

118638

SRI BIPLAB DEY
ADVOCATE
The Calcutta City Courts' Bar Association
2 & 3, K.S. Roy Road, 2nd Floor
Kolkata-700 001



NAME.....
ADD/ADV.....
RS.....
20 NOV 2008
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road. Kol-1

Maharajan Kundu
Daskarath Kundu

20 NOV 2008

- 1) Some Nath Kundu
- 2) Daskarath Kundu
- 3) Anu Kundu
- 4) Some Nath Kundu
- 5) Gopal Kundu
- 6) Daskarath Kundu
- 7) Sade...

84-Parganas (South)

Anita Chakraborty
Advocate
City Civil Court
K.S. Roy Road
Dist. South 24 Parganas
Kolkata-700 001

[Signature]

84-Parganas (South)

Stamp: 20 NOV 2008
City of Nov 08
The Senior Registrar Office
Alipore Court of Parganas
No. 20, Esplanade
Kolkata-700 001
Maharajan Kundu

✓ Maharajan Kundu



8056

✓ Maharajan Kundu



8057

Some Nath Kundu



8058

✓ Lina Kundu



8059

Gopal Kundu

Identified by me
Anita Chakraborty
Advocate
City Civil Court
2 & 3, K.S. Roy Road

05828

I 04168/08

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004478

21-11-08

14 00000 / + 40000 /

Cash Book No. 39020

Branch - Calcutta

No. 110427

110426

20.11.08

Namasranjan Kundu

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M(B)

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DEED OF CONVEYANCE

THIS INDENTURE made on this the 21st day of November 2008

BETWEEN SRI SOMENATH KUNDU, son of Late Biswanath

Kundu, by cast-Hindu, by occupation-Business, and SMT. LINA

KUNDU, wife of Sri Somenath Kundu, by cast-Hindu, by occupation-

Business, both are residing at 89, Adyanath Saha Road, under Police

Station-Lake Town, Kolkata-700 048, hereafter referred to as

"THE VENDORS/LAND OWNERS", (which term and expression

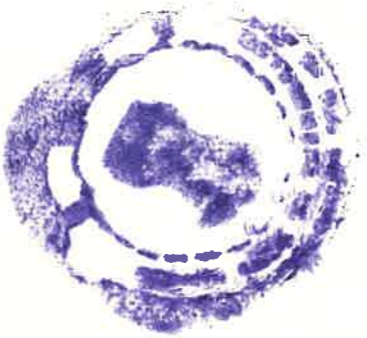
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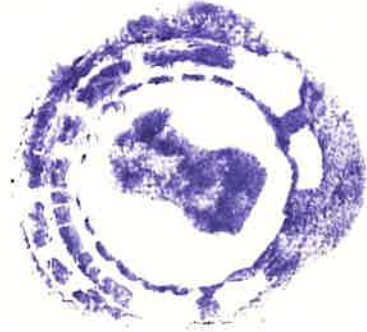
14,00,000

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Quarter Sub-Region IV Alps
14-Paragon (South)



सुपरि-सुब-रेगुलर IV अल्पा
३४-पार्गनास (South.)

term and expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns)

of the FIRST PART.

AND

SRI MANORANJAN KUNDU, son of late Dasharath Kundu, by faith

- Hindu, by occupation-Retired, residing at 6/Q, Baishnabghata Bye Lane, Post Office-Naktala, under Police Station-Jadavpur, Kolkata-7000

47, AND SRI GOPAL KUNDU, son of late Dashrath Kundu, by faith

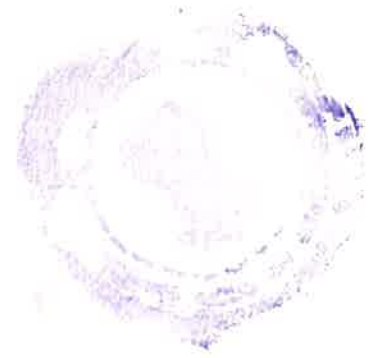
- Hindu, by occupation - Business, residing at 36B/1C, Baishnabghata Road, under Police Station - Jadavpur, Kolkata - 7000 47, hereinafter

referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS one Surendra Nath Ghosh, since deceased, was seized and possessed of various immovable properties including land containing an area of 9 Cottah 14 Chittack 14 Sq.ft. , Sali land being portion of 0.76 decimals and recorded in R.S. Dag no. 8, R.S. Khatian Nos. 836 and 837 of Mouza - Elachi, J.L.No. 70, P.S. Sonarpur and enjoying the said property absolutely.

AND WHEREAS the said Surendra Nath Ghosh died in the year 1950 leaving behind his two sons namely, Debi Charan Ghosh and Gopal Chandra Ghosh as his only legal heirs and/or successors.

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AND WHEREAS the said Debi Charan Ghosh and Gopal Chandra Ghosh, while seized and possessed of the said land hereditaments and premises along with other properties jointly in equal share effected an amicable partition in respect of their properties, which they inherited from their father Surendra Nath Ghosh, since deceased by executing a Deed of Partition on 2nd day of August 1959 and the said Deed of Partition is recorded in Book no. I, Volume No. 71, pages 262 to 274 being No. 7307 for the year 1959 in the office of the Sub-Registrar at Baruipur in the District of south 24 Parganas.

AND WHEREAS according to the said partition Deed, the "Ga" schedule property mentioned therein has been exclusively allotted to Debi Charan Ghosh, which was situated in R.S. Dag no. 8, R.S. Khatian Nos. 836 and 837 of Mouza - Elachi, J.L.No. 70, P.S. Sonarpur, measuring about 9 Cottah 14 Chittack 14 Sq.ft., Sali land and enjoying the said property absolutely.

AND WHEREAS by a Deed of Conveyance dated 24th day of September 1982, one Smt. Arunima Mukherjee, purchased the said plot of land lying and situated in R.S. Dag no. 8, R.S. Khatian Nos. 836 and 837 of Mouza - Elachi, Parganas - Magura, Sub-Registry Office at Sonarpur, J.L.No. 70, P.S. Sonarpur, measuring about 9 Cottah 14 Chittack 14 Sq.ft., Sali land, which was registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No.337, pages 64 to 76 being No. 13125 for the year 1982 from the said Debi Charan Ghosh.

44-Pergamon (South)
Quarter, 1910-1911



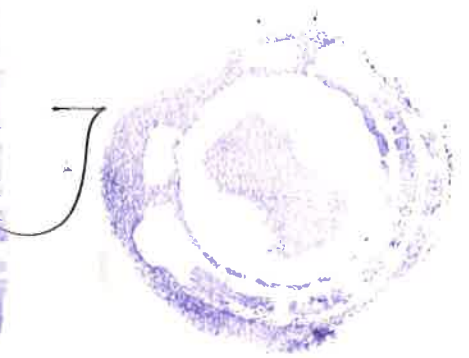
1910-1911

AND WHEREAS the said Arunima Mukherjee after becoming the absolute owner of the said plot of land, she sold, transferred and conveyed the said plot of land to M/S.PARKINGS a sole proprietorship concern of Smt. Parbati Chatterjee, wife of Shri Ajit Kumar Chatterjee having its office at 136A, Shyama Prasad Mukherjee Road, Kolkata - 7000 26, on 14th August 1989, which was registered in the office of the Registrar of Calcutta and recorded in Book No. I, Volume No.238, pages 355 to 367 being No. 9636 for the year 1989.

AND WHEREAS by another Deed of Conveyance dated 30th day of January 1990, the said Parbati Chatterjee purchased a plot of land measuring about 5 Cottah 2 Chittack 4 Sq.ft. lying and situated in R.S. Dag no. 8, R.S. Khatian Nos. 836 and 837 of Mouza - Elachi, Parganas - Magura, Sub-Registry Office at Sonarpur, J.L.No. 70, P.S. Sonarpur, which was registered in the office of District Sub Registrar, Alipore, 24-Parganas South and recorded in Book No. I, Volume No.27, pages 10 to 21 being No. 1268 for the year 1990 from M/s. Much Engineering (Pvt.) Ltd. of 7, Lake Road, Kolkata - 7000 29.

AND WHEREAS after purchasing the said two plots of land the said Parbati Chatterjee, became the absolute owner of the piece and parcel of the land measuring about 15 Cottah 18 Sq. ft. be the same little more or less (land within the boundary wall measuring about 14 Cottah 10 Chittack 31 Sq.ft. and the land situated out side the boundary wall measuring about 5 Chittack 32 Sq.ft.) and built the necessary Kancha structure thereon, morefully and particularly mentioned in the schedule herein below.

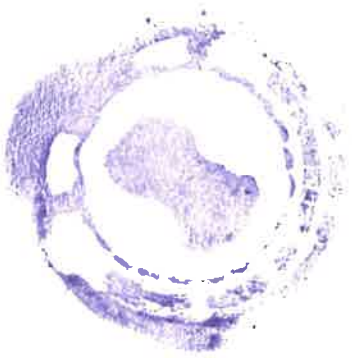
WITTEN AND BERGHAUSEN
14-Paragon (South)



AND WHEREAS by a Deed of Conveyance dated 24.09.1997, the vendors herein i.e. Somnath Kundu and Lina kundu purchased the said schedule plot of land measuring about 15 Cottah 18 Sq.ft. Sali land be the same a little more or less (land within the boundary wall measuring about 14 Cottah 10 Chittack 31 Sq.ft. and the land situated out side the boundary wall measuring about 5 Chittack 32 Sq.ft.) along with the kancha structure standing thereon, lying and situate at holding No. 314, Rajpur-Sonarpur Municipality ward no.24, lying and situated in R.S. Dag no. 8, R.S. Khatian Nos. 836 and 837 of Mouza – Elachi, Parganas – Magura, Sub-Registry Office at Sonarpur, J.L.No. 70, L.R.Dag No. 20, under Police Station Sonarpur, more fully and particularly described in the schedule written herein below, which was registered in the office of the District Sub-Registrar-IV, Alipore, 24 Parganas South and recorded in Book No. I, Volume No.10, pages 335 to 348, being no.104, for the year 1998.

AND WHEREAS after purchasing the said plot of land the vendors herein mutating their names in the record of the Rajpur-Sonarpur Municipality and became the absolute owners and enjoying the schedule property mention herein below after paying the taxes and other expenses in respect of the schedule property, which is free from all encumbrances.

AND WHEREAS thereafter due to various personal reasons and limitation the vendors herein required money to fulfill their urgent need and thus proposed to sale the said undivided undemarkated 50% of the land measuring about 7 Cottah 8 Chittack 9 Sq.ft. (including the 50% of



विष्णु मठ, मुंबई-मुंबई
44-पारगाव (South.)

the land situated out side of the boundary wall) out of total land measuring about 15 Cottah 18 Sq.ft be the same a little more or less along with the dilapidated structure measuring about 250 Sq.ft. be the same a little more or less of holding No. 314, Rajpur-Sonarpur Municipality ward no.24, lying and situated in R.S. Dag no. 8, R.S. Khatian Nos. 836 and 837 of Mouza – Elachi, Parganas – Magura, Sub-Registry Office at Sonarpur, J.L.No. 70, L.R. Dag No.20, Police Station- Sonarpur, more fully and particularly described in the schedule written herein below to the intending buyer namely Manoranjan Kundu and Gopal Kundu jointly.

AND WHEREAS the purchasers have inspected and satisfied themselves in respect of the title of the property of the first part to the said property and all other papers and documents supplied by the vendors and also made necessary and relevant enquiries and searches about the said land and structure standing thereon. The said purchasers also inspected the Municipality's documents supplied by the vendors.

AND WHEREAS the purchasers herein approached to the vendors herein for purchasing the said undivided undemarkated 50% of the land measuring about 7 Cottah 8 Chittack 9 Sq.ft. (including the 50% share of the land situated out side of the boundary wall) out of total land measuring about 15 Cottah 18 Sq.ft together with the structure standing thereon as ownership basis and the vendors have agreed to sell the said schedule plot of land along with the structure standing thereon, morefully and particularly described in the schedule mentioned herein below and delineated in the sketch Map/plan bordered with colour red thereon,

UNITED STATES DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
WASHINGTON, D. C.



1917

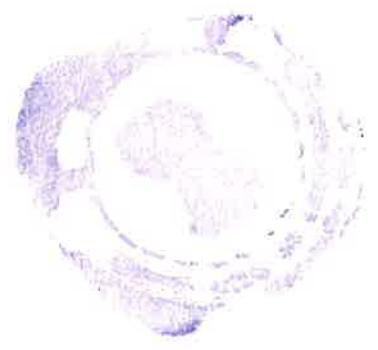
annexed herewith hereinafter referred to as the said property and made part of this indenture at a total consideration amount of Rs. 14,00,000/- (Rupees fourteen lac), only and the said property is free from all encumbrances, charges, liens, lispendences, suits, mortgage acquisition and/or requisitions in any manner whatsoever.

NOW THIS INDENTURE WITNESSTH AS FOLLOWS :

That in consideration of the total agreed amount of Rs. 14,00,000/- (Rupees fourteen lac) only received by the party of the first part, vendors herein from the purchasers before the execution of this presents and that being the full and entire price of the said property as indicated in the memo of consideration written here below (the receipt whereof the vendors doth hereby admit and acknowledge) and from the same and every part thereof the vendors doth hereby release, grant, transfer, convey, assure, assign and discharge forever the said property and/or every part thereof unto the purchasers, their heirs, executors, representatives, administrators and assigns free from all encumbrances,

ALL THAT the said undivided undemarkated 50% of the land measuring about 7 Cottah 8 Chittack 9 Sq.ft. (including the 50% of the land situated out side of the boundary wall), out of total land measuring about 15 Cottah 18 Sq.ft. (land within the boundary wall measuring about 14 Cottah 10 Chittack 31 Sq.ft. and the land situated out side the boundary wall measuring about 5 Chittack 32 Sq.ft.) of land together with the structure standing thereon of holding No. 314, Rajpur-Sonarpur Municipality ward no.24, lying and situated in R.S. Dag no. 8, R.S.

General and Company V Alps
Pargana (South)



Khatian Nos. 836 and 837 of Mouza – Elachi, Parganas – Magura, Sub-Registry Office at Sonarpur, J.L.No. 70, L.R.Dag No. 20, P.S. Sonarpur,

morefully and particularly described in the schedule herein below and shown and delineated in the sketch Map/site plan bordered with colour

RED and the land situated out side of the boundary wall bordered with colour Yellow, thereon made part of this indenture together with absolute right and interest in the land and also the structure standing thereon and also the absolute right, title, interest of the said schedule property and all benefits, liberties, easement, appendages, appurtenances and all the estate whatsoever both at law and equity of the vendors in the said schedule property and the said property is free from all encumbrances, charges, liens and attachment in any manner whatsoever and/or in any wise appertaining of usually hold, used, occupied or enjoy therewith or reputed to belong, appurtenant thereto respectively and the reversion or reversions, remainder or remainders **AND ALL** the legal ancients, thereof and **ALL** the estate right, title, interest, inheritance, use property, possession, claim and demand whatsoever both at law and in equity of the vendors into, upon or in respect of the said schedule property and every part thereof herein comprised and hereby granted and transferred and all the deeds , pattahs writings and evidences of the title whatsoever, which now or hereinafter shall or possession of the vendors or any person/persons from where the vendors can or may procure the same without action or suit at law and in equity **TO HAVE AND TO HOLD** the said schedule property described herein below , hereby granted,

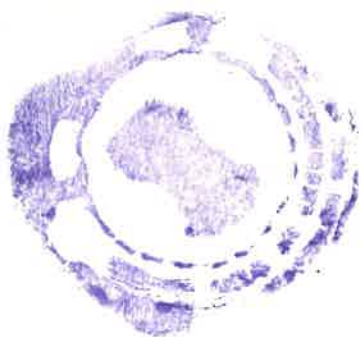
District - 320-1000000
 84-Parishad (South)
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transferred conveyed to the purchasers absolutely forever with the right of transfer, gift, sale, exchange or otherwise free from all encumbrances, liens, charges, attachments, mortgages, lispendences, liabilities whatsoever and the vendors hereby covenant with the purchasers, their heirs, executors, legal representatives, administrators and assigns that notwithstanding any acts, deeds or things hereof done, executed or knowingly suffered to the contrary the vendors is now lawfully seized and possessed of the said schedule property free from all encumbrances attachments or defect in the title, whatsoever and that the vendors have full power and absolute authority to sell the schedule property in the manner aforesaid AND THE purchasers shall and may at all times thereafter peaceably and quietly and gently hold possess, enjoy and occupy the schedule property and every part thereof on paying the Municipal taxes in khas or without any claim or demand whatsoever from the vendors or any person or persons claiming through or under their predecessor and further that covenant with the purchasers their heirs, executors, administrators, legal representatives and assigns to save harmless, indemnify and kept indemnified the purchasers, their executors, successors, administrators, legal representatives and assigns from or against all encumbrances, charges and equities whatsoever and they will co-operate and give necessary no objection certificate if required AND THE VENDORS further covenant with the purchasers that the vendors shall extend co-operation to the purchasers to get their name mutated in the record of the Municipality or any purpose in any manner whatsoever

British Museum, London
Department of Zoology (South)



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and the VENDORS and their successor or successors further covenant that they shall at the request and cost of the purchasers, their heirs, executors, legal representatives, administrators and assigns do or execute or cause to be done or executed all such acts, deeds, things, matters whatsoever for further better and perfectly conveying and assigning the schedule property and every part thereof in the manner aforesaid according to true intend and meanings of this deed and placing them in possession of the same to enjoy and occupy to the true intent and meaning of these presents or shall or may be reasonably required. It is further agreed, declared and covenanted by and between the parties herein that after getting possession and/or execution of the deed of conveyance purchasers shall pay the Municipal tax and other taxes regularly. The purchasers shall upon discharging of the obligations as contained herein enjoy the schedule property without any interruption and interference and the purchasers shall hold the entire schedule property possession whereof has been delivered under this Indenture as its lawful and true owner for all purpose.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of undivided undemarkated 50% of Sali land measuring about 7 Cottah 8 Chittack 9 Sq.ft. (including the 50% of the land situated out side of the boundary wall) out of total land measuring about 15Cottah 18 Sq.ft. (land within the boundary wall measuring about 14 Cottah 10 Chittack 31 Sq.ft. and the land situated out side the boundary wall measuring about 5 Chittack 32 Sq.ft.) be the



Original and duplicate of the
24-Paginas (South)

same little more or less along with the structure standing thereon, measuring about 250 Sq.ft. be the same more or less lying and situated at holding No. 314, S.N.Ghosh Avenue, Rajpur-Sonarpur Municipality ward no.24, lying and situated in R.S. Dag no. 8, R.S. Khatian Nos. 836 and 837 of Mouza - Elachi, Parganas - Magura, Sub-Registry Office at Sonarpur, J.L.No. 70, L.R. Dag No.20, Police Station-Sonarpur, District 24 Parganas south, butted and bounded as follows: -

ON THE NORTH : Land of P.C. Banerjee & Others,

ON THE EAST : Land of Debi Charan Ghosh,

ON THE SOUTH : Land of Debi Charan Ghosh,

ON THE WEST : 33 feet wide Municipal Road.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED & DELIVERED,
by the Vendors at Kolkata
in presence of:

WITNESSES:

1. Prasanta Chhola.
114/1A Raja. S.C. Mukherjee Rd
KOL-700047.

2. Avik Chakravorty
Advocate.
City Civil Court's Bar Association
223 K.S. Roy Rd. Kol-1.

SIGNED, SEALED & DELIVERED,
by the Purchasers at Kolkata
in presence of:

✓
Smt. Nath Kundu
✓
Lina Kundu.

Signature of Vendors

✓
Manojan Kundu.
✓
Gopel Kundu.

Signature of Purchasers

44-Pargana (South)
District, 1900-1901



WITNESSES:

1. *Prasanta Ghosh*
- 2.

MEMO OF CONSIDERATION

RECEIVED from within named purchasers the said sum of Rs.14, 00,000/- (Rupees fourteen Lac) only being the full amount of consideration as per memorandum below: -

<u>Cheque no.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
455477	15.09.08	Allahabad Bank	50,000.00
471702	27.10.08	"Do"	6,50,000.00
307588	08.11.08	"Do"	7,00,000.00
Total Rs.			14,00,000.00

WITNESSES: -

1. *Prasanta Ghosh.*
2. *Atika Chatterjee.*

*Same with Kundu
Lina Kundu.*

Signature of the vendors

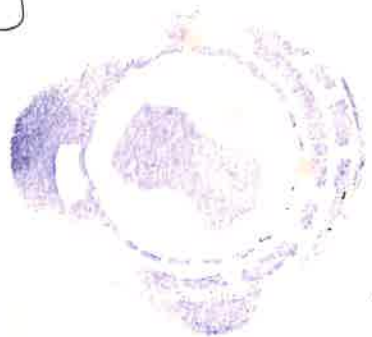
Drafted & Typed by :

Biplab Dey
Biplab Dey,

Advocate,

The city courts' Bar Association,
2 & 3, K.S.Roy Road, 2nd floor,
Kolkata - 70000 1.

SHIRAZ AND REQUIEM BY ASPA
14-Parfians (South)



SITE PLAN OF R.S.DAG NO.8 (PORTION) R.S.
 KH.NO.836 & 837 AT MOUZA ELACHI J.L.NO.70
 P.S.SONARPUR DIST.24 PGS.(S.) L.R. DAG NO. 20.

SCALE 1"=33'

TOTAL LAND AREA= 15KH. 0 CH. 18 SFT.

LAND AREA(WITHIN BOUNDARY WALL)=

14KH. 10CH. 31 SFT.

SHOWN IN RED BORDER



AREA SHOWN IN YELLOW COLOUR= 0KH. 5CH. 32 SFT.

UNDEVIDED UNDEMARKETED 50% OF LAND MEASURED ABOUT-
 7KH8 CH.9 SFT.

R.S.DAG NO.11
 LAND OF DEBI CH. GHOSH



LAND OF R.C. BANERJEE & OTHERS
 R.S. DAG NO.8(PORTION)

178'-11"

32'-0"

35'-6"

R.S. DAG NO.8(PORTION)

153'-3"

LAND OF DEBI CH. GHOSH
 R.S. DAG NO.8(PORTION)

SIGN OF PURCHASERS

1. Navraj Kumar

2. Gopal Kumar

SIGN OF VENDORS

1. Same Nath Kumar

2. Lina Kumar

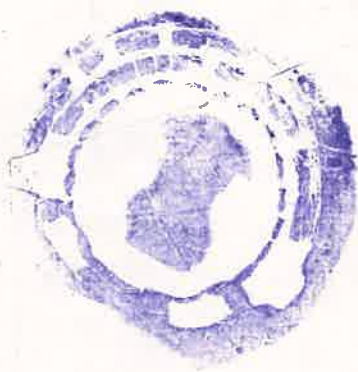
9'-4"

61'-4"

33'-0" WIDE S. N. GHOSH RIVN.

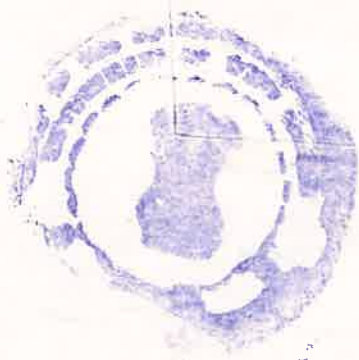
DRAWN BY

Dipankar K. Mukherjee

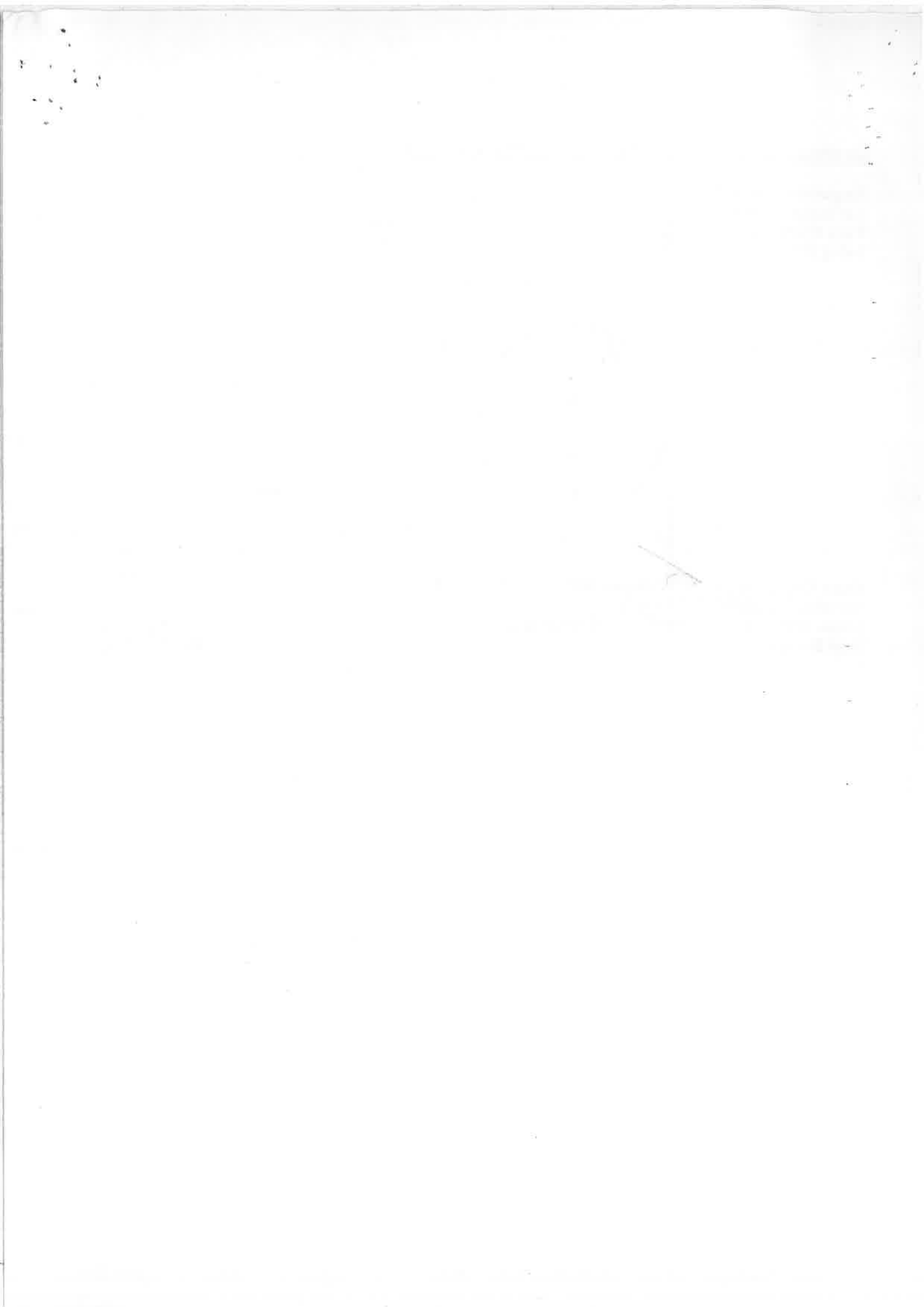


Sub-Registrar TV Area
4-Parganas (South)

Sub-Registrar TV Area
4-Parganas (South)



Sub-Registrar TV Area
4-Parganas (South)



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 2709 to 2724
being No 04168 for the year 2008.



(Dulal Chandra Saha) 31-October-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal