



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 834971

Admissible under Rule 21 and also
of W.B.L.R. Act
Duty stamped
Impd 1099

507

Stamp Paid..... A-561/-
D. A. Fee Rs. 10/- E-568/-
19 NOV 2007

11/11/07

Additional District Sub-Register

THIS DEED OF CONVEYANCE made this 5th day of November Two
Thousand and Seven BETWEEN SRI SURESH KUMAR DHANUKA (H.U.F.) represented
by its Karta SRI SURESH KUMAR DHANUKA son of Late K.C. Dhanuka residing at
Club Town, Block 6/3A, V.I.P. Road, Tegharia, Kolkata - 700052, hereinafter called
the "VENDOR" (which expression shall unless excluded by or there be something
repugnant to the subject or context be deemed to mean and include the karta
and members of the said H.U.F. and each of their respective heirs, executors,

Accepted

00898
250-0
85-0
335-0

Stamp Duty Rs 3100/-
D. A. Fee Rs
Has been Registered on 07-11-07
to per Banker's Cheque Bank Draft
No 614171 Date 25/9/07
Narendran Chandra Saha Sonant

5.11.07

Additional District Sub-Register
Barasat North 24-Parganas
7-11-07

78363

Akshat Bhagat

24 SEP 2007

NAME.....
 ADD.....
 Rs.....
 24 SEP 2007
 S. CHATTERJEE
 Licensed Stamp Vender
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

Chakrabarty
K-1

Registered for Registration at.....
 Day of NOV..... 2007
 Additional District Sub-Registry
 Private Residence

Akshat Bhagat

Akshat Bhagat



vet 9 No
2096

Akshat Bhagat

Additional District Sub-Registry
 General, North 24 Parganas

5 NOV 2007

1 Akshat Bhagat 80,
 Naval Kishore Bhagat of
 Church Lane, Kol-01.

2 Suresh Kumar Dhanuka
 A.K.C. Dhanuka

80, 3/10
 Club Town Block 6/3A, VIP Road, Teghari-
 Kul-52
 By Caste Hindu Vaidyas. By profession
 Civil Service Engineer



vet 9 No
2097

SURESH KUMAR DHANUKA (H.O.P.)

Authorized Signatory

J

Sri Subasish Chakrabarty
 of Sakhenchakrabarty
 Motilal colony, Rajbari
 Caste Hindu Vaidyas. By profession
 Civil Service Engineer

Additional District Sub-Registry
 General, North 24 Parganas

5 NOV 2007

Identified by me
 Sri Subasish Chakrabarty
 (Senior)
 Lt. Sukhendy Chakrabarty
 Motilal Colony
 Rajbari
 Kolkata - 700081.

administrators and legal representatives) of the ONE PART AND AKSHAT BHAGAT son of Shri Nawal Kishore Bhagat residing at 6, Church Lane, Kolkata - 700001, hereinafter called the "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators and legal representatives) of the OTHER PART :

WHEREAS by a registered Deed of Conveyance dated 31st October, 1938 registered at the office of the Sub-Registrar Barasat in Book No.1, Volume No.32, Pages 45 to 47, Being No.2839 the year 1938 one Chaku Mondal sold transferred conveyed assigned and assured All That piece and parcel of land measuring an area of 72 Satak along with Kutcha structure comprised in R.S. Dag No.1302, R.S. Khatian No.116, R.S. No.132, Touzi No.146/2, J.L. No.45 situate lying in Village and Mouza Doharia, Police Station and Sub-Registrar Barasat, in the District of 24-Parganas(North) unto and in favour of Baidyanath Dutta for the consideration mentioned therein hereinafter referred to as the 'said Entire Property':

AND WHEREAS the said Baidyanath Dutta died intestate on 10th October, 1952, leaving behind him surviving his three sons namely Tapan Kumar Dutta, Nandan Kumar Dutta and Swapan Kumar Dutta as his only legal heirs and representatives who upon the death of Baidyanath Dutta jointly inherited and became entitled to the said Entire property :

AND WHEREAS by a registered Deed of Sale dated 17th May, 1974 and registered at the Sub-Registrar at Alipore and entered in Book No.1, Volume No.103, Pages 190 to 196, Being No.2858 for the year 1974 the said Tapan Kumar

Dutta, Nandan Kumar Dutta and Swapan Kumar Dutta sold transferred conveyed assured and assigned All That piece and parcel of land measuring an area of 72 Satak along with Kutcha structure comprised in R.S. Dag No.1302, R.S. Khatian No.116, R.S. No.132, Touzi No.146/2, J.L. No.45 situate lying in Village and Mouza Doharia, Police Station and Sub-Registrar Barasat, in the District of 24-Parganas(North) hereinafter referred to as the entire property unto and in favour of Dr. Debal Basu for the consideration mentioned therein ;

AND WHEREAS by virtue of the aforesaid the said Dr. Debal Basu became absolutely seised and possessed of or otherwise well and sufficiently entitled to in fee simple possession of All That piece and parcel of land measuring an area of 72 Satak along with Kutcha structure comprised in R.S. Dag No.1302, R.S. Khatian No.116, R.S. No.132, Touzi No.146/2, J.L. No.45 situate lying in Village and Mouza Doharia, Police Station and Sub-Registrar Barasat, in the District of 24-Parganas(North) being the said entire property free from all encumbrances and charges ;

AND WHEREAS by a Deed of Conveyance dated 24th June, 2002 registered at the office of the Additional Sub-Registrar Barasat in Book No.I, Volume No.89, Pages 351 to 360, Being No.4722 for the year 2002 the said Dr. Debal Kumar Basu sold, transferred conveyed assigned and assured out of the said Entire property All That piece and parcel of land measuring an area of 36 Satak or 21 Cottahs, 9½ Chittacks with Kutcha structure measuring an area of 380 Sq.ft. comprised in R.S. Dag No.1302, under R.S. Khatian No.116, situate lying at Village and Mouza Doharia, Police Station and Sub-Registrar Barasat, in the District of 24-Parganas(North) unto and in favour of partners of Super Construction Company at or for the consideration therein mentioned ;

AND WHEREAS by an another Deed of Conveyance dated 24th June, 2002 registered at the office of the Additional Sub-Registrar Barasat in Book No.I, Volume No.89, Pages 351 to 360, Being No.4723 for the year 2002 the said Dr. Debal Kumar Basu sold, transferred conveyed assigned and assured out of the said entire property All That piece and parcel of land measuring an area of 36 Satak or 21 Cottahs, 9½ Chittacks with Kutcha structure measuring an area of 380 Sq.ft. comprised in R.S. Dag No.1302, under R.S. Khatian No.116, situate lying at Village and Mouza Doharia, Police Station and Sub-Registrar Barasat, in the District of 24-Parganas(North) unto and in favour of partners of Super Construction Company at or for the consideration therein mentioned ;

AND WHEREAS partners of the said Super Construction Company duly mutated their names in the records of B.L. & L.R.O in respect of the said Entire Property being All That pieces and parcel of land measuring an area of 72 Satak together with Kutcha Structures measuring an area of 760 sq.ft. comprised in R.S. Dag No.1302, under R.S. Khatian No.116 and also recorded its name in the records of Madhyamgram Municipality being Holding No.2, Old Jessore Road, Ward No.15 ;

AND WHEREAS by virtue of the aforesaid partners of the said Super Construction Company became absolutely seised and possessed of and or otherwise well and sufficiently entitled to in fee simple in possession of the said Entire property being All That piece and parcel of land measuring an area of 72 Satak together with Kutcha Structures comprised in R.S. Dag No.1302, under R.S. Khatian No.116, situate lying at Village and Mouza Doharia, Police Station and Sub-Registrar Barasat, within the limit of Madhyamgram Municipality being Holding No.2 Old Jessore Road in Ward No.15 in the District of 24-Parganas(North) ;

AND WHEREAS by virtue of a Deed of Conveyance dated 20th June, 2006 registered at the office of the Additional District Sub-Registrar Barasat, North 24-Parganas in Book No.I, Volume No.220, Pages 48 to 64, Being No.06208 for the year 2006 Rathindra Nath Bose, Smt. Dalia Poddar, Susamay Sen, Smt. Manasi Basu and Radha Ballav Saha being partners of the said Super Construction Company sold conveyed transferred by way of sale assured and assigned All That divided and demarcated portion out of the said Entire Property being All That piece and parcel of Bastu land containing by admeasurement an area of 7 Cottahs 8 Chittacks together with Kutcha structure measuring 130 Sq.ft. be the same a little more or less being Plot-B as per plan Annexed thereto comprised in R.S. Dag No.1302 under R.S. Khatian No.116, J.L. No.45, Touzi No.146/2 situate at Village and Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) unto and in favour of Sri Suresh Kumar Dhanuka (H.U.F.) at or for the consideration herein mentioned ;

AND WHEREAS by virtue of the aforesaid the said Sri Suresh Kumar Dhanuka (H.U.F.) being the Vendor herein became absolutely seised and possessed of and otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of Bastu land containing by admeasurement an area of 7 Cottahs, 8 Cottahs together with Kutcha structure measuring 130 Sq.ft. be the same a little more or less being Plot-B as per plan Annexed thereto comprised in R.S. Dag No.1302 under R.S. Khatian No.116, J.L. No.45, Touzi No.146/2 situate at Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) hereinafter referred to as the "said Entire Premises" free from all encumbrances charges, mortgage, lien, lispensens, trusts, attachment acquisition requisition whatsoever or howsoever ;

AND WHEREAS the Purchaser has approached the Vendor and the Vendor for legal necessity has agreed to sell and transfer unto and in favour of the Purchaser a demarcated portion of the said Entire premises being All That piece and parcel of land admeasuring of 3 Chittacks be the same a little more or less out of All That piece and parcel of Bastu land containing by admeasurement an area of 7 Cottahs 8 Chittacks be the same a little more or less situate thereon comprised in R.S. Dag No.1302 under R.S. Khatian No.116, J.L. No.45, Touzi No.146/2 situate at Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) hereinafter referred to as the "said premises" morefully and particularly described in the Schedule hereunder written at and for a consideration of Rs.51,600/-(Rupees Fifty One Thousand Six Hundred) only free from all encumbrances charges, mortgage, lien, lispensens, trusts, attachment acquisition, requisition whatsoever or howsoever as stated hereunder ;

AND WHEREAS in view of what is stated hereinabove the Vendor has agreed to complete the sale of the said premises unto and in favour of the Purchaser as stated hereunder ;

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.51,600/-(Rupees Fifty One Thousand Six Hundred) only paid by the Purchaser as stated hereinabove paid before the execution of these presents to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the Purchaser as well as the said premises) the Vendor doth hereby grant convey transfer by way of sale assign and assure unto and in favour of the Purchaser All That demarcated portion of piece and parcel of land admeasuring of 3 Chittacks be the same a little more or less being Plot-C as per plan Annexed out of All That piece and parcel of Bastu land containing by

admeasurement an area of 7 Cottahs 8 Chittacks be the same a little more or less situate thereon comprised in R.S. Dag No.1302 under R.S. Khatian No.116, J.L. No.45, Touzi No.146/2 situate at Village and Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) hereinafter referred to as the "said premises" and morefully and particularly described in the Schedule hereunder written delineated in the Map or Plan annexed hereto and bordered in RED thereon together with all buildings, godowns, sheds, erections, ways, paths, passages, drains and every kind of benefits and advantages of easements, appendages rights privileges profits appurtenances belonging to or in anywise appertaining to or with the same or any part thereof usually held used occupied therewith or enjoyed or reputed or known as part or appertaining to the said premises hereby granted as aforesaid and all deeds, grants, pattahs and other evidences of title relating to the said premises which are now or is and or may at any time hereafter be in the possession and custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the said premises and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing done executed or knowingly suffered to the contrary or committed by the Vendor or any of its predecessors-in-title, the Vendor is now has now lawfully seised and possessed of the said premises free from all encumbrances, attachments or defect in title whatsoever and the Vendor has good right full power and absolute authority to grant, convey transfer by way of sale assign and assure the said premises

hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

b) That the Purchaser shall and may at all times hereinafter peaceably and quietly enter upon hold occupy possess and enjoy the said premises hereby conveyed and receive the rents issues and profits thereof and every part thereof for its own use and benefit without any suit lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully claiming from under or in trust for the Vendor or any of its predecessors-in-title.

c) That the Purchaser shall hold the said premises free and clear from all encumbrances and attachments whatsoever and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently saved kept harmless and indemnified of, from and against all former and other estate, title charge and encumbrances whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

d) That the Vendor and all persons having or lawfully claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendor or any of its predecessors-in-title shall and will at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds things matters conveyances and assurances whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser as shall be reasonably required.

- e) The Vendor doth hereby declare that there are no encumbrances, lien, trust, attachment, mortgage, claim, charges, agreement for sale whatsoever now subsisting on the said premises and that the said premises is not the subject matter of any litigation or proceeding and is not charged in favour of any court, public revenue or other authorities.
- f) The Vendor doth hereby covenant with the Purchaser that it shall at its own cost defend any claim, suit or other proceedings that may be instituted in respect of the said premises hereby conveyed and keep the Purchaser saved harmless against any loss or damage that may be incurred by the Purchaser in defending any suit, action or proceeding by any person or persons at any time.
- g) THAT the Vendor has good right full power and absolute authority to sell the said premises in the manner aforesaid and for any reasons due to defect in title of the Vendor if the Purchaser is dispossessed or deprived of full enjoyment of the said premises or any part thereof then in that event the Vendor hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the said premises hereby sold to the Purchaser ;
- h) THAT the Vendor doth hereby undertake to pay all outstanding municipal district board or Panchayat rates and taxes Government revenue and all other impositions whatsoever due and payable by the Vendor or any of its predecessors-in-title in respect of the said premises up to the date of execution of these presents ;

i) THAT the Vendor doth hereby irrevocably nominate constitute and appoint and ordain in its place and stead and depute the Purchaser as its true and lawful Attorney for and on behalf and in the name of the Vendor but at the expenses of the Purchaser to appear before the appropriate authorities for the purpose of mutation of its name in respect of the said premises and/or for any other purpose to sign and execute all documents applications papers in respect thereof and the Vendor doth hereby ratify the same.

ii) THAT the Vendor hereby confirms to have delivered peaceful and vacant possession of the said premises to the Purchaser before the execution of these presents.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT demarcated portion of piece and parcel of land admeasuring 3 Chittacks being as per Plan Plot No.'C' be the same a little more or less out of All That piece and parcel of Bastu land containing by admeasurement an area of 7 Cottahs 8 Chittacks be the same a little more or less situate thereon comprised in R.S. Dag No.1302, under R.S. Khatian No.116, J.L. No.45, Touzi No.146/2 at Village and Mouza Doharia, Police Station – Barasat within the limit of Madhyamgram Municipality, Additional District Sub-Registrar Office Barasat and according to the settlement Record of rights finally published the plot is comprised at Pargana – Anwarpur, J.L. No.45, Touzi No.146/2, in the District of 24-Parganas (North) ;

<u>R.S. Dag No.</u>	<u>Area</u>	<u>Nature of Land</u>
1302	3 Chittacks	Bastu
Total		3 Chittacks

The said property is delineated in the Map or Plan annexed hereto and bordered RED thereon and butted and bounded as follows :

ON THE NORTH : Plot No. B;
 ON THE SOUTH : Plot No. A;
 ON THE EAST : Land of Subal Kumar Bose & Ors.
 ON THE WEST : Old Jessore Road ;

IN WITNESS WHEREOF the Vendor has set and subscribed its hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of :

1. Biswaz Nath Khemka
6 church Lane. Kol-700001
2. Saman Kumar Das -
J.A. N. S. Bony Road,
Kolkata - 700001

SURESH KUMAR DHANUKA (H.O.F.)

Suresh Kumar Dhanuka
Authorized Signatory

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata























in the presence of :

Akshat Bhogal

witness :-

1. Biswaz Nath Khemka
6 church Lane. Kol-700001.
2. Saman Kumar Das

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor	Signature of Executant Persentant	PARTY : VENDOR				
		<i>Suresh Kumar Dhanuka</i> Authorized Signatory	NAME : SURESH KUMAR DHANUKA (HUF)				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Little	Ring	Middle	Fore	Thumb
			Right Hand				
Sl. No.	Photograph of Purchaser	Signature of Executant Persentant	PARTY : PURCHASER				
		<i>Akshat Bhagat</i>	NAME : AKSHAT BHAGAT				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Little	Ring	Middle	Fore	Thumb
			Right Hand				



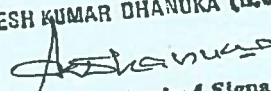
RECEIVED by the Vendor of and from
 within named Purchaser the within
 mentioned sum of Rs.51,600/- (Rupees Fifty
 One Thousand Six Hundred) only being
 the full consideration money as per
 memo below :-

Rs.51,600.00

MEMO OF CONSIDERATION

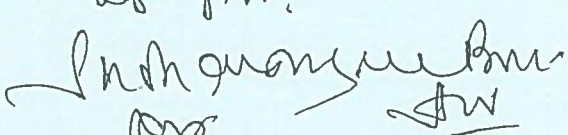
<u>CHEQUE NO.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
834690	19/09/2007	ING Visya Bank Ltd. H.B. Sarani Branch, Kolkata	Rs. 51,600.00
			<u>Rs.51,600.00</u>

(Rupees Fifty One Thousand Six Hundred only)

SURESH KUMAR DHANUKA (B.O.F.)

 Authorized Signator

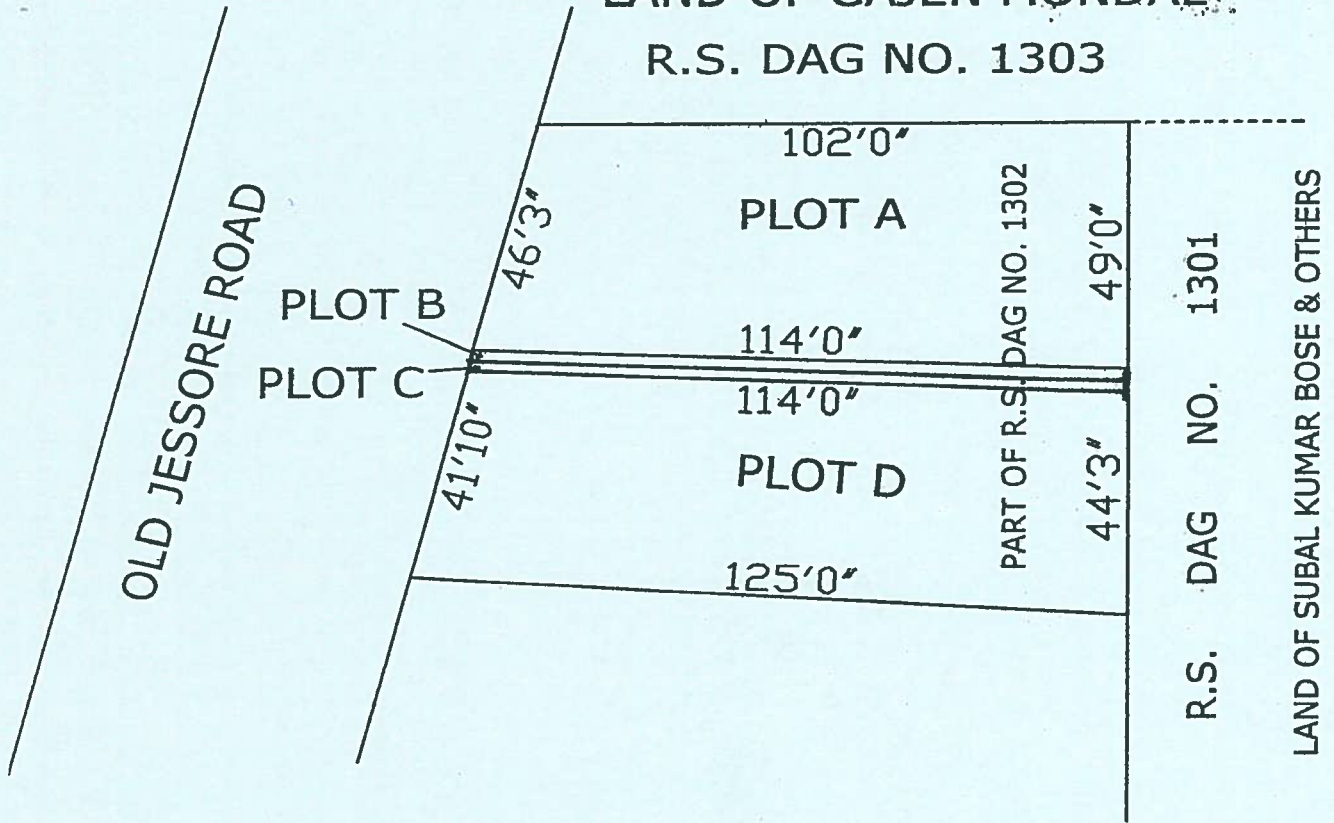
WITNESSES :-

1. Biswa Nath Khemka
2. Samar Kumar Das.

Stamps :-

 Mr. Indranil Kumar Das
 P 50294887+87

SITE PLAN OF BASTU LAND R.S.DAG NO.1302 AT MOUZA-DOHARIA, J.L.M.
R.S.NO.132 & 139, TOUZI NO.146, R.S.KH.NO.116, P.S. BARASAT DIST., N
24 PARGANAS, UNDER MADHYAMGRAM MUNICIPALITY.
PURCHASED PLOT NO.C, AREA=00k-03ch-00sft (M/L)
PURCHASED PLOT SHOWN IN RED BORDER
VENDEE:- AKSHAT BHAGAT
VENDOR:- SURESH KUMAR DHANUKA (HUF)

LAND OF GAJEN MONDAL
R.S. DAG NO. 1303



[Signature]
VENDOR'S SIGNATURE

Akshat Bhagat
(Purchaser)

PLOT	REFERENCE	AREA IN			
		ACRE	KH	CH	SFT
C	PART OF R.S.DAG NO.1302	0.0031	00	03	00

SCALE:- 1"=N.T.S.

(More or Less)

5 NOV 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7825 to 7840
being No 04126 for the year 2007.



(Signature)

0 28-November-2007

Office of the A. D. S. R. BARASAT
West Bengal