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D-097 7993/2015

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

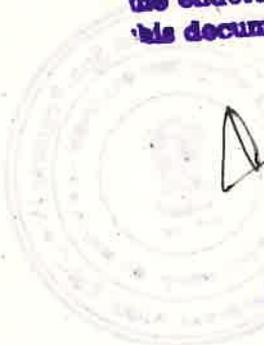


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document

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10/1604  
3277/15



*[Handwritten Signature]*

District Sub-Registrar-Iv  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

(24 NOV 2015)

### **DEED OF CONVEYANCE**

**THIS INDENTURE** is made this the 20<sup>th</sup> day of November, Two Thousand Fifteen (2015) **BETWEEN** **SMT. MAYA BAGCHI, (PAN-AKJPB 5438J)**, wife of Sri Netai Chandra Bagchi, by faith : Hindu, by occupation : Housewife, by Nationality : Indian, residing at DL-169, Sector-II, Salt Lake City, P.O.- B.N.C.K. Market, P.S. Salt Lake, Kolkata - 700 091, hereinafter called the **"VENDOR"** (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) of the **FIRST PART**.

**A N D**

1670

1000/-

Di. Kalyana  
Mrs. Smt. ....  
Address .....  
P. S. ....  
Vendor .....

Biplab Dey (Adv)

City Civil Court

Kol-1

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata 77

10-1000/-

09 NOV 2015

অসম্ভব হইবে যে কোন এক ব্যক্তি  
একই বিষয়ে একই আদালতের  
আগে দুইবার মতলাই করিবেন  
কোনক্রমেই হইবে না



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Identified by me -  
Biplab Dey (WB/660/1992)  
Advocate  
city civil courts  
283 K.S. Roy Road  
Kolkata-700001.

## SPECIMEN FORM FOR TEN FINGERPRINTS



Maya Bai	Left Hand	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Fore Fi nger	Midle Finger	Ring Finger	Little Finger



Gopal Kumbhar	Left Hand	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger



Renu Kumbhar	Left Hand	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger



Hand	Left Hand	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
	Right Hand	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger



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**DISTRICT Sub-Registrar-IV**  
**Registrar U/S 7(2) of**  
**Registration Act 1908**  
**Palani, Tamil Nadu**  
**24.08.2024**

**செ.கே. முருகன்**

SAPECIMEN FORM FOR TEN FINGERPRINTS

		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger



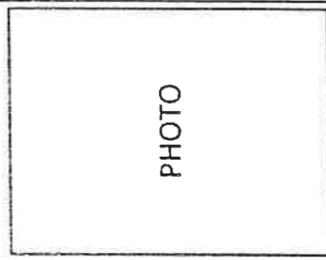
		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger



		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger



		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger
		Left Hand				Right Hand			
Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Midle Finger	Ring Finger	Little Finger



**G.K. REALTORS**, a partnership firm having its office at 19T, Baishnabghata Bye Lane, P.O. Naktala, P.S. Netaji Nagar, Kolkata -700047, represented by its partners **(1) Sri Gopal Kundu**, ( **PAN-AFXPK 7428 J**), son of Late Dasarath Kundu, by faith: Hindu, by occupation: Business, by Nationality: Indian and **(2) Smt. Runa Kundu**, (**AKYPK 5461 F**), wife of Sri Gopal Kundu, by faith: Hindu, by occupation: Business, by Nationality: Indian, both residing at 36B/1C, Baishnabghata Road, P.O. Naktala, P.S. Netaji Nagar, formerly Patuli, Kolkata - 700 047; hereinafter called the "**PURCHASER**" (which term or expression shall, unless excluded by or repugnant to the context be deemed to mean and include its respective heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND**

**PART.**

**WHEREAS** one Surendranath Ghosh, since deceased, the father of Gopal Chandra Ghosh and Debi Charan Ghosh, was the absolute owner and seized and possessed of the immovable property of the land containing an Area of 11 (Eleven) Cottah 4 ( Four ) Chittack 10 ( Ten ) Square Feet and 11 (Eleven) Cottah 15 (Fifteen) Chittack 22 (Twenty two) Sq.ft. out of the total area of 76 Decimals of Danga land recorded in R.S. Dag No. 8, R.S. Khatian No. 836 and 837 of Mouza - Elachi, J.L. No. 70, Police Station: Sonarpur within the jurisdiction of Rajpur-Sonarpur Municipality, Ward no. 26, District 24-Parganas (South).

**AND WHEREAS** the said Surendra Nath Ghosh, since deceased died intestate in 1350 B.S. leaving behind him surviving his two sons namely Gopal Chandra Ghosh and Debi Charan Ghosh as his legal heirs, who became the absolute owners and seized and possessed of the above mentioned land and while seized and possessed of the said land alongwith other properties jointly in equal share effected an amicable partition of their properties which they inherited from their father Late Surendra Nath Ghosh by executing a deed of amicable partition on 2<sup>nd</sup> Day of August '1959 recorded in Book No. 1, Volume No. 71, Pages from 262 to 274 being number 7307 for the year 1959 of Sub-Registration Office at Baruipur, 24- Parganas (South).



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**AND WHEREAS** in view of the said amicable partition said danga land measuring about 76 decimal had been allotted to Sri Debi Charan Ghosh , which was recorded in R.S. Dag No. 8 , R.S. Khatian No. 836 and 837 of Mouza Elachi , Pargana – Magura , J.L.No. 70 , Police Station : Sonarpur lying and situated under Rajpur-Sonarpur Municipality , Ward no. 26, 24-Parganas (South) .

**AND WHEREAS** the said Debi Charan Ghosh was then seized and possessed of the said land as absolute owner thereof. And while enjoying the said land the said Debi Charan Ghosh out of his said total land sold specifically demarcated portion in two parts one measuring 11 Cottah 15 Chittak 22 Sq.ft. of R.S. Dag No. 8 , R.S. Khatian No. 836 and 837 of Mouza : Elachi , J.L.No. 70 , Police Station : Sonarpur 24-Parganas (South) to M/s. Much Engineering Pvt. Ltd. , a limited company incorporated under the Companies Act 1956 , and having it's registered office at 7 , Lake Road , within the limits of the then Corporation of Calcutta , Calcutta -700 029 at or for the valuable consideration on 12<sup>th</sup> Day of May 1982 and duly registered in the office of the D.S.R. IV , Alipore , recorded in Book No. I , Volume No. 172 , Pages 246 to 256 Being No. 6103 for the year 1982. And the said Debi Charan Ghosh also simultaneously sold a part of said Danga land measuring 11 Cottah 4 Chittak 10 Sq.ft. out of the said 76 Decimal R.S. Dag No. 8 , R.S. Khatian No. 836 and 837 of Mouza : Elachi , J.L.No. 70, Police Station : Sonarpur 24-Parganas (South) to the said purchaser namely M/s. Much Engineering Pvt. Ltd. , a limited company incorporated under the Companies Act 1956, and having it's registered office at 7, Lake Road , within the limits of the then Corporation of Calcutta , Calcutta -700 029 at or for the valuable consideration which was duly registered at Sonarpur Sub- Registration Office and recorded in Book No. I , Volume No. 65 , Pages 260 to 273 being No. 3241 for the year 1982 on 18<sup>th</sup> Day of June 1982.

**AND WHEREAS** while enjoying the aforesaid two plots of land the said M/s . Much Engineering Pvt. Ltd. sold, conveyed and transferred a portion of land measuring about 11 Cottah 15 Chittak 22 Sq.ft. lying and situate in R.S. Dag No.8 of R.S. Khatian No.836 and 837 of Mouza Elachi J.L. No.70, Pargana – Magura , Police Station Sonarpur within the jurisdiction of Rajpur-Sonarpur Municipality , Ward no. 26, 24-Parganas (South) to Sri Purna Chandra Banerjee and Sri Naranarayan Banerjee on 11<sup>th</sup> Day of May 1989, which was duly



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registered on 11.05.1989, in the office of the A.R.A., Kolkata, being Deed no. 5294 for the year 1989, and another plot of land measuring about 6 Cottah 2 Chittak 16 sq.ft. be the same a little more or less out of 11 Cottah 4 Chittak 10 Sq.ft. comprise in R.S. Dag No.8 of R.S. Khatian No.836 and 837 of Mouza : Elachi , J.L. No. 70 , P.S. Sonarpur, District : 24 – Parganas (South) had been sold to Smt. Mukta Banerjee , wife of Sri Purna Chandra Banerjee and Smt. Bakul Banerjee , wife of Sri Naranarayan Banerjee on 11<sup>th</sup> Day of December '1989 and registered in the office of the A.D.S.R – Sonarpur , being Deed No. 6920 for the year 1989.

**AND WHEREAS** while enjoying the said land jointly measuring 11 Cottah 15 Chittak 22 Sq.ft. be the same a little more or less comprise in R.S. Dag No.8 of R.S. Khatian No. 836 and 837 of Mouza : Elachi , J.L. No. 70, P.S. Sonarpur , District. 24 – Parganas (South) , Sri Purna Chandra Banerjee and Sri Naranarayan Banerjee sold and conveyed the said land to Sri Ramendra Kumar Chakraborty, son of Late Jitendra Kumar Chakraborty and the said deed was duly registered in the office of the A.D.S.R. Sonarpur , 24 Parganas (South) on 26.11.1991 and recorded in Book No. I , Volume No. 132 , Pages 1 to 8 being Deed No. 7532 dated 22.6.1992 for the year 1992.

**AND WHEREAS** while enjoying the said land jointly measuring 6 Cottah 2 Chittak 16 Sq.ft. be the same a little more or less lying and situated in R.S. Dag No. 8 of R.S. Khatian No.836 and 837 of Mouza : Elachi , J.L. No. 70 , P.S. Sonarpur , under Rajpur-Sonarpur Municipality , Ward no. 26 , District. 24 – Parganas (South) , Smt. Mukta Banerjee and Smt. Bakul Banerjee sold , transferred and conveyed the said land measuring 6 Cottah 2 Chittak 16 Sq.ft. , little more less , to Sri Ramendra Kumar Chakraborty , son of Late Jitendra Kumar Chakraborty and the said sale deed was duly registered in the office of A.D.S.R. Sonarpur , 24 Parganas (South) on 26.11.1991 being Book No. I , Volume No. 132 , Pages 9 to 17 being Deed No. 7533 dated 22.6.1992.

**AND WHEREAS** by such way Sri Ramendra Kumar Chakraborty became the absolute owner and seized and possessed of the two adjoining plots of Danga land i.e. one plot measuring about 11 Cottah 15 Chittak 22 Sq.ft. and another plot measuring about 6 Cottah 2 Chittak 16 sq.ft , total measuring about 18 Cottah 1 Chittak and 38 Sq.ft. , more or less , as described in the Schedule hereunder



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written and recorded the said property in his name in the record of the Rajpur-Sonarpur Municipality and the said property was numbered as holding No. 309, S.N. Ghosh Avenue and started paying all taxes and khajnas to the concerned authorities after mutating the said land in his name.

**AND WHEREAS** while enjoying the said Danga land Sri Ramendra Kumar Chakraborty had made his last WILL and Testament and thereby devise and bequeath his said property, described in the Schedule hereunder, in the name of his dear sister Smt. Maya Bagchi, wife of Sri N. Bagchi, then resident of 19A, DumDum Road, Kolkata-700030 now resident of DL-169, Sector - II, Salt Lake City, P.S. Salt Lake, Kolkata - 700091 and which was duly registered on 27.11.1991 and recorded in Book No. III, being No. 210 for the year 1991.

**AND WHEREAS** the said Ramendra Kumar Chakraborty died testate on 23.11.2005 and after that Smt. Maya Bagchi VENDOR herein applied before the Ld. District delegate at Alipore, 24- Parganas (South) and the same was registered as. Act. 39, Case no. 234 of 2008(P) for obtaining probate of the said WILL dated 27.11.1991 and the said application for probate has been granted on 3<sup>rd</sup> day of May 2010 by the learned District Delegate C.H. Karim, 3<sup>rd</sup> Civil Judge Senior Division at Alipore in favour of Smt. Maya Bagchi and by virtue of said probate granted by the Ld. District delegate, Smt. Maya Bagchi has become the absolute owner and seized and possessed of two adjoining plots of Danga land i.e. one plot measuring about 11 Cottah 15 Chittak 22 Sq.ft. and another plot measuring about 6 Cottah 2 Chittak 16 sq.ft of deceased Ramendra Kumar Chakraborty measuring a total area of land about 18 Cottah 1 Chittak 38 Sq.ft and recorded the said property ( MOREFULLY described in the Schedule hererunder ) in her name in the office of the B.L.&L.R.O. as well as mutated the said property in her name in the record of the Rajpur-Sonarpur Municipality and the said property was numbered as holding No. 309, S.N. Ghosh Avenue and has been paying the Khajnas and Municipality taxes regularly.

**AND WHEREAS** the said Maya Bagchi, as absolute owner, was thus lawfully seized and possessed of or otherwise well and sufficiently entitled to the above said demarcated danga land measuring a total area of about 18 Cottah 1 Chittak 38 Sq.ft, morefully and particularly described hereunder in the



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**SCHEDULE "A"** and while enjoying the said land the said Maya Bagchi , the Vendor herein , for her financial necessity sold, transferred and conveyed separately through execution and registration of three separate Deed of Conveyances which were executed and duly registered in the Office of the D.S.R. – IV South 24 – Parganas , West Bengal , on 24.09.2014 and 30.01.2015 respectively , three portions of undivided land area measuring total 12 Cottah , be the same a little bit more or less, out of the above said total land of about 18 Cottah 1 Chittak 38 Sq.ft. being a Danga land recorded in R. S. Dag No. 8 and L. R. Dag No. 20 of R. S. Khatian No. 836 and 837 and L. R. Khatian No. 2538 of Mouza : Elachi , J. L. No. 70 , Police Station - Sonarpur , Pargana - Magura , holding No. 309 , S.N. Ghosh Avenue , within the jurisdiction of Rajpur - Sonarpur Municipality , Ward No. 26 , District 24 Parganas (South) , in favour of **(1) G.K. REALTORS**, a partnership firm having its office at 19T, Baishnabghata Bye Lane , P.O. Naktala , P.S. at present Netaji Nagar , Kolkata -700047 , measuring about for 4 Cottah 8 Chittak , a little more or less , recorded in the Book No. 1 , CD Volume No. 42, Page from 2697 to 2712 , being Deed No. 07334 for the year 2014 , at or for consideration of Rs. 46,00,000/- (Rupees Forty Six Lakh ) only, **(2) SMT. RUNA KUNDU** , wife of Sri Gopal Kundu , resident of 36B/1C , Baishnabghata Road , P.S. formerly Patuli now Netaji Nagar , Kolkata - 700 047 , measuring about for 4 Cottah , a little more or less, recorded in the Book No. 1 , CD Volume No. 42 , Page from 2713 to 2727 , being Deed No. 07335 for the year 2014 , at or for consideration of Rs. 41,00,000/- (Rupees Forty One Lakh) only and **(3) G.K. ABASAN** , a partnership firm having its office at 19T , Baishnabghata Bye Lane , P.O. Naktala , P.S. at present Netaji Nagar , Kolkata -700047 , measuring about for 3 Cottah 8 Chittak , a little more or less , recorded in the Book No. 1 , CD Volume No. 3 , Page from 5907 to 5922 , being Deed No. 00650 for the year 2015 , at or for consideration of Rs. 35,00,000/- ( Rupees Thirty Five Lakh) only.

**AND WHEREAS** the said Smt. Maya Bagchi , the vendor herein is now lawfully seized and possessed of or otherwise well and sufficiently entitled to the remaining undivided undemarcated land , hereditaments measuring about a total 6 Cottah 1 Chittak 38 Sq.ft. , as morefully and particularly described hereunder in the **SCHEDULE "B"** and hereinafter for the sake of brevity referred to as the **"THE SAID REMAINING PROPERTY OF THE VENDOR"** , free from all encumbrances , liens , mortgages , attachments , leases and lispends whatsoever.



**AND WHEREAS** the Vendor for her financial necessity, has offered to sell and the purchaser has agreed to purchase ALL THAT piece and parcel of the land measuring 1 Cottah 8 Chittack 27.66 Sq.ft. be the same a little more or less , out of undivided undemarcated 6 Cottah 1 Chittack 38 Sq.ft. area of the Danga land , along with a structure standing thereon measuring about 200 Sq.ft. be the same a little more or less, lying and situate in R.S. Dag No.8 and L.R. Dag No.20 of R.S. Khatian No. 836 and 837 and L.R. Khatian No.2538 of Mouza Elachi , J.L. No.70 Police Station Sonarpur , Pargana Magura , holding No. 309, S. N. Ghosh Avenue , within the jurisdiction of Rajpur-Sonarpur Municipality , Ward no. 26, District 24 -Parganas (South) , which is morefully and particularly described in the SCHEDULE hereunder written and delineated in the map or plan hereto annexed in RED colour and hereinafter for the sake of brevity referred to as the "SAID PROPERTY", free from all encumbrances, liens, mortgages, attachments, leases and lispendsens whatsoever at or for the consideration of Rs. 15,00,000/- ( Rupees Fifteen Lakh ) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of consideration of a sum of Rs. 15,00,000/- ( Rupees Fifteen Lakh ) only which has been already paid time to time as mentioned in the memo hereunder to the Vendor and truly paid by the purchaser at or before the execution of this presents ( the receipt whereof the vendor doth hereby admit and acknowledge ) and of and from every part thereof doth hereby forever acquit , release and discharge the purchaser as well as the said land, the vendor doth hereby grant , convey , transfer , sell , assign and assure unto and to the use of the purchaser free form all encumbrances ALL THAT the piece or parcel of undivided undemarcated land measuring 1 Cottah 8 Chittack 27.66 Sq.ft. be the same a little more or less , out of undivided undemarcated 6 Cottah 1 Chittack 38 Sq.ft. area of the Danga land , along with a structure standing thereon measuring about 200 Sq.ft. be the same a little more or less, hereditaments TOGETHERWITH all easement rights and easements MOREFULLY described in the Schedule hereunder or HOWSOEVER otherwise the same or any part thereof now is or heretofore was situated called numbered, known described or distinguished or reputed so to be TOGETHERWITH all ways paths , passages and benefits and advantages of all rights , liberties, water , water courses , facilities , easements , privileges , taxes , fences and appurtenances whatsoever to the said land belonging or in any way



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appertaining therewith or now or heretofore held , occupied or enjoyed as part and parcel or member thereof (all collectively herein referred to as the said land and the reversion or reversions , remainder or remainders AND all the estate rights, title, interest , claim and demand whatsoever of the vendor into or upon the same and every part hereof TO HAVE AND TO HOLD the same unto and to the use of the purchaser , its respective legal heirs , executors , administrators , assigns absolutely and forever with all rights to sell, transfer, gift or encumber the said land at its discretion as sixteen annas owner thereon TOGETHERWITH TITLE DEEDS, writings, muniments and other evidences of TITLE AND the VENDOR do hereby covenants with the purchaser its respective legal heirs , administrators , representatives and assigns. THAT NOT WITHSTANDING any acts , deeds, or things heretofore done, executed or knowingly suffered to the contrary the VENDOR are now lawful seized and possessed of the said property free from all encumbrances , attachments or defects in title whatsoever and that the VENDOR has full power and absolute authority to sell the said property in manner aforesaid AND the purchaser shall hereafter peaceably and quietly held , possess and enjoyed the said property in Khas or through tenants with out any claim or demand , whatsoever from the vendor or any person or persons claiming through under them .

AND FURTHER THAT the vendor , their successors , in interest or assigns to save ,harmless , indemnify and keep indemnified the purchaser , its respective legal heirs , administrators or assigns from or against all claims or encumbrances , charges or equities whatsoever AND the vendor , its successors , in interest or assigns further covenants that they shall at the request and cost of the purchaser , its respective legal heirs , administrators or assigns do or execute or cause to be done executed all such lawful acts , deeds 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 this deed. The purchaser shall have right of egress and ingress or to bring water, electric or other connections through the passage on the western side.

**SCHEDULE - "A" AS ABOVE REFERRED TO**

**( THE SAID TOTAL PROPERTY )**

**ALL THAT** piece or parcel of Danga land hereditaments containing an area of 18 Cottah 1 Chittak 38 Sq. ft., be the same a little more or less , with a Kancha



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structure measuring 200 Sq.ft. standing thereon , being a Danga land recorded in R. S. Dag No. 8 and L. R. Dag No. 20 under R. S. Khatian No. 836 and 837 corresponding to L. R. Khatian No. 2538 of Mouza : Elachi , J. L. No. 70 , Police Station - Sonarpur , Pargana - Magura , holding No. 309 , S.N. Ghosh Avenue ,within the local limits of Rajpur - Sonarpur Municipality , Ward No. 26 , District 24 Parganas (South) , being butted and bounded as follows :

ON THE NORTH : Land under R.S. Plot No. 7  
ON THE EAST : Land under R.S. Plot No. 18  
ON THE SOUTH : 314 , S. N. Ghosh Avenue  
ON THE WEST : 30' wide Public Municipal Road.

**SCHEDULE - "B" AS ABOVE REFERRED TO**  
**( THE SAID REMAINING PROPERTY OF THE VENDOR )**

**ALL THAT** piece or parcel of undivided and undemarcated Danga land hereditaments containing an area of 6 Cottah 1 Chittak 38 Sq.ft., be the same a little more or less , with a Kancha structure measuring 200 Sq.ft. standing thereon , being a Danga land recorded in R. S. Dag No. 8 and L. R. Dag No. 20 of R. S. Khatian No. 836 and 837 and L. R. Khatian No. 2538 of Mouza : Elachi , J. L. No. 70 , Police Station : Sonarpur , Pargana : Magura , holding No. 309 , S.N. Ghosh Avenue , within the local limits of Rajpur - Sonarpur Municipality , Ward No. 26 , District 24 Parganas (South) , entire land described in the schedule "A" is being , butted and bounded as follows :

ON THE NORTH : Land under R.S. Plot No. 7  
ON THE EAST : Land under R.S. Plot No. 18  
ON THE SOUTH : 314 , S. N. Ghosh Avenue  
ON THE WEST : 30 feet Public Municipal Road.



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**SCHEDULE - "C" AS ABOVE REFERRED TO**

(PROPERTY HEREBY CONVEYED)

**ALL THAT** piece or parcel of undivided and undemarcated Danga land hereditaments containing an area of 1 Cottah 8 Chittak 27.66 Sq.ft., be the same a little more or less, with a Kancha structure measuring 200 Sq.ft. standing thereon, being a Danga land recorded in R. S. Dag No. 8 and L. R. Dag No. 20 of R. S. Khatian No. 836 and 837 and L. R. Khatian No. 2538 of Mouza : Elachi, J. L. No. 70, Police Station - Sonarpur, Pargana - Magura, portion of holding No. 309, S. N. Ghosh Avenue, within the jurisdiction of Rajpur - Sonarpur Municipality, Ward No. 26, District 24 Parganas (South).

**IN WITNESS WHEREOF** the vendor has hereunto set and subscribed her respective hands and the day, month and year first above written.

**SIGNED AND DELIVERED**

by the VENDOR in the presence of

**Witnesses:**

1. *N. K. Chandra Bagchi*  
DL 169, Sector-2  
Set Lake, Kolkata-700091

2. *Chittaranjan Kundu*  
20/5, Panchsainighat Bagelane  
Kolkata-700047

*Maya Bagchi*

**SIGNATURE OF VENDOR**

**SIGNED AND DELIVERED**

by the PURCHASER in the presence of

**Witnesses:**

1. *N. K. Chandra Bagchi*
2. *Chittaranjan Kundu*

**G. K. REALTORS**

*Gopal Kundu* Partner  
*Rama Kundu* Partner

**SIGNATURE OF PURCHASER**



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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed purchaser the withinmentioned sum of Rs. 15,00,000/- ( Rupees Fifteen Lakh ) only being the full consideration money against selling of the property as mentioned in the Schedule herein above and in the following memo of consideration :

**Rs.15,00,000/- ( Rupees Fifteen Lakh ) only**

MEMO OF CONSIDERATION

<u>Sl.No.</u>	<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>D/D or</u> <u>Cheque no.</u>	<u>Amount</u>
1.	03.09.2015	Allahabad Bank	Naktala	089379	Rs. 3,00,000/-
2.	18.11.2015	"	"	764376	Rs. 2,00,000/-
3.	19.11.2015	"	"	764377	Rs. 5,00,000/-
4.	20.11.2015	"	"	764378	Rs. 5,00,000/-
Total :					Rs.15,00,000/-

SIGNED AND DELIVERED

by the PURCHASER in the presence of

Witnesses:

1. *Nita Chandra Basu*

2. *Chitrajyoti Mondal*

*Maya Bagchi*

SIGNATURE OF VENDOR

Drafted by ( G.K.)

*Bagchi*

Biplab Dey, (WB/660/1992)  
Advocate.  
The City Civil Court, 2<sup>nd</sup> floor,  
Calcutta, 2&3 K. S. Roy Road,  
Kolkata - 700 001.  
PH.9831294305

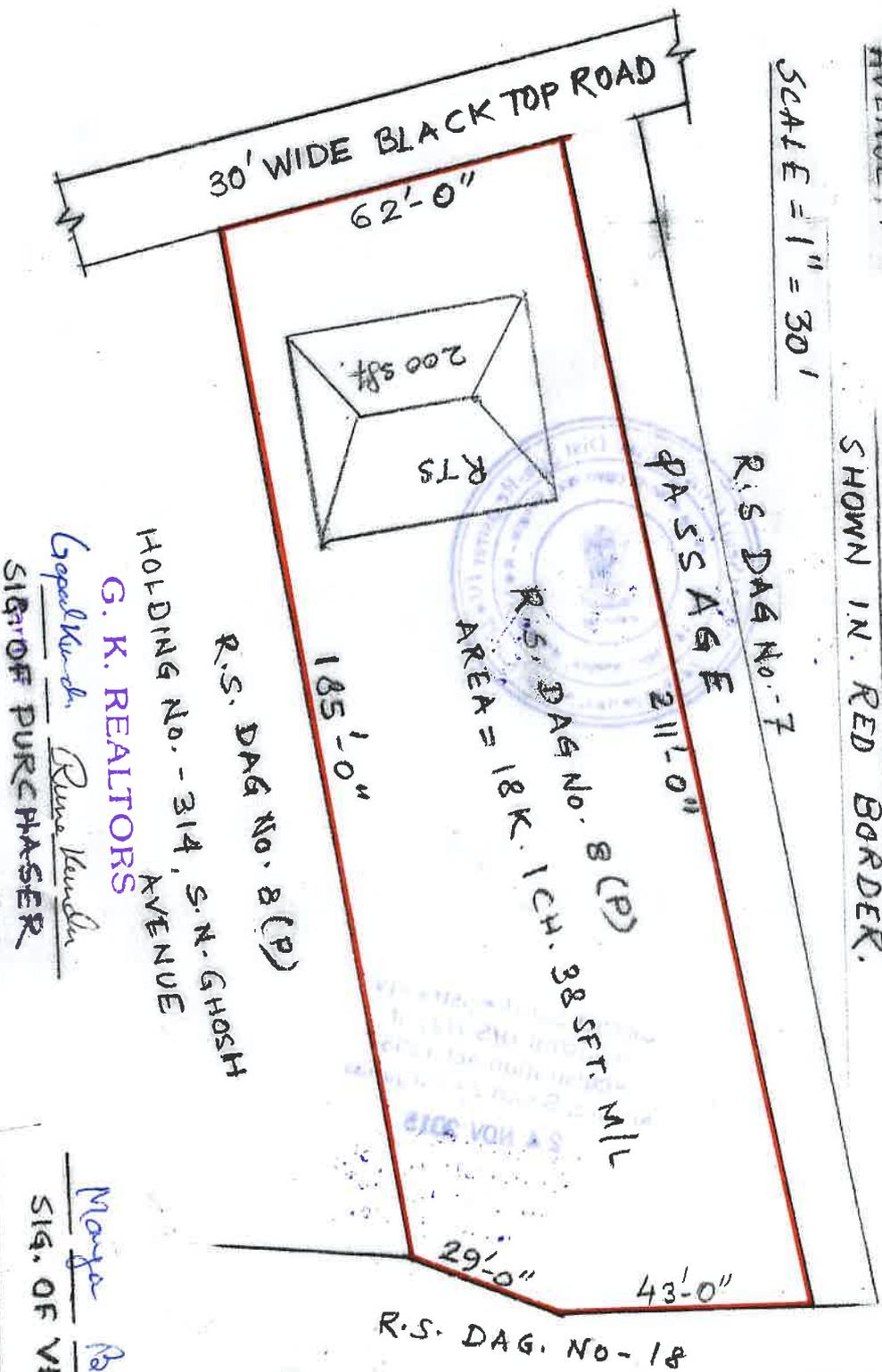


Handwritten signature or initials.

District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
24 NOV 2018

SITE PLAN OF UNDIVIDED AND UNDEMARCATED LAND AREA  
 1K-8-CH. 0 SFE. R.S. DAG NO. 8, KH. NO. 836 & 837, L.R. DAG NO. 20,  
 L.R. KH. NO. 2538 AT MOUZA - ELACHI, J.L. NO. 70, WARD NO. 26  
 UNDER RAJPUUR SONARPUR MUNICIPALITY, HOLDING NO. 309 S.N. GHOSH  
 AVENUE, P.S. SONARPUR, DIST - 24 PGS (SOUTH)  
 SHOWN IN RED BORDER.

SCALE = 1" = 30'



POSITION OF  
 GABINDA GHOSH & ORS.

R.S. DAG No. 8 (P)  
 HOLDING No. - 314, S.N. GHOSH  
 AVENUE  
**G. K. REALTORS**  
 Gopal K. Ghosh, Rina K. Ghosh  
 SIGN OF PURCHASER

Mona R. Ghosh  
 SIGN OF VENDOR



*[Handwritten signature]*

District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**24 NOV 2018**

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Smt Maya Bagchi Wife of Shri Netai Ch Bagchi DI-169 Salt Lake City, Block/Sector: Sec II, P.O:- B N C K, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091	 23/11/2015 12:59:52 PM	 LTI 23/11/2015 1:00:03 PM
		<i>Maya Bagchi</i> 23/11/2015 1:00:31 PM	

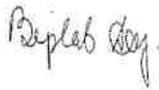
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Smt Maya Bagchi Wife of Shri Netai Ch Bagchi DI-169 Salt Lake City, Block/Sector: Sec II, P.O:- B N C K, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AKJPB5438,; Status : Individual; Date of Execution : 23/11/2015; Date of Admission : 23/11/2015; Place of Admission of Execution : Office	 23/11/2015 12:59:52 PM	 LTI 23/11/2015 1:00:03 PM
		<i>Maya Bagchi</i> 23/11/2015 1:00:31 PM	



### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Shri Gopal Kundu Partner G K Realtors                      Son of Late Dasarath Kundu                      36b/1 C Baishnabghata Road, P.O:- Naktala,                      P.S:- Patuli, Kolkata, District:-South 24-Parganas,                      West Bengal, India, PIN - 700047 Sex: Male, By                      Caste: Hindu, Occupation: Business, Citizen of:                      India, PAN No. AFXPK7428J,; Status : Individual;                      Date of Execution : 23/11/2015; Date of                      Admission : 23/11/2015; Place of Admission of                      Execution : Office</p>	 23/11/2015 1:00:41 PM	 LTI 23/11/2015 1:00:46 PM
		 23/11/2015 1:01:06 PM	
2	<p>Smt Runa Kundu Partner G K Realtors                      Wife of Shri Gopal Kundu                      36 B/1 C, Block/Sector: Sec II, P.O:- Bidhannagar,                      P.S:- East Bidhannagar, Khardah, District:-North                      24-Parganas, West Bengal, India, PIN - 700091                      Sex: Female, By Caste: Hindu, Occupation:                      Business, Citizen of: India, PAN No.                      AKYPK5461F,; Status : Individual; Date of                      Execution : 23/11/2015; Date of Admission :                      23/11/2015; Place of Admission of Execution :                      Office</p>	 23/11/2015 1:01:14 PM	 LTI 23/11/2015 1:01:20 PM
		 23/11/2015 1:01:32 PM	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Biplab Dey                      Son of X X                      3/62 C R Colony, P.O:- Jadavpur, P.S:-                      Jadavpur, Kolkata, District:-South 24-                      Parganas, West Bengal, India, PIN -                      700032 Sex: Male, By Caste: Hindu,                      Occupation: Advocate, Citizen of:                      India,</p>	<p>Smt Maya Bagchi, Shri Gopal                      Kundu Partner G K Realtors, Smt                      Runa Kundu Partner G K Realtors</p>	 23/11/2015 1:01:45 PM

### C. Transacted Property Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi, Ward No: 26	LR Plot No:- 20 , LR Khatian No:- 836	1 Katha 8 Chatak 27.66 Sq Ft	13,00,000/-	15,38,415/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 20 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Smt Maya Bagchi	Shri Gopal Kundu Partner G K Realtors	1.26919	50
	Smt Maya Bagchi	Smt Runa Kundu Partner G K Realtors	1.26919	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Smt Maya Bagchi	Shri Gopal Kundu Partner G K Realtors	100 Sq Ft	50
	Smt Maya Bagchi	Smt Runa Kundu Partner G K Realtors	100 Sq Ft	50

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Biplab Deb
Address	3/62 C R Colony, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160407993 / 2015

Query No/Year	16041000327727/2015	Serial no/Year	1604008354 / 2015
Deed No/Year	I - 160407993 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Smt Maya Bagchi	Presented At	Office
Date of Execution	23-11-2015	Date of Presentation	23-11-2015

Remarks

On 06/11/2015

**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 17,38,415/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 23/11/2015

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

Presented for registration at 12:44 hrs on : 23/11/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Maya Bagchi ,Executant.

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

Execution is admitted on 23/11/2015 by

Smt Maya Bagchi, Wife of Shri Netai Ch Bagchi, DI-169 Salt Lake City, Sector: Sec II, P.O: B N C K, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession House wife

Indetified by Mr Biplab Dey, Son of X X, 3/62 C R Colony, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Advocate

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

Execution is admitted on 23/11/2015 by

Shri Gopal Kundu Partner G K Realtors, Son of Late Dasarath Kundu, 36b/1 C Baishnabghata Road, P.O: Naktala, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

Indetified by Mr Biplab Dey, Son of X X, 3/62 C R Colony, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Advocate



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

Execution is admitted on 23/11/2015 by

Smt Runa Kundu Partner G K Realtors, Wife of Shri Gopal Kundu, 36 B/1 C, Sector: Sec II, P.O: Bidhannagar, Thana: East Bidhannagar, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Business

Identified by Mr Biplab Dey, Son of X X, 3/62 C R Colony, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Advocate



(Tridip Misra)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**On 24/11/2015**

**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 19,157/- ( A(1) = Rs 19,118/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 19,157/-

**Description of Draft**

1. Rs 16,530/- is paid, by the Draft(other) No: 923298000404, Date: 20/11/2015, Bank: STATE BANK OF INDIA (SBI), NAKTALA.
2. Rs 2,627/- is paid, by the Draft(other) No: 623292000403, Date: 23/11/2015, Bank: STATE BANK OF INDIA (SBI), BAGHJTIN BZR GNGULI BGN.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,04,315/- and Stamp Duty paid by Draft Rs 1,03,315/-, by Stamp Rs 1,000/-

**Description of Stamp**

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 1670, Purchased on 09/11/2015, Vendor named S K Dey.

**Description of Draft**

1. Rs 13,305/- is paid, by the Draft(other) No: 623293000403, Date: 23/11/2015, Bank: STATE BANK OF INDIA (SBI), BAGHJTIN BZR GNGULI BGN.
2. Rs 90,010/- is paid, by the Draft(other) No: 923297000404, Date: 20/11/2015, Bank: STATE BANK OF INDIA (SBI), NAKTALA.



*Tridip Misra*

(Tridip Misra)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 102340 to 102360

being No 160407993 for the year 2015.



Digitally signed by TRIDIP MISRA  
Date: 2015.11.26 18:30:00 -08:00  
Reason: Digital Signing of Deed.

(Tridip Misra) 11/26/2015 6:30:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)