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I-07335/2014



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 889266

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



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
24 SEP 2014

16522/14

DEED OF CONVEYANCE

THIS INDENTURE is made this the 24th day of September Two Thousand

Fourteen (2014) **BETWEEN** **SMT. MAYA BAGCHI**, wife of Sri Netai Chandra Bagchi, by faith Hindu, by occupation Housewife, residing at DL-169, Sector-II, Salt Lake City, 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 **ONE PART**

A N D

88436

SRI BIPLAB DEY

ADVOCATE

The Calcutta City Courts' Bar Association

2 & 3, K. S. Roy Road, 2nd Floor

Kolkata-700 001

NAME	SURANJAN MUKHERJEE
ADD	C. C. Court 2 & 3, K. S. Roy Road, Kol-1
RS	18 SEP 2014
	Licensed Stamp Vendor

18 SEP 2014

অসম্পন্ন আবেদনসমূহৰ বাবে প্ৰেৰণ কৰা
আবেদনসমূহৰ বাবে প্ৰেৰণ কৰা
আবেদনসমূহৰ বাবে প্ৰেৰণ কৰা

অসম্পন্ন আবেদনসমূহৰ বাবে
প্ৰেৰণ কৰা
আবেদনসমূহৰ বাবে
প্ৰেৰণ কৰা



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Identified by me
Rama Das
Associate

The City Civil Court Bar
22 B, N. S. Roy Road
2nd Floor,
KOL-1

Associate firm

SMT. RUNA KUNDU, wife of Sri Gopal Kundu, by faith Hindu, by occupation Business, residing at 36B/1C, Baishnabghata Road, P.S. formerly Patuli now Netaji Nagar, 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 her respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER**

PART

WHEREAS one Surendra Nath Ghosh was the recorded Owner amongst other of **ALL THAT** Sali land measuring about 76 decimal lying in Mouza : Elachi , J.L. No.70, R.S. No. 223, Touji No. 3, 4 & 5 , Dag No. 8, under Khatian No.138/1, Pargana : Magura , within the limits of Rajpur-Sonarpur Municipality under Police Station : Sonarpur , District : 24 Parganas at present District : 24 Parganas (South).

AND WHEREAS said Surendra Nath Ghosh died intestate leaving behind him his two sons namely Sri Gopal Chandra Ghosh and Sri Debi Charan Ghosh as his only heirs and successors who jointly inherited all the properties left by their father Surendra Nath Ghosh , since deceased , in equal share as per Hindu Law of inheritance.

AND WHEREAS after demise of said Surendra Nath Ghosh names of his said two sons Debi Charan Ghosh and Gopal Chandra Ghosh were recorded in R.S. record of right in respect of properties left by their deceased father in equal share. Name of Debi Charan Ghosh was recorded in R.S. Khatian No.836 and name of Gopal Chandra Ghosh was recorded in R.S. Khatian No.837.

AND WHEREAS for their exclusive possession and enjoyment said Gopal Chandra Ghosh and Debi Charan Ghosh amicably partitioned their said properties by execution one Deed of Partition on 02/08/1959 which was registered in the office of the Sub-Registrar at Baruipur and recorded in Book No.I, Volume No.71, Pages from 262 to 274 , Being No.7307, for the year 1959.

AND WHEREAS as per the said Deed of Partition dated 02/08/1959 said Debi Charan Ghosh was allotted amongst other all that said land measuring about 76 decimal in Mouza : Elachi, in Dag No.8 , under Khatian Nos. 836 and 837 , under Police Station :



[Signature]
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Sonarpur , District : 24 Parganas (South) absolutely and forever which has been morefully described in SCHEDULE - "Ga" of the said Decē of Partition. Said Gopal Chandra Ghosh was allotted other properties as described in SCHEDULE- "Kha" of the said Deed.

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 sold two part of the said land 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 12th 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 18th 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 Narayan Banerjee on 11th Day of May 1989 and was simultaneously



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registered on 11.05.1989, in Deed no.657 at Sonarpur. 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, Distt. 24 - Parganas (South) had been sold to Smt. Mukta Banerjee , wife of Sri Purna Chandra Banerjee and Smt. Bakul Banerjee , wife of Sri Narayan Banerjee on 11th 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, Distt. 24 - Parganas (South), Sri Purna Chandra Banerjee and Sri Narayan 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.

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, Distt. 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 was 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



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Chittak and 38 Sq.ft. , more or less , as described in the Schedule hereunder 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 , resident of 19A, DumDum Road , Kolkata-700030 and which was duly registered on 27.11.1991 and recorded in Book No.III, being No. 210.

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 registered as Case no. 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 3rd day of May 2010 by the learned District Delegate C.H. Karim, 3rd Civil Judge Senior Division at Alipore in favour of Smt. Maya Bagchi and by virtue of said probate passed 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 Smt. Maya bagchi , the vendor herein is lawfully seized and possessed of or otherwise well and sufficiently entitled to the land , hereditaments , as described hereunder as absolute owner thereof :



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AND WHERAS the Vendor for her financial necessity, has offered to sell and the purchaser has agreed to purchase ALL THAT piece and parcel of the undivided undemarcated land measuring 4 Cottah , be the same a little more or less, being a Danga land 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 lispendens whatsoever at or for the consideration of Rs. 41,00,000/- (Rupees Forty One Lakh) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of consideration of a sum of Rs. 41,00,000/- (Rupees Forty One 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 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 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



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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 , her respective legal heirs , executors , administrators , assigns absolutely and forever TOGETHERWITH TITLE DEEDS, writings, muniments and other evidences of TITLE AND the VENDOR do hereby covenants with the purchaser her 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 , her respective legal heirs , administrators or assigns from or against all encumbrances , charges or equities whatsoever AND the vendor , her successors , in interest or assigns further covenants that they shall at the request and cost of the purchaser , her 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.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(The said property)

ALL THAT piece or parcel of undivided and undemarcated Danga land hereditaments containing an area of 4 Cottah , 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



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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) , being the portion of the property measuring 18 Cottah 1 Chittak 18 Sq.ft.be the same a little more or less being R.S. Dag No. 8 of R.S. Khatian No.836 and 837 of Mouza Elachi J.L. No.70 Police Station Sonarpur , Pargana Magura holding No. 309, S. N. Ghosh Avenue , Rajpur-Sonarpur Municipality , Ward no. 26, District 24 -Parganas (South) , butted and bounded as follows :

- ON THE NORTH : Passage
- ON THE EAST : Land of Gobinda Ghosh & Others
- ON THE SOUTH : 314, S. N. Ghosh Avenue
- ON THE WEST : 30' wide Public Municipal Road.

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. Prasant Ghosh
114/1A Raja. S. C. Mukherjee
Road, KOL-700047.
2. Nitai Bagchi
NITAI BAGCHI
DL 169, Sector-2
KOLKATA-700091

2. Nitai Bagchi

Maya Bagchi

SIGNATURE OF VENDOR

PAN NO. : AKJPB5438J

SIGNED AND DELIVERED

by the PURCHASER in the presence of

Witnesses:

1. Prasant Ghosh.
2. NITAI BAGCHI
NITAI BAGCHI.

Renu Kundu

SIGNATURE OF PURCHASER

PAN NO. : AKYPK5461F



[Handwritten Signature]
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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed purchaser the withinmentioned sum of Rs. 41,00,000/- (Rupees Forty One 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. 41,00,000/- (Rupees Forty One Lakh) only

MEMO OF CONSIDERATION

<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>D/D or Cheque no.</u>	<u>Amount</u>
31.07.13	Allahabad	Naktala	082521	Rs.4,00,000/-
30.10.13	Allahabad	Naktala	044916	Rs.5,00,000/-
30.10.13	Allahabad	Naktala	044917	Rs.5,00,000/-
30.10.13	Allahabad	Naktala	044918	Rs.5,00,000/-
30.10.13	Allahabad	Naktala	044919	Rs.5,00,000/-
21.12.13	Allahabad	Naktala	335878	Rs.5,00,000/-
21.12.13	Allahabad	Naktala	335879	Rs.5,00,000/-
21.12.13	Allahabad	Naktala	335880	Rs.5,00,000/-
21.12.13	Allahabad	Naktala	044920	Rs.2,00,000/-
Total Rs. 41,00,000/-				

(Rupees Forty One Lakh Only) :

Witnesses:

1. *Pradyota Ghosh*

2. *NITAI BAGCHI*

Maya Bagchi

SIGNATURE OF VENDOR

PAN NO. AKJPB5438J

Drafted by me(G.P.H)

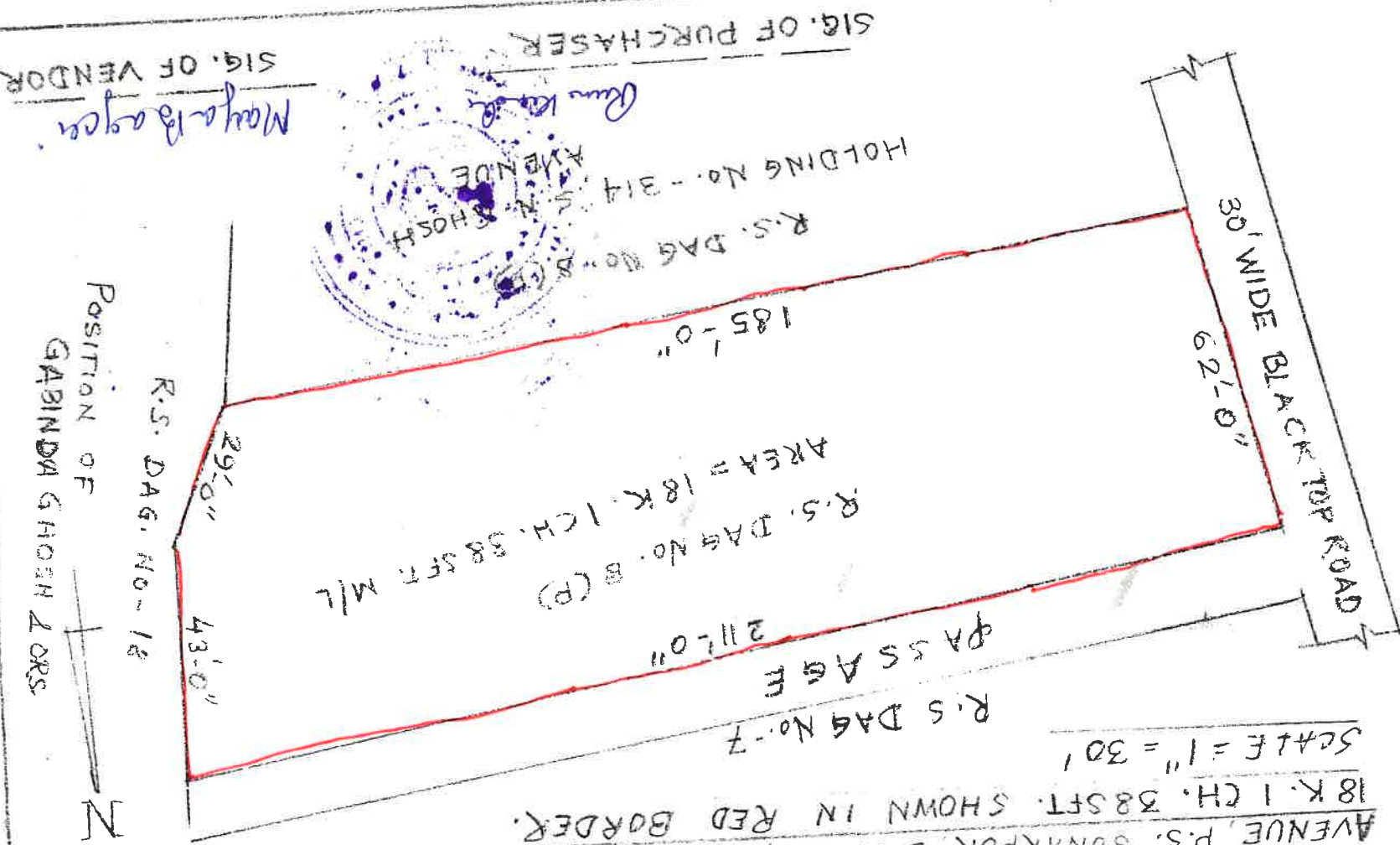
BPey

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




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SITE PLAN OF UNDIVIDED AND UNDEMARCATED LAND AREA
 4K. 0 CH. 0 SFT. 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 RAIPUR SONARPUR MUNICIPALITY, HOLDING NO. 309 S.N. GHOSH
 AVENUE P.S. SONARPUR DIST- 24 PGS (SOUTH) OUT OF AREA OF LAND
 18 K. 1 CH. 38 SFT. SHOWN IN RED BORDER.
 SCALE = 1" = 30'






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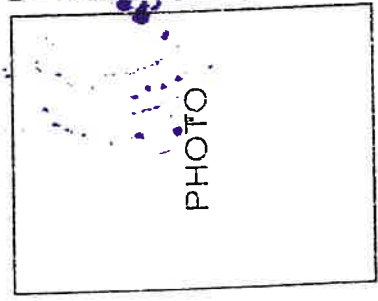
Name..... Maya Bageci
 Signature..... Maya Bageci

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



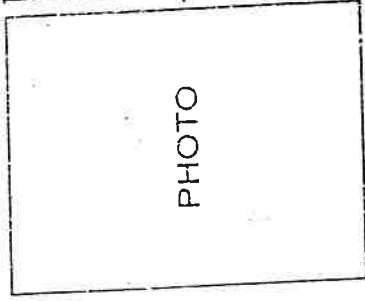
Renu Kunder
 Name..... Renu Kunder
 Signature..... Renu Kunder

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left hand					
right hand					



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					


Name.....
 Signature.....



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name.....
 Signature.....




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Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07335 of 2014
(Serial No. 07611 of 2014 and Query No. 1604L000016522 of 2014)

On 24/09/2014

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 Draft

Rs. 45128/- is paid , by the draft number 676843, Draft Date 22/09/2014, Bank Name State Bank of India, SAKHER BAZAR, received on 24/09/2014

(Under Article : A(1) = 45089/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/09/2014)

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.-41,00,000/-

Certified that the required stamp duty of this document is Rs.- 287010 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 286020/- is paid , by the draft number 676846, Draft Date 22/09/2014, Bank : State Bank of India, SAKHER BAZAR, received on 24/09/2014

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

Presented for registration at 11.29 hrs on :24/09/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Runa Kundu ,Claimant.

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

Execution is admitted on 24/09/2014 by

1. Maya Bagchi, wife of Netaj Ch Bagchi , DI 169 Salt Lake City, li, Thana:-Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091, By Caste Hindu, By Profession : House wife
 2. Runa Kundu, wife of Gopal Kundu , 36b/1c Baishnabghata Rd, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : Business
- Identified By Ruma Das Maity, wife of . , City Civil Court F 864/06, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

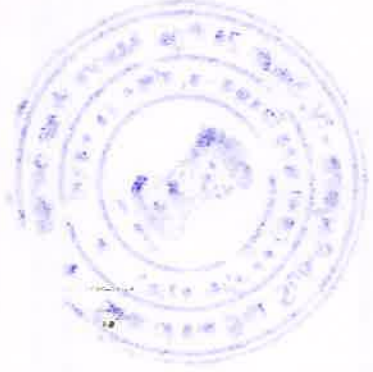


(Tridip Misra)




DISTRICT SUB-REGISTRAR-IV

24/09/2014 13:15:00







EndorsementPage 1 of 1



**Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07611 / 2014, Deed No. (Book - I , 07335/2014)
Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Runa Kundu 36b/1c Baishnabghata Rd, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	 24/09/2014	 LTI 24/09/2014	 24.9.14

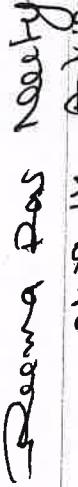
I . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Maya Bagchi Address -DI 169 Salt Lake City, Ii, Thana:-Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091	Self	 24/09/2014	 LTI 24/09/2014	
2	Runa Kundu Address -36b/1c Baishnabghata Rd, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	Self	 24/09/2014	 LTI 24/09/2014	

Name of Identifier of above Person(s)

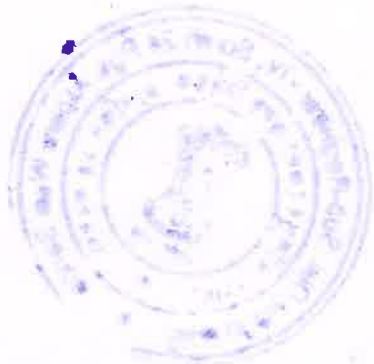
Uma Das Maity
City Civil Court F 864/06, District:-Kolkata, WEST
BENGAL, India, Pin :-700001

Signature of Identifier with Date


24-9-14




(Tridip Misra)



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 42
Page from 2713 to 2727
being No 07335 for the year 2014.



Tridip Misra
(Tridip Misra) 29-September-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

