12/2014**

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

**Payment of Fees:**

Amount By Cash

Rs. 28536.00/-, on 10/12/2014

( Under Article : A(1) = 28490/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 10/12/2014 )

**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.-25,90,909/-

Certified that the required stamp duty of this document is Rs.- 155475 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 30480/- is paid , by the draft number 008979, Draft Date 06/12/2014, Bank : State Bank of India, HABRA, received on 10/12/2014
2. Rs. 40000/- is paid , by the draft number 008983, Draft Date 06/12/2014, Bank : State Bank of India, HABRA, received on 10/12/2014
3. Rs. 40000/- is paid , by the draft number 008971, Draft Date 06/12/2014, Bank : State Bank of India, HABRA, received on 10/12/2014
4. Rs. 40000/- is paid , by the draft number 008948, Draft Date 05/12/2014, Bank : State Bank of India, HABRA, received on 10/12/2014

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

Presented for registration at 13.17 hrs on :10/12/2014, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Partha Ghosh , one of the Executants.

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

Execution is admitted on 10/12/2014 by

1. Partha Ghosh, son of Lt Sadhan Ch Ghosh , Kutulsahi Ghosh Para, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Sanjoy Ghosh, son of Lt Sadhan Ch Ghosh , Kutulsahi Ghosh Para, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business

*Partha Ghosh*

*[Signature]*





**Government Of West Bengal**  
**Office Of the D.S.R. - III NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 10390 of 2014**  
**(Serial No. 11064 of 2014 and Query No. 1525L000023233 of 2014)**

Identified By Vineet Drolia, son of P Drolia, Bangur Avenue, District:-North 24-Parganas, WEST  
BENGAL, India, By Caste: Hindu, By Profession: Others.

( Suman Basu )  
District Sub-Registrar III North 24 Pgs



( Suman Basu )  
District Sub-Registrar III North 24 Pgs





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 7070 to 7086  
being No 10390 for the year 2014.



*Suman Basu*

(Suman Basu) 12-December-2014  
District Sub-Registrar III North 24 Pgs  
Office of the D.S.R. - III NORTH 24-PARGANAS  
West Bengal

