

NIVA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

copy-2268/19  
34AB 190770



F (i) ..... 2/-  
 (ii) ..... 2/-  
 (a) ..... 120/-  
 G (b) .....  
 Plan .....  
 Xerox .....  
 Stamp ..... 10/-  
 C. Fees ..... 10/-  
 Total .....

  
 D.S.R. II, Alipore  
 South 24 Parganas

18 JUL 2019

201638

14 JUN 2019

No. ....

Name:- K. P. MAJUMDER

Address:- Advocate, High Court, Cal.

Vendor:- .....

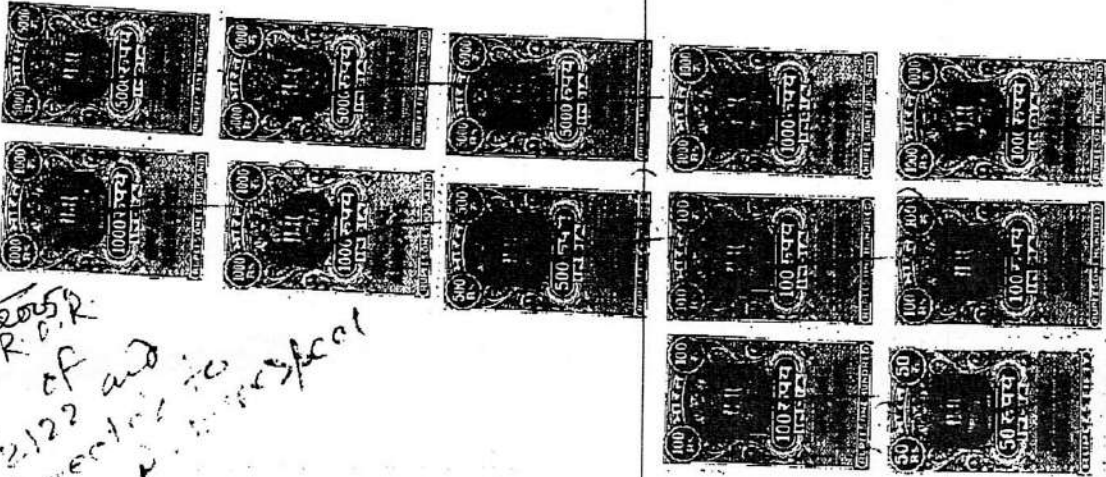
I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

P-03058/04

I 04195/06



Sal...  
to duces  
O.R.  
06.01.2005  
R.O.R.  
respect of and  
M-2122  
Party is directed to respect  
21/5/04  
19-5-2004

75435 13821

STAMP DUTY BY  
18/5/04  
ANALYST GENERAL  
STAMP COLLECTOR

75435 282480  
13821 75405

29-03-06  
District South 24 Parganas  
Alipore, 24 Parganas

A = 3630/-  
E = 7/-  
E = 71/-  
H = 28/-  
M(b) = 11/-  
3676/-

**DEED OF CONVEYANCE**

Stamp duty under Regn. 11 and u/s 5 of the West Bengal L. R. Act 1958, July 1958 (Exempted from stamp duty) under the Indian Stamp Act 1899 as amended in the Schedule 1A No 23.

Signature  
District South 24 Parganas  
Alipore, South 24 Parganas

**THIS DEED OF CONVEYANCE** made this the 13<sup>th</sup> day of May 21.4.06 2004 (Two thousand four) A.D. BETWEEN 1. **SRI BINANDA DEWAN**, S/O, Late Nanigopal Dewan, by religion - Hindu, by occupation - Cultivator, residing at Vill - Hanspukuria, P.O. Joka, sabek P.S. Behala, present P.S. Thakurpukur, Dist - 24-Parganas(S) and 2. **SRI ADHIR CHANDRA MONDAL**, S/O, late Hazu Mondal, by religion - Hindu, by

occupaion - Business, residing at Paschim Barisha, P.S. Thakurpukur, Dist -



12-10

Central is admitted

Presented for registration of  
the 19th day of May  
at the office of the Dist. Sub-Registrar  
South 24 Parganas by

① Gomis Majumdar  
as Director for

South Point Housing  
Developers Pvt Ltd.

Its office at 1, Sarin  
Roy Road,

SOUTH POINT HOUSING  
DEVELOPERS PRIVATE LIMITED

Gomis Majumdar  
Director

District Sub-Registrar  
Alipore, South 24 Parganas

constituted attorney  
for Benanda Dewari

NO W/O NO  
of  
P.E  
District-South 24 Parganas  
by Caste-Hindu/Muslim  
by Profession

Signature of the person

② Adhir Ch. Mondal  
Smt. Hagu Mondal  
of Paschim Bardhaman  
P.S. Thakurpukur  
Hindu Religion

SOUTH POINT HOUSING  
DEVELOPERS PRIVATE LIMITED

Gomis Majumdar  
as a constituted attorney on behalf of  
Benanda Dewari.

DSR-II Alipore  
South 24 Parganas  
19.5.04

Identified



Adhir Mondal  
NO W/O NO Adhir Mondal  
of Juka  
P.S. Thakurpukur  
District-South 24 Parganas  
by Caste-Hindu/Muslim  
by Profession

Handwritten notes and signatures at the bottom left, including '19.5.04' and 'Gomis Majumdar'.

Handwritten signature at the bottom right.



( which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) the vendor No. 1 of this deed is being represented through his nominated, appointed, constituted Attorney **SOUTH POINT HOUSING DEVELOPERS PRIVATE LIMITED** (incorporated under the Indian Companies Act, 1956) having its registered office at 1, Sourin Roy Road, P.S. Behala, Kolkata - 700034, being represented by its Director, SRI SAMIR MAJUMDER, S/O, late Mukundalal Majumder. by religion Hindu, by occupation - Business of 1, Sourin Roy Road, P.S. Behala, Kolkata - 700034, hereinafter called and referred to as the **ATTORNEY** (vide General Power of Attorney registered at Dist-sub-registrar - II, Alipore, 24-Parganas(S) and recorded in Book No. IV, Volume No. 2, pages from 257 to 262, Being No. 96, for the year 2000) of the **ONE PART**.

**AND**

**SMT. AMRAW DEVI CHHAJER**, W/O, Sri Sampatlal Chhajer, by religion - Hindu, by occupation - House-wife, residing at 80/2, Pathuriaghat Street, P.S. Jorabagan, Kolkata - 700006, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) on the

**OTHER PART**.





**WITNESSETH**

**WHEREAS** a piece and parcel of sali land measuring more or less 2 acre 55 decimal situated and lying at Mouza - Paschim Barisha, Pargana - Khaspur, Touzi No. 239, J.L. No. 19, R.S. No. 43, under C.S. Dag No. 2143, related to C.S. Khatian No. 2288, sabek P.S. Behala, present P.S. Thakurpukur, S.R.O. Behala, Dist 24-Parganas(S), originally belonged to 1. Bhusan Mondal and 2. Chunilal Mondal, both sons of Ramkumar Mondal having shares of 4 annas each and remaining 8 annas belonged to Parasuram Dolui, S/O, Paimal Dolui as recorded owners by paying taxes and rents to the Competent Authority.

**AND**

**WHEREAS** the said Bhusan Mondal died intestate his aforesaid 4 annas share devolved upon his two sons 1. Sri Pachu Gopal Mondal and 2. Sri Panchu Charan Mondal as his legal heirs and successors and there is no other heirs or successors left by the said Bhusan Mondal since deceased and by this way of inheritance aforesaid two sons of late Bhusan Mondal became absolute owners and possessors of 4 annas share of the said 2 acre 55 decimal sali land left by the said Bhusan Mondal since deceased.

**AND**

**WHEREAS** the said 1. Sri Pachu Gopal Mondal and 2. Sri Panchu Charan Mondal, both legal heirs and successors of late Bhusan Mondal as stated hereinbefore and 3. Sri Chunilal Mondal and 4. Sri Parasuram Dolui, while being actual owners and possessors of their respective shares of land as stated above due to urgent need of money jointly sold the said 2 acre 55



decimal land to Sri Nanigopal Dewan of Vill - Hanspukuria, sabek P.S. Behala, present P.S. Thakurpukur, Dist - 24-Parganas(S) by a Bengali Deed of Conveyance for valuable consideration and the said deed was registered at Joint-sub-registrar of Alipore at Behala and recorded in Book No. 1, Volume No. 15, pages from 74 to 76, Being No. 604 for the year 1951 and by virtue of the aforesaid purchase deed Sri Nanigopal Dewan became absolute owner and possessor of the aforesaid 2 acre 55 decimal sali land and seized to have all right, title and interest in or over the said property.

**AND**

**WHEREAS** the said Nanigopal Dewan died intestate his aforesaid property devolved upon his 3 sons, 1. Sri Binanda Dewan, 2. Sri Dulal Chandra Dewan and 3. Sri Sadananda Dewan as his legal heirs and successors and there is no other heir or successor left by the said Nanigopal Dewan since deceased and by this way of inheritance aforesaid 3 sons of late Nanigopal Dewan became absolute owners and possessors of 85 decimal sali land each out of the said 2 acre 55 decimal land left by the said Nanigopal Dewan since deceased.

**AND**

**WHEREAS** another piece and parcel of sali land measuring more or less 5 acre 87 decimal situated and lying at Mouza - Paschim Barisha, Pargana - Khaspur, J.L. No. 19, R.S. No. 43, Touzi No. 235, under R.S. Dag No. 2122, related to R.S. Khatian No. 2194, sabek P.S. Behala, present P.S. Thakurpukur, A.D.S.R. office - Behala, Dist - 24-Parganas(S) originally belonged to 1. Sri Hazu Mondal and 2. Sri Bankim Chandra Mondal. both



sons of late Joy Narayan Mondal, residing at Paschim Barisha, Jaigirhat Road, Dist - 24-Parganas(S), as recorded owners in the revisional settlement 8 annas share each i.e. 2 acre 93.1/2 decimal land by paying taxes and rents in the office of the Govt Seresta and Anchal Panchayat.

**AND**

**WHEREAS** the said Hazu Mondal while being a recorded owner in the revisional settlement and possessor of 8 annas share i.e. 2 acre 93.1/2 decimal land out of the said 5 acre 87 decimal land executed a Family Settlement Deed in favour of his two sons 1. Sri Sudhir Chandra Mondal and 2. Sri Adhir Chandra Mondal and the said deed was registered at the office of Joint-sub-registrar of Alipore at Behala, Dist- 24-Parganas(S) and recorded in Book No.1, Volume No. 84, pages from 111 to 121, Being No. 4736 for the year 1974 and by virtue of the said Family Settlement Deed Sri Sudhir Chandra Mondal and Sri Adhir Chandra Mondal each acquired 1 acre 46.3/4 decimal land out of the said 2 acre 93.1/2 decimal land out of the aforesaid 5 acre 87 decimal land along with other lands as stated in the Schedule "KA" of the aforesaid Family Settlement Deed and seized to have all right, title and interest in or over the said property respectively.

**AND**

**WHEREAS** the said Sri Binanda Dewan, Vendor No. 1 of this deed, became absolute owner, occupier and possession holder of 85 decimal land by virtue of inheritance as stated hereinbefore and Sri Adhir Chandra Mondal, Vendor No. 2 of this Deed, became absolute owner, occupier and possessor of the said 1 acre 46.3/4 decimal land by virtue of the aforesaid



described in the schedule hereunder written and also depicted by red border lines in the site plan or map hereto annexed at a consolidated consideration money of **Rs. 3,30,500/- (Rupees Three lac thirty thousand and five hundred)** only free from all sorts of encumbrances.

**AND**

**WHEREAS** the vendors of this deed have agreed to sell the said **39 katha - 08 chhatak - 00 sq.ft.** sali land as mentioned in the schedule hereunder written to the purchaser herein at a price of **Rs. 3,30,500/- (Rupees Three lac thirty thousand and five hundred)** only considering the said price is the highest market price of the below schedule land.

**AND**

**WHEREAS** the vendor No. 1 of this deed due to his personal inconvenience and difficulties and not being in a position to look after, manage the said affair smoothly, he has appointed **SOUTH POINT HOUSING DEVELOPERS PRIVATE LIMITED** of 1, Sourin Roy Road, P.S. Behala, Kolkata - 700034 represented by its Director, **SRI SAMIR MAJUMDER**, S/O, late Mukundalal Majumder, by religion - Hindu, by occupation - Business of 1, Sourin Roy Road, P.S. Behala, Kolkata - 700034, as his true, lawful Attorney, by the registered Power of Attorney, to do all or any of the acts as recorded in the said Power of Attorney registered at the office of the Dist-sub-registrar - II, Alipore, 24-Parganas(S) and recorded in Book No. IV, Volume No. 2, pages from 257 to 262, Being No. 96, for the year 2000 and by the strength of the said Power, the Attorney, the above referred company, is entitled to sell the said property.





Family Settlement Deed and both the lands situated and lying at Mouza – Paschim Barisha, Pargana – Khaspur, J.L. No. 19, R.S. No. 43, Touzi Nos. 239 and 235, part of C.S. Dag No. 2143 related to C.S. Khatian No. 2288 and R.S. Dag No. 2122 related to R.S. Khatian No. 2194 respectively, sabek P.S. Behala, present P.S. Thakurpukur, A.D.S.R. office – Behala, Dist – 24-Parganas(S) and both the vendors seized, possessed of the said property and have acquired all right, title and interest of the said property of or otherwise well and sufficiently entitled to the same and a portion of the said property is mentioned in the schedule below.

**AND**

**WHEREAS** the vendors of this deed have prepared a lay-out map fallen within their shares in C.S. Dag No. 2143 related to C.S. Khatian No. 2288 and R.S. Dag No. 2122 related to R.S. Khatian No. 2194 as stated hereinbefore and sub-divided the said land into several small plots and for the sake of brevity hereinafter called and referred to as the said land.

**AND**

**WHEREAS** the vendors of this deed due to some urgent need of money have proposed to sell a portion of the said schedule land in sali nature situated and lying at Mouza – Paschim Barisha, Pargana – Khaspur, J.L. No. 19, Touzi Nos. 235 & 239, R.S. No. 43, part of R.S. & C.S. Dag Nos. 2122 & 2143, related to R.S. and C.S. Khatian Nos. 2194 & 2288, sabek P.S. Behala, present P.S. Thakurpukur, A.D.S.R. Office – Behala, Dist – 24-Parganas(S), measuring total area more or less 39 *katha* – 08 *chhatak* – 00 *sq.ft.* and the purchaser has offered to purchase the said property as



***NOW THIS DEED WITNESSES*** : that in pursuance of the said offer and acceptance and in consideration of the payment of the said price of the said property paid by the purchaser to the vendors as mentioned in the Memo of consideration hereunder (which the vendors acknowledge to have received) the vendors hereby sell, convey and transfer all their right, title and interest and/or possession in the said property as stated hereunder in the schedule to and unto the said purchaser or by anybody claiming through or under her and the vendors doth hereby transfer, convey, all right, title, interest, privileges appertaining or belonging to the said property as written in the schedule.

**AND**

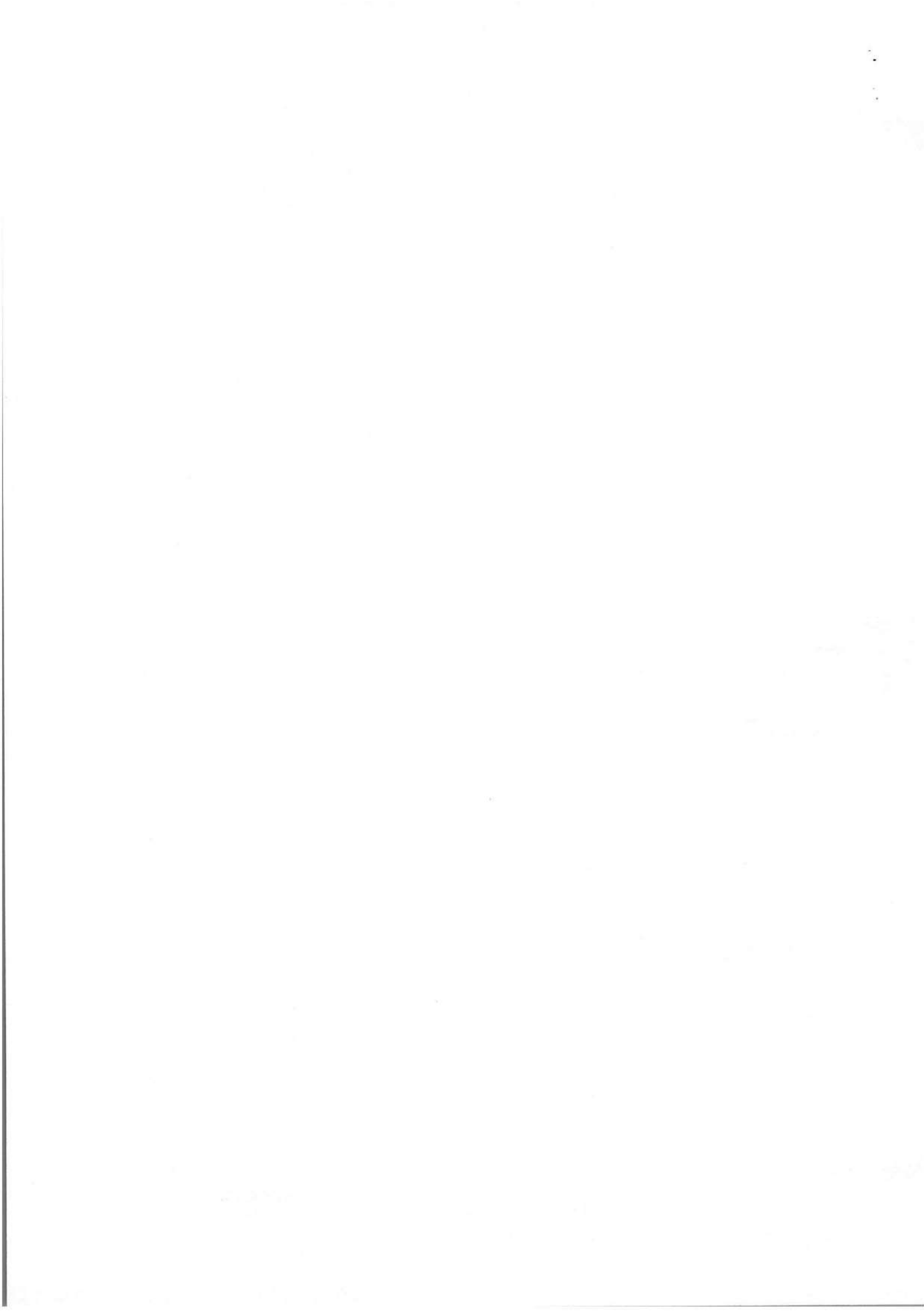
***THE*** said land is sali which is being used as agricultural purpose and the said land is not effected by the Scheme of CMDA, CIT and the said land is neither to be acquired under the Land Acquisition Act nor requisitioned by the Govt. and the vendors have full power and absolute authority to sell, transfer, convey the same in manner aforesaid.

**AND**

***ALL*** the estate, right, title, interest, claim and demand whatsoever of the vendors into or upon the same and every part thereof : ***TO HAVE AND TO HOLD*** the same unto and to the use of the purchaser, her heirs, executors, administrators, assigns absolute and forever with title deeds, writings, muniments and other evidences of title ***AND THE VENDORS*** do hereby



covenant with the purchaser, her heirs, executors, administrators, legal representatives and assigns that notwithstanding any acts, deed or things hereto before done, execute or knowingly suffered to the contrary the vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid *AND* the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without claim or demand whatsoever from or against any person claiming through or under her. *AND FURTHER THAT* the vendors, their successor-in-office and assigns covenant with the purchaser, her heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the purchaser, her heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. *AND* the vendors, their successors-in-office and assigns further covenant that they shall at the request and cost of the purchaser, her heirs, executors, administrators or assigns do or execute to be done or executed all such lawful acts, deed and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of the *Deed.*



**THE SCHEDULE ABOVE REFERRED TO OF THE SAID LAND**

**ALL THAT** a piece and parcel of sali land which is being used as agricultural purpose measuring an area more or less total **39 katha - 08 chhatak - 00 sq.ft.** is sold hereby of which land area **1 katha - 14 chhatak** comes under part of **C.S. Dag No. 2143** related to **C.S. Khatian No. 2288** and land area **37 katha - 10 chhatak** comes under part of **R.S. Dag No. 2122** related to **R.S. Khatian No. 2194** situated and lying at **Mouza - Paschim Barisha, Pargana - Khaspur, J.L. No. 19, Touzi Nos. 235 & 239, R.S. No. 43, sabek P. S. Behala, present P.S. Thakurpukur, A.D.S.R. office - Behala, Dist- 24-Parganas(S) under Ashuti II Gram Panchayat, nature of land is sali** together with all sorts of easement rights over the **20'** and **30'** existing wide roads on the Eastern and Western sides respectively as total land delineated in the site plan or map annexed hereto in red border lines thereon as a part and parcel of this deed.

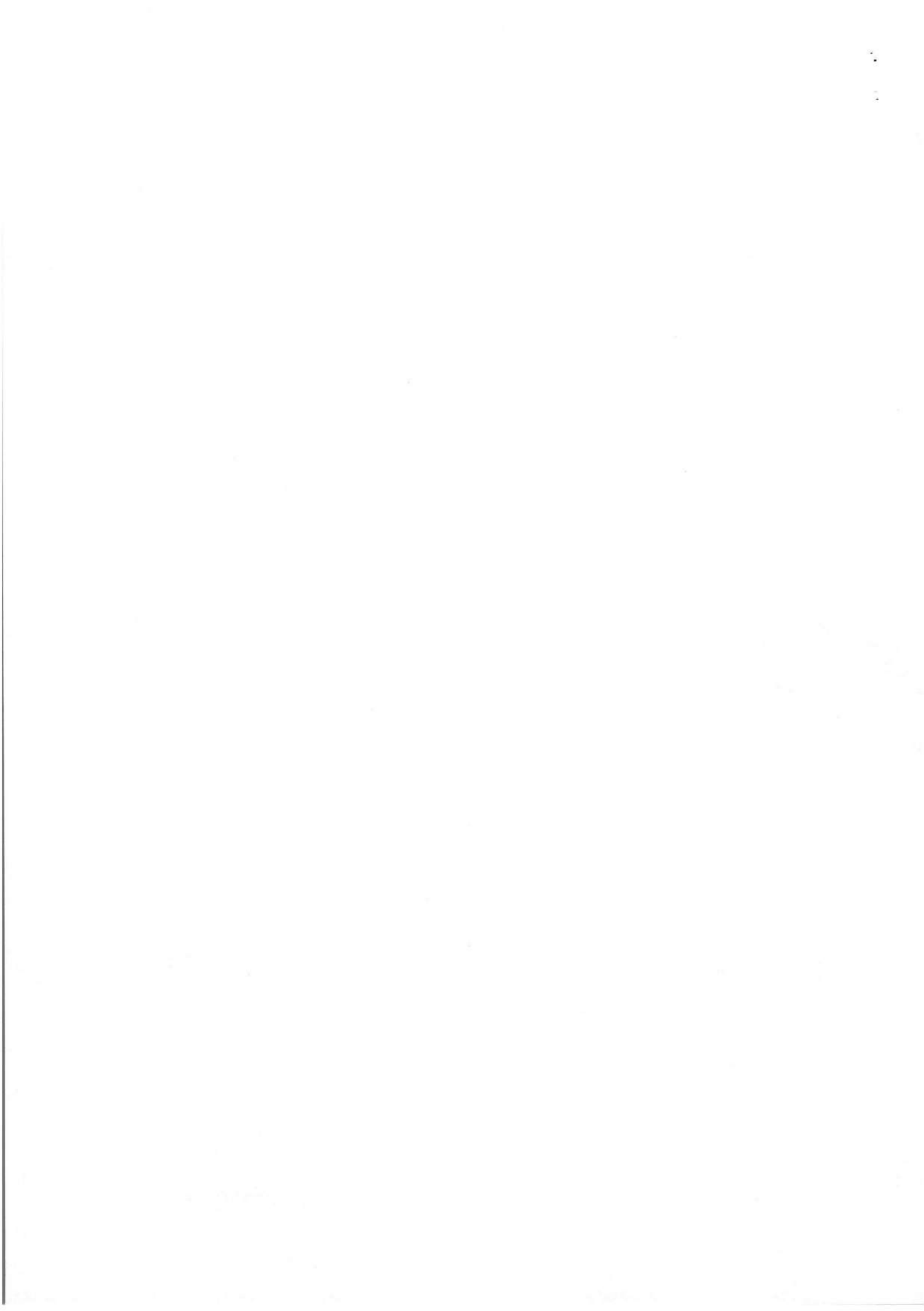
**BUTTED AND BOUNDED OF THE SAID LAND**

**ON THE NORTH : DAG NO. 2122**

**ON THE SOUTH : DAG NO. 2122**

**ON THE EAST : 20' WIDE ROAD**

**ON THE WEST : 30' WIDE ROAD**





And the total property is now being used as <sup>agricultural</sup> self purpose and the annual proportionate rent of the said land is 2.40 paisa being payable to the collectorate of 24-Parganas(S) on behalf of the Governor of State of West Bengal.

**IN WITNESSETH WHEREOF** the vendors of this deed have set and subscribed their hands and signatures on this deed on the day, month and year first above written.

Signed, sealed and delivered by the Vendor No. 1 through his Constituted Attorney and Vendor No. 2 Self in the presence of :

1. Monoj Ray.  
28/2, Lam Kernal St.  
Kolkata - 700023.

2. Sudip Ray  
27/2, Lam Kernal St.  
Kolkata - 700023

SOUTH POINT HOUSING  
DEVELOPERS PRIVATE LIMITED

*Samir Majumder*  
Director

**SRI SAMIR MAJUMDER**

As a Constituted Attorney for  
& on behalf of Vendor No. 1 :

1. **SRI BINANDA DEWAN**

*Sri Binanda Dewan*

2. **SRI ADHIR CHANDRA MONDAL**

**VENDORS**



**MEMO OF CONSIDERATION**

Received from the within named purchaser. the within mentioned total sum of Rs. 3,30,500/- (Rupees Three lac thirty thousand and five hundred) only being the total price and/or value of the said property.

**RS. 3,30,500/- (RUPEES THREE LAC THIRTY THOUSAND AND FIVE HUNDRED) ONLY.**

**WITNESSETH :**

1. Money Ray.  
28/2, Ram Kunal St.  
Kolkata - 700023.

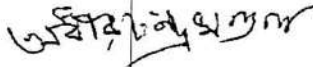
SOUTH COAST HOUSING  
DEVELOPERS PRIVATE LIMITED



**SRI SAMIR MAJUMDER**

As a Constituted Attorney for &  
on behalf of Vendor No. 1 :

1. **SRI BINANDA DEWAN**



2. **SRI ADHIR CHANDRA MONDAL**

**VENDORS**

**Drafted by me:**

**Bibhas Saha**  
**Bibhas Saha**

Advocate, Regd. No. F-60/68 of 1981

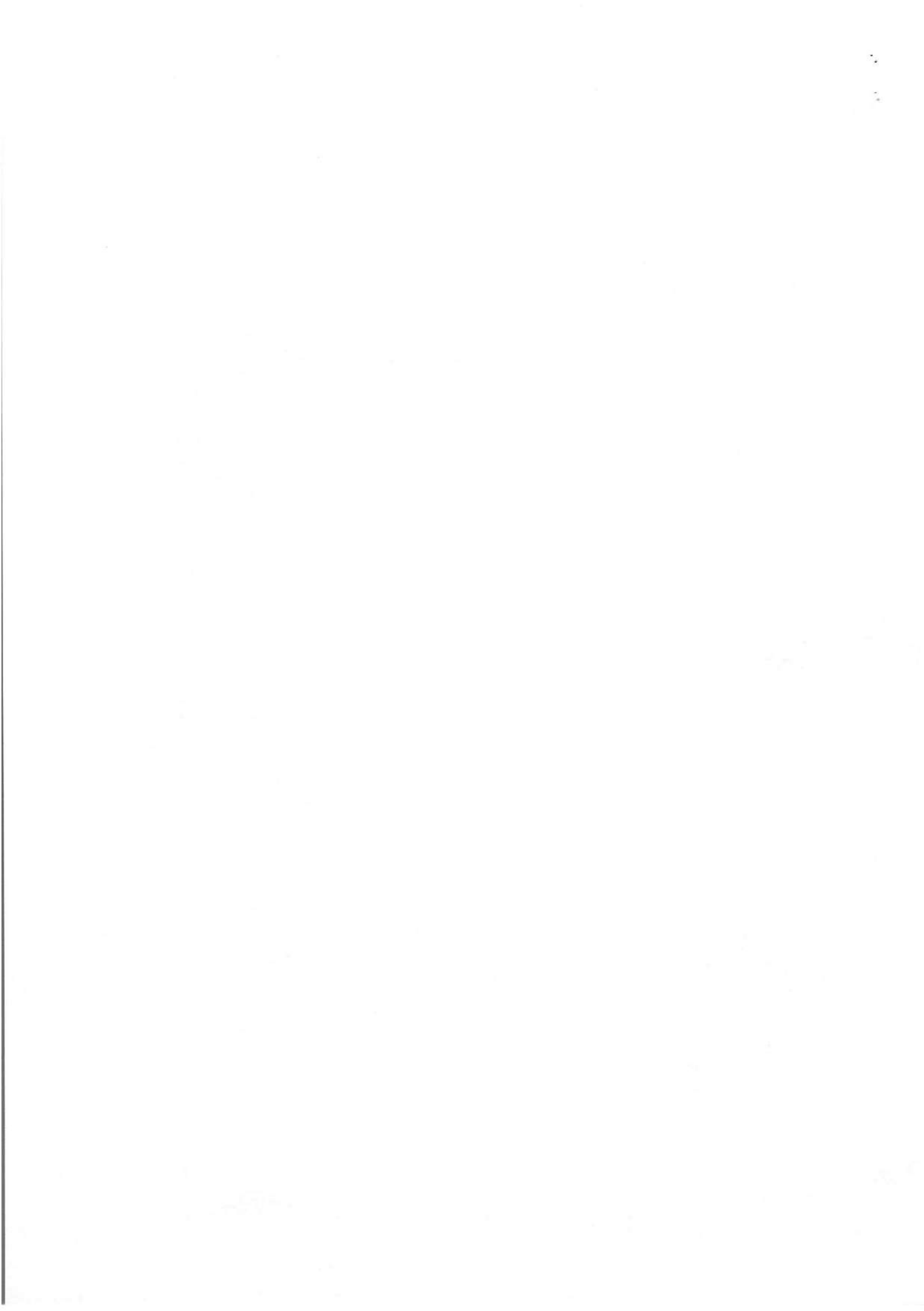
12/1, Lindsay Street,

Kolkata - 700 037

**Typed by me :**















**Shibani Guha Thakurta(Dey)**  
**Kolkata.**












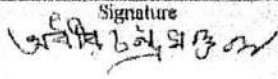













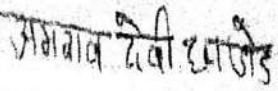
DEED#  
 DISTRICT  
 THANA  
 MOUZA  
 KHATIAN#  
 MUNICIPALITY  
 HOLDING#  
 ROAD CODE  
 NATURE OF LAND  
 AREA OF LAND  
 PLOT#  
 WARD#  
 PREMISES#  
 AREA OF STRUCTURE  
 ROAD

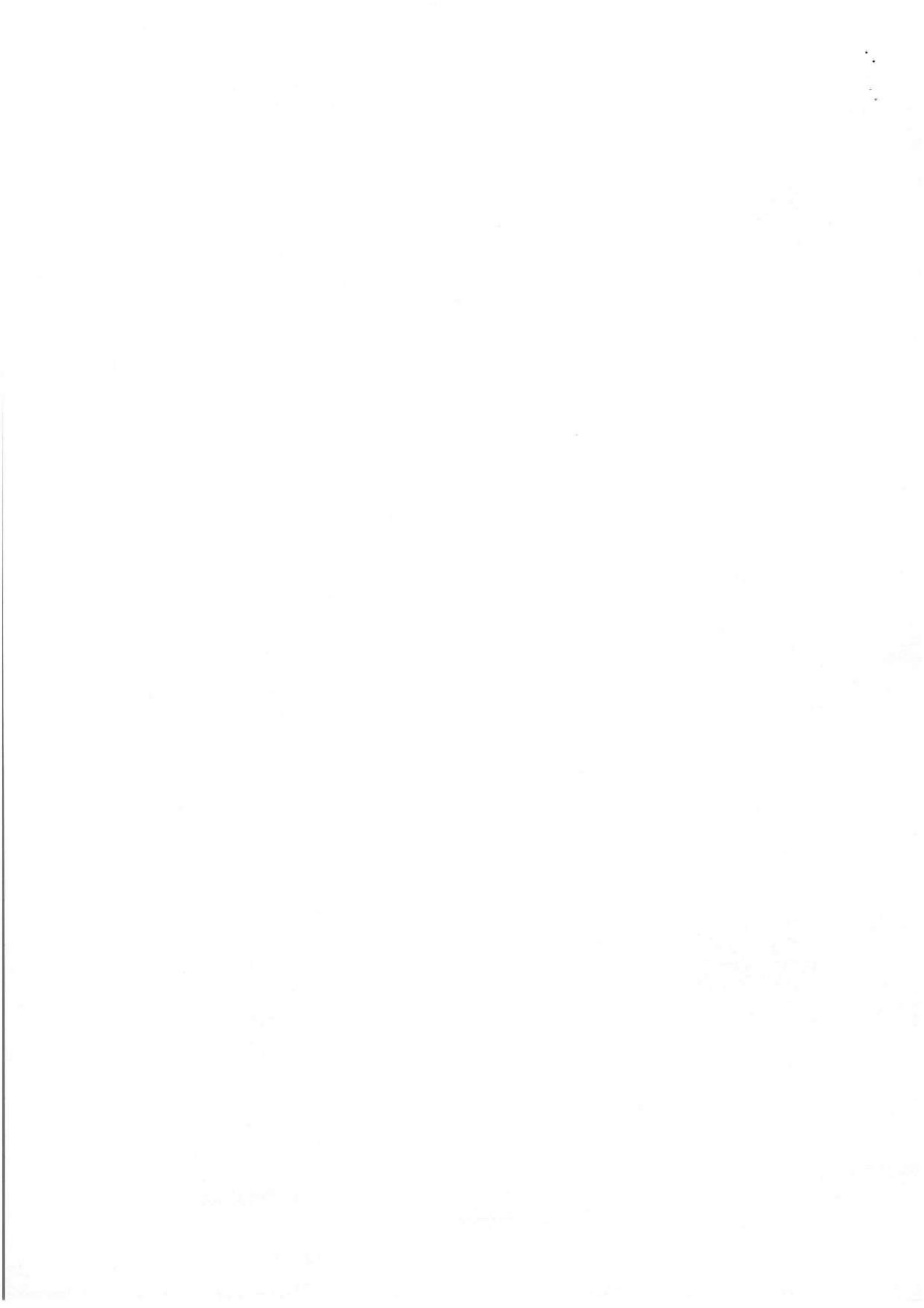
200104193  
 South 24-Parganas  
 Thakurpukur  
 Paschim Barisha  
 2194

001  
 28440  
 2122

Name <b>SAMIR MAJUMDER</b>		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					
Signature 						

Name <b>ADHIR CHANDRA MONDAL</b>		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					
Signature 						

Name <b>AMRAW DEVI CHHAJER</b>		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					
Signature 						
Purchaser						

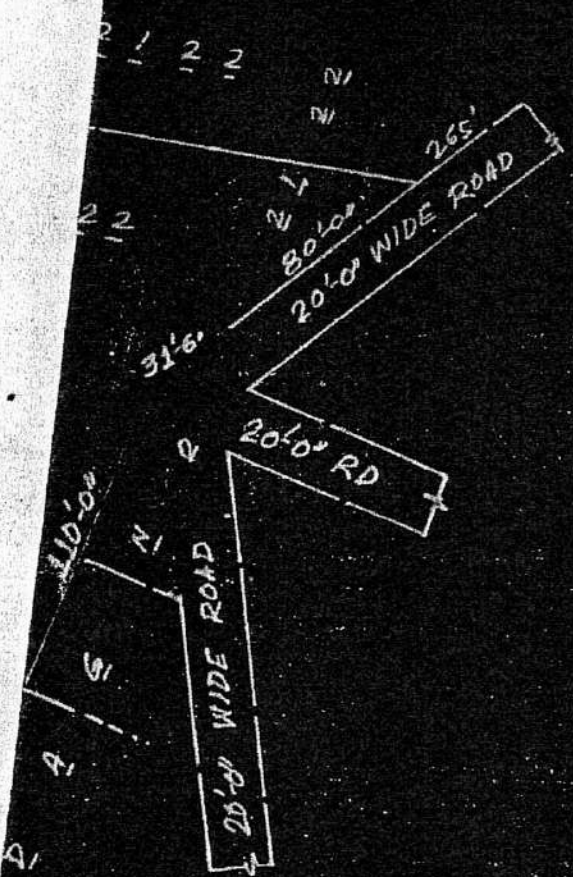






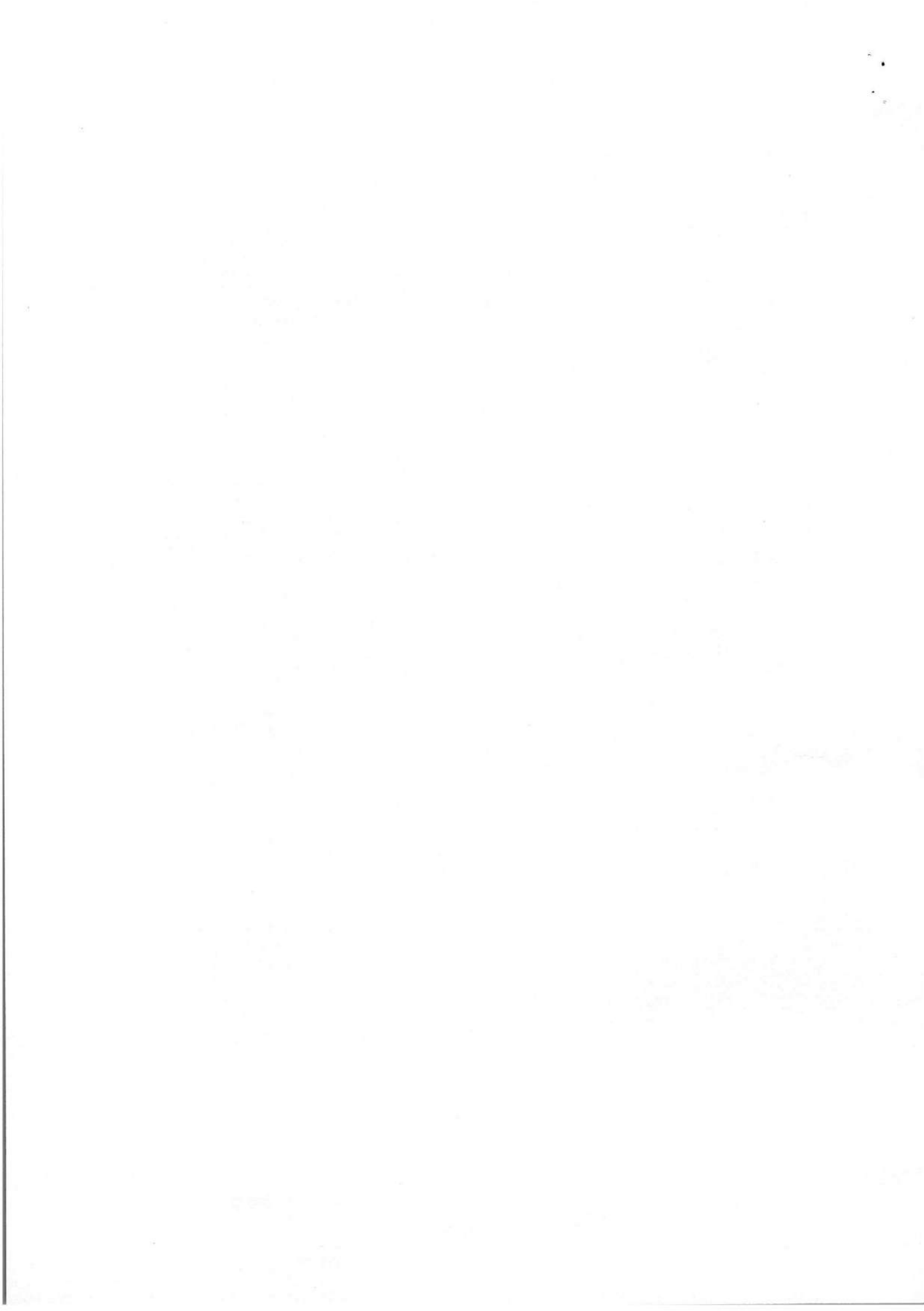


ARISHA J. L. NO C.S & R.S. KH. NOS.  
DAGNO 2143 & 2122 OF AREA -  
SH-8CH-0CH. P.S. THAKUR PUKUR.  
1" = 50' 0" SHOWN BY RED LINE.



SIGN OF VENDORS

DRAWN BY  
A. C. NORTON





I  
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Page No. 889  
Page No. 874  
Page No. 04195  
Date 18.6.19



18.6.19  
Sub-Registrar, Alipore, South 24 Parganas

*[Handwritten signature]*



Sub-Registrar-II  
Alipore South 24 Parganas

Checked by me

*[Handwritten signature]*

18 JUL 2019

Certified to be a true copy

*[Handwritten signature]*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

18 JUL 2019