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205521/14

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

K 534370

District Sub-Registrar-III
North 24-Parganas, Barasat

16 JUL 2014

DEED OF CONVEYANCE

THIS INDENTURE made this 16 day of JULY, 2014 (TWO THOUSAND FOURTEEN) of Christian Era.

B E T W E E N

(1) SHRI SUDIP SAHA, Son of Late Tarapada Saha, PAN CARD NO. ALBPS6174R, **(2) SMT. KRISHNA SAHA**, Wife of Shri Sudip Saha, PAN CARD NO. BSPPS9638N, both are by Nationality - Indian, by faith - Hindu, by Occupation - No. 1 - Service, No. 2 - Housewife, both are residing at 1/2/H/34, Biplabi Barin Ghosh Sarani, Kolkata - 700 067, hereinafter referred to as the **VENDORS** (which expression shall

Contd..P/2....



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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**.

A N D

SAGAR AWAS PVT. LTD., a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956 having its Registered Office at 63, Radha Bazar Street, 3rd Floor, Room No. T/43, Kolkata - 700 001, PAN NO. AALCS9084Q, represented by its Managing Director **SHRI PAWAN KUMAR DROLIA**, S/o. Late Sawal Ram Drolia, By Nationality - Indian, By faith - Hindu, By Occupation - Business, hereinafter called and referred to as **PURCHASER** (which terms and expression shall unless



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excluded by or repugnant to the context be deemed to mean and include its Office-Successors-in-interest, Office Executors, Administrators, legal Representative and/or assigns) of the **OTHER PART.**

WHEREAS one Shri Sambhu Nath Ghosh, S/o. Late Anath Bandhu Ghosh of Kutulsahi, P.S. Barasat, Dist - North 24 Parganas was the absolute recorded Owner of ALL THAT a piece and parcel of landed property measuring 05 Cottahs in Scheme Plan Plot No. "E" along with other landed property lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R.



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Dag No. 552 within the local limits of Barasat Municipality in Ward No. 29, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by dint of purchase by virtue of a Registered Bengali Saf Kobala being No. 1981 dated 21/03/1979 which was Registered at S.R.O. Barasat and recorded the same in Book No. I, Volume No. 24, Pages from 275 to 279 for the year 1979.

AND WHEREAS said Shri Sambhu Nath Ghosh after purchasing the aforesaid landed property in question, mutated and recorded his name before the B.L. & L.R.O. in L.R. Settlement Record and while he seized and possessed the same, sold and transferred the said landed property in question to Shri Nirmal Kumar Ghosh, Shri Pradip Kumar Ghosh,



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Shri Biplab Chandra Ghosh, all are sons of Shri Biswanath Ghosh, of Kutulsahi, P.S. Barasat, Dist. - North 24 Parganas, by virtue of a Registered Bengali Saf Kobala being No. 1321 dated 12/02/1993 which was registered at A.D.S.R.O. Barasat, North 24 Parganas and recorded the same in Book No. I, Volume No. 28, Pages from 1 to 6 for the year 1993.

AND WHEREAS said Shri Nirmal Kumar Ghosh, Shri Pradip Kumar Ghosh, Shri Biplab Chandra Ghosh, all are sons of Shri Biswanath Ghosh became the absolute Owners of the said plot of land measuring 05 Cottahs in Plot No. "E" along with other landed property in question by virtue of aforesaid Registered Bengali Saf Kobala being No. 1321 for

the year 1993 and while they seized and possessed the same, to look after and to sale out the said property they appointed their Constituted Attorneys Safik Ali, S/o. Araf Ali, and Shri Sujay Das, S/o. Shri Arun Das, both are of Digberia, P.O. Badu, P.S. Barasat, Dist – North 24 Parganas by virtue of a Registered General Power Of Attorney being No. 500 dated 28/06/2011 which was registered at A.D.S.R.O. Barasat, North 24 Parganas and recorded in Book No. IV, Volume No. 2, Pages from 874 to 883 for the year 2011.

AND WHEREAS said Shri Nirmal Kumar Ghosh, Shri Pradip Kumar Ghosh, Shri Biplab Chandra Ghosh, all are sons of Shri Biswanath Ghosh while seized and possessed the aforesaid landed property, sold and transferred the said landed property measuring 05 Cottahs i.e. more or less 8.25 Decimals in Plot No. "E" under Mouza – Kutulsahi, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422 appertaining to R.S. & L.R. Dag No. 552 through their Constituted Attorneys Safik Ali, S/o. Araf Ali, and Shri Sujay Das, S/o. Shri Arun Das to Shri Sudip Saha, S/o. Late Tarapada Saha and Smt. Krishna Saha, W/o. Shri Sudip Saha, the Vendors herein by virtue of a Registered Bengali Saf Kobala being No. 05831 dated 16/11/2011 which was registered at A.D.S.R.O. Barasat, North 24 Parganas, and recorded in Book No. I, C.D. Volume No. 20, Pages from 4600 to 4621 for the year 2011.

AND WHEREAS said Shri Sudip Saha, S/o. Late Tarapada Saha and Smt. Krishna Saha, W/o. Shri Sudip Saha, the Vendors herein after

Plan of the said Saf Kobala the Plot No. wrongly mentioned "D/2" in place of Plot No. "E" and accordingly upon the request of the Vendors herein said Shri Nirmal Kumar Ghosh, Shri Pradip Kumar Ghosh, Shri Biplab Chandra Ghosh, all are sons of Shri Biswanath Ghosh through their constituted Attorneys Safik Ali, S/o. Araf Ali, and Shri Sujay Das, S/o. Shri Arun Das made a declaration Deed being No. 13546 dated 10/09/2012 which was registered at D.S.R.-II, North 24 Parganas, Barasat and recorded the same in Book No. 1, C.D. Volume No. 46, Pages from 1902 to 1909 for the year 2012 in favour of the Vendors herein by declaring the correct Plot No. "E" in place of Plot No. "D/2".

AND WHEREAS said Shri Sudip Saha, S/o. Late Tarapada Saha and Smt. Krishna Saha, W/o. Shri Sudip Saha, the Vendors herein, thus become the absolute owners of the land measuring an area of 05 Cottahs i.e. more or less 8.25 Decimals in Plot No. "E" be the same a little more or less under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552 within the local limits of Barasat Municipality in Ward No. 29, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by the way of aforesaid Registered Bengali Saf Kobala being No. 05831 for the year 2011 and Deed of Declaration No. 13546 for the year 2012 and paying respective rents and taxes to the appropriate authority concern and seized, possessed and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc.

AND WHEREAS the Vendors herein have firmly and finally decided to sell and transfer the said landed property measuring an area of 05 Cottahs i.e. more or less 8.25 Decimals in Plot No. "E" be the same a little more or less, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552 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 them and they offered the highest market value i.e. a sum of **Rs. 14,25,000/- (Rupees Fourteen Lakhs twenty five thousand)** only for the said property as fully described in the **SCHEDULE** below.

AND WHEREAS the Vendors have agreed to sell the said vacant land measuring 05 Cottahs i.e. more or less 8.25 Decimals in Plot No. "E" be the same a little more or less, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552, within the local limits of Barasat Municipality in Ward No. 29, Kutulsahi Road, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas which is morefully and particularly described in **SCHEDULE** hereunder written to the Purchaser at the said consideration price of **Rs. 14,25,000/- (Rupees Fourteen Lakhs twenty five thousand)** only and accordingly a verbal agreement was made by and between the parties.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said

of the Union of India well and truly paid by the Purchaser to the Vendors and the Govt. assessed value is also **Rs. 14,25,000/- (Rupees Fourteen Lakhs twenty five thousand)** only for which the requisite stamp duty is paid herewith 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 land measuring about 05 Cottahs i.e. more or less 8.25 Decimals in Plot No. "E" be the same a little more or less, under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552, within the local limits of Barasat Municipality in Ward No. 29, Kutulsahi Road, under P.S. & A.D.S.R.O. Barasat, Dist.-- North 24 Parganas, which is more fully and particularly described in the **SCHEDULE** herein below and shown in the Map or Plan annexed hereto and thereon coloured **RED** marked border line and/or **HOWSOEVER OTHERWISE** the said land property or any portion thereof now are or is or at any time or times heretobefore 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

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, his heirs, executors, administrators, 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 seized and possessed of or otherwise well and sufficiently entitled 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 absolutely and for ever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat, encumber or make void and same **AND** that **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

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 Vendors 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 his 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 his predecessor or predecessors-in-title **AND FURTHER** that the Vendors and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said landed property or any part thereof from under any of their predecessor or predecessor-in-title shall will from time to time and at all 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

deliver peaceful vacant possession of the said landed property 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 have 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, administrators and assigns shall and will and for all times to come at the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for 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

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 land **with 5' ft. wide Common Passage measuring an area of 05 Cottahs i.e. equivalent to 8.25 Decimals in Plot No. "E"** be the same a little more or less out 19.54 Decimals of land out 32 Decimals comprised in R.S. Khatian No. 59, L.R. Khatian No. 422, appertaining to R.S. & L.R. Dag No. 552, within the local limits of Barasat Municipality in Ward No. 29, Kutulsahi Road, 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 and which is fully shown & delineated in the plan annexed hereto and boundary line marked by coloured **RED**. The Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal.

The property is butted and bounded by :

- ON THE NORTH :-** 5' ft. Wide Common Passage;
ON THE SOUTH :- Land of Dag No. 541 & 551;
ON THE EAST :- Other land of Dag No. 552;
ON THE WEST :- Other land of Dag No. 5520.

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) Binod Kumar Das
BC-260, Sector I
Salt Lake City
Salt Lake
Kolkata - 70004

1) Sudip Saha

2) Krishna Saha
SIGNATURE OF THE VENDORS

2) Ria Roy
AE-104, Rakindra Pally
Keata Pur. Kol-700101.

Drafted and Prepared by :-

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

Computer type by :

Rana Dey
(Rana Dey, Barasat)

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of Rs. 14,25,000.00 (Rupees Fourteen Lakhs twenty five thousand) only being the full consideration money as Memo given below :-

- | | |
|---|-----------------|
| 1) By Cash | Rs. 4,25,000.00 |
| 2) By Pay Order No. 797086 dated 11/07/2014 | Rs. 5,00,000.00 |
| Drawn on United Bank of India,
N.S. Road Branch, Kolkata.
in favour of Vendor No. 2 | |
| 2) By Pay Order No. 797087 dated 11/07/2014 | Rs. 5,00,000.00 |
| Drawn on United Bank of India,
N.S. Road Branch, Kolkata.
in favour of Vendor No. 1 | |

TOTAL Rs. 14,25,000.00

(Rupees Fourteen Lakhs twenty five thousand) only.

WITNESSES :

- | | |
|---|---|
| 1) Binod Kumar Das
BC-260, Sector I
Salt Lake city
Salt Lake
KOLKATA-700064 | 1) <u>Sudip Saha</u> |
| 2) <u>Rita Ray</u>
AE-169 Rabindra Pally
Kestopur. | 2) <u>Neelima Saha</u>
SIGNATURE OF THE VENDORS |

-----X-----

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

(1) Name Endip Saha

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



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

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

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

(2) Name Krishna Saha

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



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

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

Krishna Saha

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

(3) Name Bawan Kumar Das

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



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

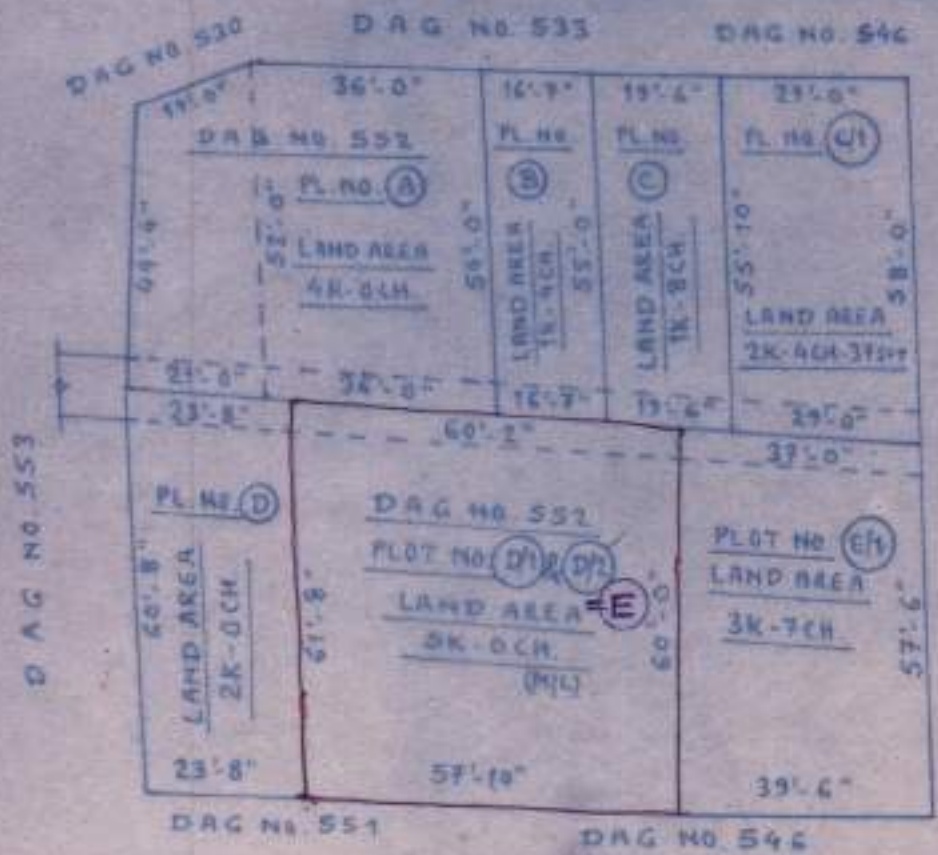
SAGAH
Bawan Kumar Das
Director

LAYOUT SITE PLAN AT MDUZA-KUTULSAHI, J.L. NO. 42, R.S. NO. 10,
 R.S. KHATIAN NO. 99, L.R. KHATIAN NO. 422, R.S. & L.R. DAG NO. 552,
 P.O. & P.S. BAKASAT, DIST. NORTH 24-PGS., UNDER BAKASAT MUNICI-
 PALITY, WARD NO. 29.

SCALE: 1" = 30'-0"

AREA OF PLOT NO. (D1) & (D2) = 5K-0CH (M/L)

= (E)



SAGAR AWAS PVT. LTD.

Pawan Kumar Dohia
 Director

SIGN. OF THE PURCHASER

Kristina Saha
 Sudip Saha

SIGN. OF THE VENDOR

DRAWN FROM PARTY'S PLAN.

BY-

Smallik
 11/07/14

PABTHA MALLICK

Arch. Engg.

AVSD/03788/2001

MALLICK & ASSOCIATES

48, E.N.C. ROAD, BAKASAT

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. 05849 / 2014, Deed No. (Book - I , 05521/2014)

I . Signature of the Presentant

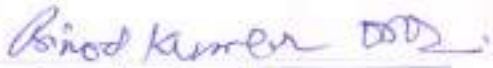
Name of the Presentant	Photo	Finger Print	Signature with date
Sudip Saha 1/2/ H/34- Biplabi Birin Ghosh Sarani, District:-Kolkata, WEST BENGAL, India,	 16/07/2014	 LTI 16/07/2014	Sudip Saha 16.07.2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sudip Saha Address -1/2/ H/34- Biplabi Birin Ghosh Sarani, District:-Kolkata, WEST BENGAL, India,	Self	 16/07/2014	 LTI 16/07/2014	Sudip Saha
2	Krishna Saha Address -1/2/ H/34- Biplabi Birin Ghosh Sarani, District:-Kolkata, WEST BENGAL, India,	Self	 16/07/2014	 LTI 16/07/2014	Krishna Saha

Name of Identifier of above Person(s)
 Binod Kumar Drolia
 B. C- 260 Saltlake, District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date


 16/07/14





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

Endorsement For Deed Number : I - 05521 of 2014
(Serial No. 05849 of 2014 and Query No. 1525L000011883 of 2014)

On 16/07/2014

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. 15710.00/-, on 16/07/2014

(Under Article : A(1) = 15664/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 16/07/2014)

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.-14,25,000/-

Certified that the required stamp duty of this document is Rs.- 85520 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid , by the draft number 304222, Draft Date 07/07/2014, Bank : State Bank of India, GOBARDANGA, received on 16/07/2014
2. Rs. 40530/- is paid , by the draft number 304219, Draft Date 07/07/2014, Bank : State Bank of India, GOBARDANGA, received on 16/07/2014

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

Presented for registration at 12.21 hrs on :16/07/2014, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Sudip Saha , one of the Executants.

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

Execution is admitted on 16/07/2014 by

1. Sudip Saha, wife of Late Tarapada Saha , 1/2/ H/34- Biplabi Birin Ghosh Sarani, District:-Kolkata, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
 2. Krishna Saha, wife of Sudip Saha , 1/2/ H/34- Biplabi Birin Ghosh Sarani, District:-Kolkata, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
- Identified By Binod Kumar Drolia, son of Gobind Ram Drolia, B. C- 260 Saltlake, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

Sudip Saha

Krishna Saha

(Suman Basu)

District Sub-Registrar III North 24 Pgs

Endorsement Page 1 of 1

