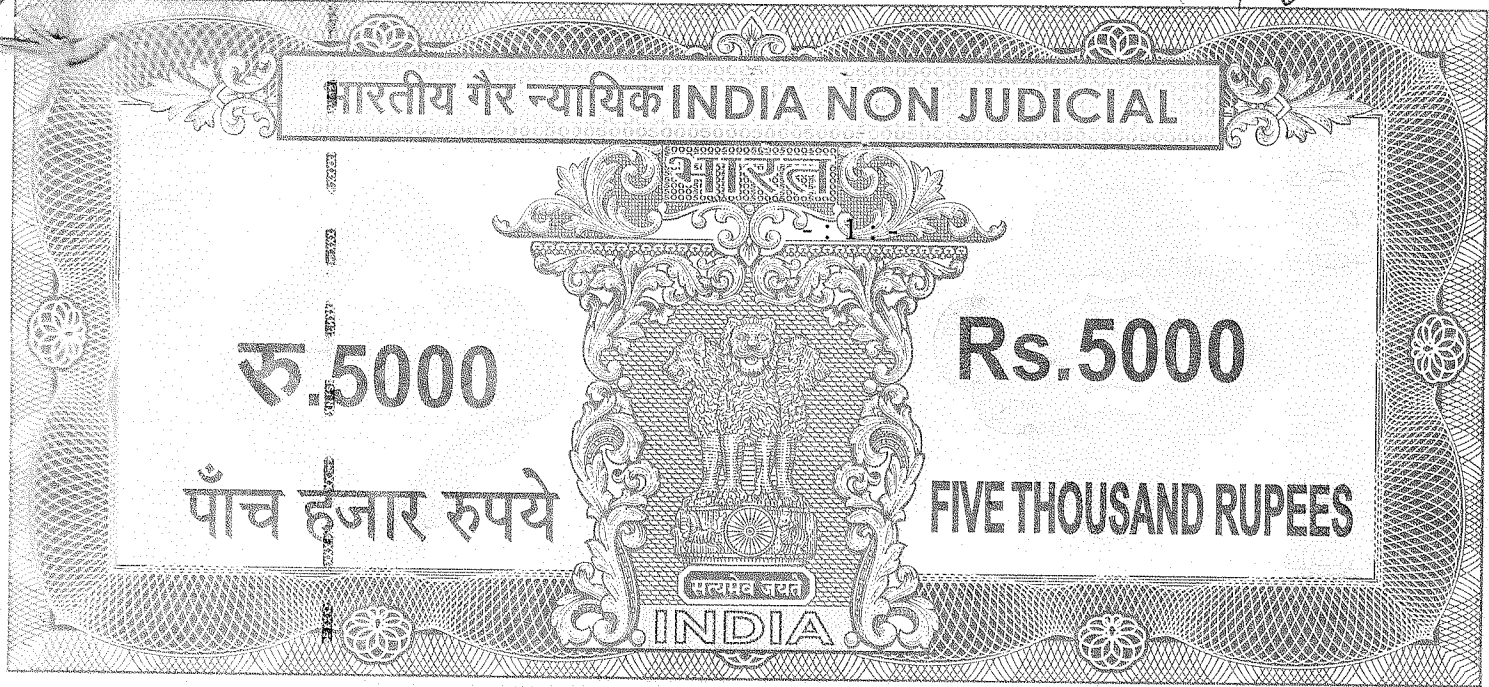


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 708558

10/05/13  
 11.23  
 Q-6389/13

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

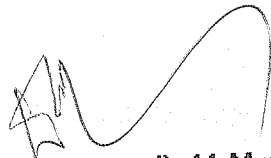
Addl. District Sub Registrar  
 Behala, South 24 Parganas

THIS DEED OF CONVEYANCE is made this the 10<sup>th</sup> day of May, Two thousand thirteen, 2013, A.D. BETWEEN 1) SRI PROSANTA KUMAR SUR 2) SRI SUSANTA KUMAR SUR, both are son of Late Purnanka Mohan Sur, 3) SMT. UMA SUR, wife of Sri Prosanta Kumar Sur 4) SMT. RITA SUR wife of Sri Susanta Kumar Sur, all are by faith - Hindu, Nationality - Indian, by occupation - Business and Housewife respectively, all are residing at 269, Bama Charan Roy Road, Police Station - Behala, Kolkata - 700034, District South 24 Parganas, permanently resident of 65/2/1, Serpentine Lane, Police Station - Muchipara, Kolkata

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 2575 to 2591  
being No 04192 for the year 2013.



  
(Asish Goswami) 14-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA  
Office of the A.D.S.R. BEHALA  
West Bengal



Government Of West Bengal  
Office Of the A.D.S.R. BEHALA  
District:-South 24-Parganas

Endorsement For Deed Number : I - 04192 of 2013  
(Serial No. 04281 of 2013 and Query No. L000006309 of 2013)

On 10/05/2013

**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.

**Payment of Fees:**

Amount By Cash

Rs. 32028.00/-, on 10/05/2013

( Under Article : A(1) = 32021/- ,E = 7/- on 10/05/2013 )

**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.-29,11,200/-

Certified that the required stamp duty of this document is Rs.- 203794 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49700/- is paid , by the draft number 902907, Draft Date 04/05/2013, Bank : State Bank of India, SIRITI - MUCHIPARA, received on 10/05/2013
2. Rs. 49700/- is paid , by the draft number 902908, Draft Date 04/05/2013, Bank : State Bank of India, SIRITI - MUCHIPARA, received on 10/05/2013
3. Rs. 49700/- is paid , by the draft number 902909, Draft Date 04/05/2013, Bank : State Bank of India, SIRITI - MUCHIPARA, received on 10/05/2013
4. Rs. 49700/- is paid , by the draft number 902910, Draft Date 04/05/2013, Bank : State Bank of India, SIRITI - MUCHIPARA, received on 10/05/2013

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

Presented for registration at 11.23 hrs on :10/05/2013, at the Office of the A.D.S.R. BEHALA by Amal Ghosh , one of the Executants.

**Executed by Attorney**

Execution by

1. Amal Ghosh, son of Lt. Haran Chandra Ghosh , 15/8, Raja Ram Mohan Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008 By Caste Hindu By Profession: Business,as the constituted attorney of 1. Prosanta Kr. Sur 2. Susanta Kr. Sur 3. Uma Sur 4. Rita Sur 5. Gouri Pal is admitted by him.

( Asish Goswami )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

10/05/2013 12:40:00

Endorsement Deed 1 of 2



**Government Of West Bengal**  
**Office Of the A.D.S.R. BEHALA**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 04192 of 2013**  
**(Serial No. 04281 of 2013 and Query No. L000006309 of 2013)**

2. Tarun Shaw, son of Lt. Basanta Lal Shaw , 263/8, Raja Ram Mohan Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008 By Caste Hindu By Profession: Business, as the constituted attorney of 1. Prosanta Kr. Sur 2. Susanta Kr. Sur 3. Uma Sur 4. Rita Sur 5. Gouri Pal is admitted by him.

Identified By Sanjib Dutta, son of Lt. S. K. Dutta, 620, D. H. Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste: Hindu, By Profession: Business.

( Asish Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



Amal Ghosh  
Tarun Shaw -

  
( Asish Goswami )





ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BEHALA, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 04281 / 2013, Deed No. (Book - I , 04192/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Amal Ghosh 15/8, Raja Ram Mohan Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	 10/05/2013	 LTI 10/05/2013	<i>Amal Ghosh</i>  10/5/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amal Ghosh Address -15/8, Raja Ram Mohan Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Attorney	 10/05/2013	 LTI 10/05/2013	<i>Amal Ghosh</i>
2	Tarun Shaw Address -263/8, Raja Ram Mohan Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Attorney	 10/05/2013	 LTI 10/05/2013	<i>Tarun Shaw</i>

**Name of Identifier of above Person(s)**

Sanjib Dutta  
620, D. H. Road, Kolkata, Thana:-Behala,  
District:-South 24-Parganas, WEST BENGAL, India, Pin  
:-700034

**Signature of Identifier with Date**

*Sanjib Dutta*  
  
10/5/13

LAND PLAN FOR SMT. MITHU SHAW.

AT MOUZA-MURADPUR, J. L. NO. 13, R. S. KHATIAN NO. 105,

L. R. KHATIAN NO. 679, R. S. DAG NO. 51, L. R. DAG NO. 87,

WARD NO. 121, UNDER THE K. M. C. (S. S. UNIT) P. S. BEHALA,

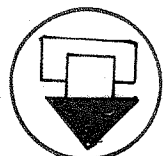
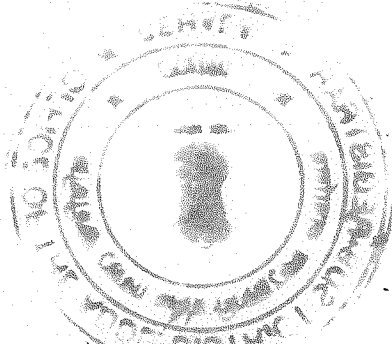
KOLKATA-700008. DISTRICT SOUTH 24 PARGANAS.

AT MUNICIPAL PREMISES NO. 269, BAMACHARAN ROY ROAD.

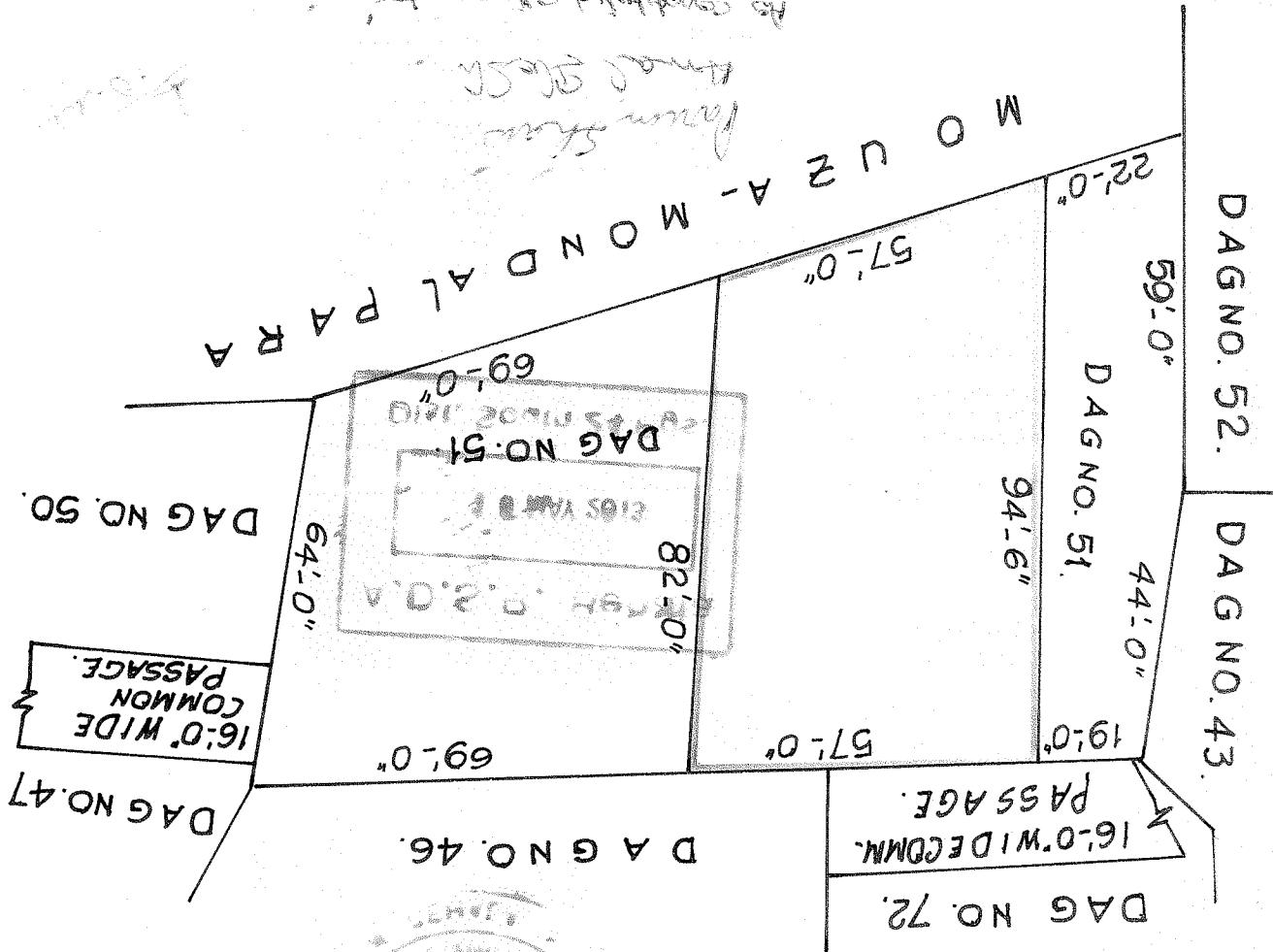
AREA OF THE LAND. 07K-00CH-00SFT. (APPX)

SHOWN IN RED BORDER.

SCALE. 1:30.



N



TRACED BY.

- 700014, in the Town of Kolkata and 5) SMT. GOURI PAL wife of Late Gurudas Pal and daughter of Late Purnanka Mohan Sur, by faith - Hindu, by occupation - Housewife, residing at Rashiklal Sreemani Road, Palbagan, Agarpara, District North 24 Parganas, the above persons represented by their registered General Power of Attorney Holders (Registered at A.D.S.R. Behala, vide Book No. IV, C.D. Volume No. 2, Pages from 555 to 570, being Deed No. 00560, for the year 2011) 1) SRI TARUN SHAW, son of Late Basanta Lal Shaw, by faith - Hindu, Nationality - Indian, by occupation - Business, residing at 263/8, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata - 700008, District South 24 Parganas and 2) SRI AMAL GHOSH son of Late Haran Chandra Ghosh, by faith - Hindu, Nationality - Indian, by occupation - Business, residing at 15/8, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata - 700008, District South 24 Parganas, hereinafter jointly and collectively called and referred to as the 'VENDORS' (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

SMT. MITHU SHAW, wife of Sri Tarun Shaw, by faith - Hindu, Nationality - Indian, by occupation - Housewife, residing at 263/8, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata - 700008, District South 24 Parganas, hereinafter called and referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include her, heirs, successors,

executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by way of purchase through a registered deed of conveyance, registered at Sub-Registry Office Alipore and entered in Book No. 1, Volume No. 22, Pages 124 to 129, being Deed No. 808, for the year 1946, and by way of purchase through a registered deed of conveyance, registered at Joint Sub-Registrar of Alipore at Behala and entered in Book No. 1, Volume No. 12, Pages 290 to 295, being Deed No. 860, for the year 1945, one Purnanka Mohan Sur son of Late Sarat Chandra Sur was the absolute owner of ALL THAT piece and parcel of "Danga" land measuring or containing by a bit more or less 28 decimals, lying or situated at Mouza - Muradpur, J.L. No. 13, Revenue Survey No. 192, District Collectorate Touji No. 74-77, 82, Pargana - Magura, within the limits of the then South Suburban Municipality, appertaining to C.S. Khatian No. 105, Revisional Settlement Khatian No. 105, comprised in Dag No. 51 (fifty one), Police Station - Behala, Sub-Registry Office - A.D.S.R. Behala, District South 24 Parganas along with other land, from the then owners and possessors Smt. Sishu Bala Saha and others.

AND WHEREAS thus by way of purchase while the said Purnanka Mohan Sur son of Late Sarat Chandra Sur being the absolute owner of the said land and seized and possessed the same by various acts of possession, he died intestate on 5<sup>th</sup> day of October 1962 leaving behind his widow wife, two sons and one daughter viz. Smt. Radha Rani Sur, Sri Prosanta Kumar Sur, Sri Susanta Kumar Sur and Smt. Gouri Paul wife of Late Gurudas Paul (Vendor No. 1,2 and 5 herein) as his only legal heirs and



successors as per provision of Hindu Succession Act. 1956. Subsequently in the L.R. Settlement record of rights the name of the said Purnanka Mohan Sur son of Late Sarat Chandra Sur has been recorded in respect of the said land in L.R. Khatian No. 679, comprised in L.R. Dag No. 87 (eighty seven), area of land 28 Sataks and finally published the same.

AND WHEREAS by way of inheritance while the said Smt. Radha Rani Sur, Sri Prosanta Kumar Sur, Sri Susanta Kumar Sur and Smt. Gouri Pal wife of Late Gurudas Pal being the joint owners in equal share i.e. one forth share each, seized and possessed the said land without any interruption and intervention of others, the said Smt. Radha Rani Sur executed and registered a Will, registered at A.R.A. - I and entered in Book No. III, being Deed No. 590, for the year 1990, whereby she wish and desire that after her death her two daughter-in-law viz. Smt. Uma Sur wife of Sri Prosanta Kumar Sur and Smt. Rita Sur wife of Sri Susanta Kumar Sur (Vendor No. 3 & 4 herein) shall be entitled to get all her immovable property in equal share each. Thereafter the said Smt. Radha Rani Sur died on 12<sup>th</sup> day of July 1999 and after her death the said will has been duly probated vide Probate Case No. 528 of 2001, before the Hon'ble High Court at Kolkata.

AND WHEREAS thus by way of aforesaid the said Sri Prosanta Kumar Sur, Sri Susanta Kumar Sur and Smt. Gouri Paul wife of Late Gurudas Paul are the joint owners of one forth share each of the said immovable property left by their father Purnanka Mohan Sur and Smt. Uma Sur and Smt. Rita Sur are the joint owners of one eighth share each of the

said immovable property left by the mother-in-law Radha Rani Sur by way of the Probated will.

AND WHEREAS thus by way of inheritance and also by way of the said Probated will the said Sri Prosanta Kumar Sur, Sri Susanta Kumar Sur, Smt. Uma Sur, Smt. Rita Sur and Smt. Gouri Paul, the vendors herein are the joint owners of their share of land as mentioned hereinabove and jointly seized and possessed the same without any intervention and interruption of others and otherwise well and sufficiently entitled to the property free from all sorts of encumbrances and charges in whatsoever manner and being the joint owners they have full right, absolute authority to sell the said property at their sweet will.

AND WHEREAS the vendors have jointly agreed to sell and the purchaser have jointly agreed to purchase the ALL THAT piece and parcel of "Danga" land measuring or containing by a bit more or less 7 (seven) Cottahs 0 (zero) Chittak 0 (zero) Square feet, lying or situated at Mouza - Muradpur, J.L. No. 13, Revenue Survey No. 192, District Collectorate Touji No. 74-77, 82, Pargana - Magura, within the limits of the then South Suburban Municipality now The Kolkata Municipal Corporation, South Suburban Unit, being Ward No. 121, appertaining to C.S. Khatian No. 105, Revisional Settlement Khatian No. 105, comprised in Dag No. 51 (fifty one), L.R. Khatian No. 679, comprised in L.R. Dag No. 87 (eighty seven), Police Station - Behala, Sub-Registry Office - A.D.S.R. Behala, District South 24 Parganas, particularly demarcated with RED border lines in the annexed MAP or PLAN, which is the part and parcel of this deed, in fee simple in possession, free from all encumbrances, at or for the total consideration of

Rs. 14,00,000/- (Rupees fourteen lakhs) only, which being the highest consideration of the said property to be sold by this deed of conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement hereinbefore mentioned in consideration of the sum of Rs. 14,00,000/- (Rupees fourteen lakhs) only, being the value of the land measuring or containing by more or less 7 (seven) Cottahs 0 (zero) Chittak 0 (zero) Square feet, well and truly paid to the vendors by the purchaser as per MEMO below with the execution of this deed, the receipt thereof and whereof the vendors doth hereby acknowledge and of and from this and every part thereof indefeasible grant, conveyed, sale, transfer and assure unto and to the use of the said purchaser, free from all sorts of encumbrances and relinquished their right title and interest forever over the said property, as mentioned and described in the schedule hereunder including liberties, privileges with sale the easement right and appurtenances whatsoever belong to the said property as shown in the annexed MAP or PLAN and demarcated with RED border lines and all rights, title and interest, claims and demands whatsoever of the vendors into and upon the said land and every part thereof TO HAVE AND TO HOLD the said property hereby sold, conveyed and transferred unto the purchaser, their respective heirs, successors, executors, administrators, legal representatives and assigns with the purchaser that NOTWITHSTANDING any acts, deed or things hereinbefore done, executed and knowingly suffered to the contrary the vendors are now lawfully and jointly seized and possessed of the said property free from all sorts of encumbrances, attachments, charges in whatsoever manner and the purchaser shall hereafter peacefully and quietly hold, possess and enjoy the said land in khas possession with her absolute right to sale, transfer, gift,

mortgage or any kind of transfer and or addition or alteration or construction of the house of the property whatsoever manner, subject to sanction plan by The Kolkata Municipal Corporation, South Suburban Unit and the vendors further covenant with the purchaser that they will at the request and at the cost of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds or things in whatsoever manner for further and more perfectly conveyed and assuring the said land and every part thereof AND the vendors have this day simultaneously with the execution of this deed in the name of the purchaser, handed over the peaceful possession of the property to the purchaser and the purchaser has easements and every liberty to install electricity connection and telephone connection in her name, drain line, gas line, water, water ways etc. through the adjacent 16' feet wide common passage, which is to the Northern side of the said property and shown in the MAP or PLAN and shall enjoy the same AND the vendors further covenant with the purchaser herein that the property mentioned in the schedule below is not acquired by the K.M.D.A. or K.I.T. or any Government or Semi-Government authority, club or any public authority, land acquisition department or any company or religious body or any person or persons and or the same is not the subject matter of any Court of law. There is no shareholder or claimant over the said property. The vendors have good and valid marketable title, full right and joint authority to sell the said property and the said property is free from all encumbrances AND the vendors further covenant with the purchaser, that there is no false statements or false declaration mentioned in this deed, if so they will responsible for the same AND henceforth the purchaser and their heirs, successors and representatives shall have every right to enjoy the schedule below property in whatsoever manner.

SCHEDULE OF THE PROPERTY

ABOVE REFERRED TO

ALL THAT piece and parcel of "Danga" land measuring or containing by a bit more or less 7 (seven) Cottahs 0 (zero) Chittak 0 (zero) Square feet, lying or situated at Mouza - Muradpur, J.L. No. 13, Revenue Survey No. 192, District Collectorate Touji No. 74-77, 82, Pargana - Magura, within the limits of the then South Suburban Municipality, now The Kolkata Municipal Corporation, South Suburban Unit, being Ward No. 121, appertaining to C.S. Khatian No. 105, Revisional Settlement Khatian No. 105, comprised in Dag No. 51 (fifty one), L.R. Khatian No. 679, comprised in L.R. Dag No. 87 (eighty seven), Police Station - Behala, Sub-Registry Office - A.D.S.R. Behala, District South 24 Parganas, together with whatsoever easement right and benefit of adjacent 16' feet wide common passage, which is adjacent to the Northern side of the said property and the said property delineated in the MAP or PLAN and demarcated with RED border lines, which is the part and parcel of this deed and the yearly rent is payable to the collector of South 24 Parganas as per determination by the Government of West Bengal and the property butted and bounded by:-

On the North : 16' feet wide common passage  
and Land of R.S. Dag No. 46;

On the South : Land of Mouza - Mondalpara;

On the East : Land of R.S. Dag No. 51;

On the West : Land of R.S. Dag No. 51;

The Municipal Premises No. of the said property is 269, Bama Charan Roy Road.

IN WITNESS WHEREOF the vendors herein jointly set and subscribed their respective hands and signatures, through their general power of attorney holders, on the day, month and year first above written.

SIGNED, SEALED & DELIVERED  
by the vendors in presence of :-

1) Sayib Datta .  
620 D. H. Road  
Kol-34

2) Birewamath Sada  
620 D. H. Road  
Kol-34

Parun Shaw .  
Amal Ghosh

As constituted attorney for  
Sri Prosanta Kumar Sur,  
Sri Susanta Kumar Sur  
Smt. Uma Sur  
Smt. Rita Sur &  
Smt. Gouri Pal  
SIGNATURE OF THE VENDORS

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 14,00,000/- (Rupees fourteen lakhs) only, from the within named purchaser as full and final payment of the land of this deed, by following memo :-

MEMO

Today by cash, total amounting to = = Rs. 14,00,000/-  
(Rupees fourteen lakhs) only

WITNESSES :-

1) Sanjib Datta  
620, D.H. Road  
KOL-34

2) Pradip Nath Sarda  
620 D.H. Road  
KOL-34

Parum Shaw  
Anil Ghosh

As constituted attorney for  
Sri Prosanta Kumar Sur,  
Sri Susanta Kumar Sur  
Smt. Uma Sur  
Smt. Rita Sur &  
Smt. Gouri Pal  
SIGNATURE OF THE VENDORS

Drafted by me :-

Probir Kumar Banerjee

Probir Kumar Banerjee.  
(Advocate)  
Alipore Judges' Court  
Kolkata - 700027

Typed by me :-

A.K. Banerjee  
112/2, Banamali Ghosal Lane,  
P.S. Behala, Kolkata - 700034

	right hand					
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Name .....

Signature .....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature Paran Shaw  
PAN NO. CDUPS 4806 H



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature Amal Ghosh  
PAN NO. ARMPG 8547 L



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature Mithu Shaw  
PAN NO. CDUPS 4806 H

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