

3990/17

I 3904/17

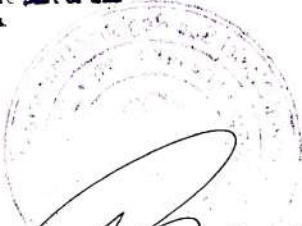


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 187900

D 187900

Certified that Signature Sheet
Endorsement Sheet Attached
herewith are part of this
document.



15-12-17
18-12-17

Registrar
UTTARPARA, HOOGHLY
15 DEC 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 15th
day of December Two thousand seventeen.

BETWEEN

Contd.....P/2

Verified the L & R
Barcha

11 4 DEC 2017

15322

NAME
ADDRESS
IN
NAME OF THE
VENDOR
K. K. BASU
SERAMPORE COOP
SOCIETY NO 2

0002

Crown Realty
Kannal
Kannal



009781 D



10 DEC 2017

Adl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

15 DEC 2017

(2)

SMT. SHOVA SAHA (Pan: CXYP50769P) wife of Sri Bimal Bhusan Saha, by religion-Hindu, by nationality-Indian, by occupation- Household duties, residing at Hatjara Road, Opp-Bangiya, Gramin Bikash Bank, Hela Battala, P.O. Hatjara, District- North 24 Parganas, Pin: 700157, W.B. hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

A N D

"M/S. CROWN REALTY", (Pan: AAIFC8169N), a Partnership Firm having its registered office at 506, Arabinda Pally, P.O. Konnagar, P.S. uttarpara, District-Hooghly, Pin: 712235, West Bengal, carrying of business of builders, promoters and developers, represented by its Partners namely (1) **SMT. SARNALI BHOWMICK SAHA** (Pan: AKDPB2156P), wife of Sri Prabir Saha, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at 506, Arabinda Pally, P.O. Konnagar, P.S. Uttarpara, District-Hooghly, Pin: 712235, W.B. and (2) **SRI BINOY BHUSHAN HALDER**, (Pan: ACSPPH0342N), son of Late Nagendra Chandra Halder, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at 101/E, Rajib-Gandhi Road (Near Bengal Fine More), P.O. Konnagar, P.S. Uttarpara, District-Hooghly, Pin-712235, W.B. hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in office, executors, administrators, legal representatives and/or permitted assigns) of the **OTHER PART.**

(3)

WHEREAS all that piece and parcel of 'Viti' land measuring more or less 02 (Two) Katha 08 (Eight) Chattak 00 (Zero) sft. along with R.T. Shed measuring more or less 100 sft. standing thereon, comprised in R.S. Dag No. 1989/2513 under R.S. Khatian No. 3195 corresponding to L.R. Dag No. 2845 under L.R. Khatian No. 14710, lying within Mouza-Konnagar, J.L. No. 7, being Municipal holding no. 101/7, Rajib Gandhi Road, Konnagar within the ambit of Konnagar Municipality under Ward No. 18, P.S. & A.D.S.R. Office, Uttarpara, District-Hooghly, as depicted and delineated in the annexed plan herewith and marked by '**RED**' border line, more fully and particularly mentioned in the Schedule written hereunder, free from all encumbrances was originally belonged to Sri Bablu Saha, son of Dibesh Chandra Saha of Konnagar, Hooghly which he purchased from Smt. Gita Rani Samanta, wife of Sri Binoy Kumar Samanta of Konnagar, Hooghly, by virtue of registered Deed of Sale being no. 1819 dated 6th July, 1976 of Serampore Sub-Registry Office, Dist. Hooghly.

AND WHEREAS on 11.03.1985 said Bablu Saha transferred the said property as referred in the Schedule written hereunder unto and in favour of his elder sister Smt. Shova Saha i.e. present Vendor herein, by the strength of registered Deed of Gift, duly registered at Sub-Registry Office, Serampore, recorded in Book No. I, Volume No. 31, Pages from 259 to 263 bearing Deed No. 1463 for the year 1985, since got the present Vendor Shova Saha has been possessing the schedule mentioned landed property by exercising her absolute right, title and interest thereon and her name duly recorded in the L.R. Settlement Records of Right as well as in the Assessment Register of Konnagar Municipality, by paying relevant rent and taxes to the competent authority in her own name.

AND WHEREAS the present Vendor has made canvass and publicity to sell off an area of 'Viti' land measuring more or less

(4)

02 (Two) Katha 08 (Eight) Chattak 00 sft. along with 100 sft. R.T. Shed, more fully described in the schedule written hereunder to the intending Purchaser for the highest market price of Rs. 20,00,000/- (Rupees Twenty Lakh) only due to urgent need of money.

AND WHEREAS said Purchaser has accepted the said offer of the said Vendor and has agreed to purchase the schedule mentioned property along with all easement rights at the said consideration of Rs. 20,00,000/- (Rupees Twenty Lakh) only.

NOW THIS DEED WITNESSETH that in consideration of the said sum of Rs. 20,00,000/- (Rupees Twenty Lakh) only, fully paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the said Vendor has hereby admitted and acknowledge) and the said Vendor doth hereby convey, sell, transfer and grant absolute unto and to the use of the said Purchaser and its successors-in-office the said property together with all appendages whatsoever, free from all encumbrances with all rights and vested interest of the Vendor and her successors-in-interest from this date.

The said Vendor doth hereby covenant with the said Purchaser that the said property is and shall be quietly entered into and held and enjoyed in khas by the said Purchaser without any interruption or disturbance from the Vendor **AND THAT** the schedule mentioned property is free from all sorts of encumbrances, charges, liens, lispendences whatsoever **AND THAT** the Vendor will save harmless and keep indemnified the Purchaser from all losses, damages, costs or expenses which its sustained or incurred by any reason and lawful claim being made by anybody whomsoever to the Schedule mentioned property **AND THAT** the Vendor has not done or has not been the party to any act whereby the said property is or may be

(5)

under any charge and whereby the said Vendor was prevented from conveying or assigning the Schedule mentioned property AND THAT in case the Purchaser is deprived of the whole or part of the Schedule mentioned property by reason of any defect found in the title, the said Vendor will repay to the Purchaser the entire consideration money with interest AND THAT the said Vendor will support and/or give written consent to the application made by the Purchaser for mutation of its name in place of the Vendor TO HAVE AND TO HOLD the schedule mentioned property AND THAT the Purchaser shall and may at all times peacefully and quietly enjoy the said property and receive rents, issues and profits thereof from generation to generation with all rights of transfer by way of sale, gift, lease etc. or to deal with the same in any way or manner whatsoever without any interruption claim or demand from or by the said Vendor AND THAT the said Vendor including her successors-in-interest shall from time to time and at all times at the request and costs of the Purchaser and its successors-in-office do or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the Purchaser to hold the said property as may be reasonably required AND THAT the Purchaser shall mutate its name in the L.R. Settlement Records as well as in the Assessment Register of Konnagar Municipality and shall pay rent and taxes without any objection from the Vendor AND THAT the Vendor has received the entire consideration amount from the Purchaser in respect of the Schedule mentioned property.

∴ THE SCHEDULE ABOVE REFERRED TO ∴

ALL THAT piece and parcel of 'Viti' land measuring more or less 02 (Two) Katha 08 (Eight) Chattak 00 (Zero) sft. along with R.T. Shed measuring more or less 100 sft. standing thereon, comprised in R.S.

(6)

Dag No. 1989/2513 under R.S. Khatian No. 3195 corresponding to L.R. Dag No. 2845 under L.R. Khatian No. 14710, lying within Mouza-Konnagar, J.L. No. 7, being Municipal holding no. 101/7, Rajib Gandhi Road, Konnagar within the ambit of Konnagar Municipality under Ward No. 18, P.S. & A.D.S.R. Office, Uttarpara, District-Hooghly, along with all right to use 8 feet wide Common Road lying towards Northern side of the said property, together with all rights of taking water connection, telephone connection, electric connection, sewerage lines and other connections and all right of ingress and egress annexed thereto. ~~Zone-Holding Location by Lane.~~

Saha
Shaha

The said property is demarcated and delineated in the annexed plan herewith and marked by "RED" border lines which do form a part and parcel of this Deed.

The said property is butted and bounded by :-

- On the North:- 8 feet wide Common Road;
- On the South:- Land of MOHINI RANI SAHA.
- On the East:- Land of AVAJIT BISWAS.
- On the West:- Land of GOURANGA MALLICK.

Saha
Shaha

The annual rent of the said property is payable to the Collectorate of Hooghly which fixed by B.L. & L.R.O Serampore-Uttarpara Circle.

(7)

IN WITNESSES WHEREOF both the parties herein have hereunto set and subscribed their respective signatures on the day, month and year first above written.

SIGNED AND DELIVERED

In the presence of

Witnesses :-

1. Binmal Bhushan Saha,
Hatiara Road,
Kolkata 700157

Shovik Saha
Signature of the Vendor

2. Sukanta Saha
Hatiara Road
Kolkata - 700157

CROWN REALTY
Sarnali B. Saha
Partner

CROWN REALTY
Binoy Bhushan Haldar
Partner

Drafted by me :-

Soumy Samadder
Advocate
Scrampore Court

Signature of the Purchaser

Computer Composed by :-

Arpita Ghosh
Konnagar

(8)

MEMO OF CONSIDERATION

Received of and from the within named Purchaser a sum of _____ Rs.
20,00,000/- (Rupees Twenty Lakh) only, being the full and final consideration
money in respect of Schedule mentioned property in the following manner :

DATE	BANK	MODE OF PAYMENT	AMOUNT
15/12/17	Kotak Bank	KKBKR5201712150073- 2504 (P.T.G.S.)	10,00,000/-
15/12/17	I.C.I.C.I Bank	ICICR5201712150077- 2786 (P.T.G.S.)	10,00,000/-
		<u>Total Amount</u>	20,00,000/-

Saha
Shova

Witnesses:-

1. Primal Johnson Saha,
Habiara Road,
Wetland Hills,
KOL - 700157.

2. Sukanta Saha
Habiara Road
Kolkata - 700157

Shova Saha

Signature of the Vendor.

Shova Saha

SALE DEED PLAN OF

PART OF DAG NO. 1989/2513, UNDER KHATIAN NO. 3195, HOLDING NO. 101/7, RAJIB GANGHI ROAD, (NEW) & (OLD) H. C. BANERJEE LANE, P.O. & MOUZA: KONNAGAR, P.S. UTTARPARA, DIST. HOOGHLY, J.L. NO. 7, SUB - REGISTRY OFFICE : UTTARPARA, AREA OF LAND: 2 Kh. 8 Ch. 0 Sft. UNDER KONNAGAR MUNICIPALITY, SCALE: 8'-0" = 1".

BOUNDED BY: COLOUR: RED: 

L.R. Dag-2845, UNDER L.R. Khatian-14710

Shova Saha
SMT. SHOVA SAHA.
Name / Sign of Vender :-

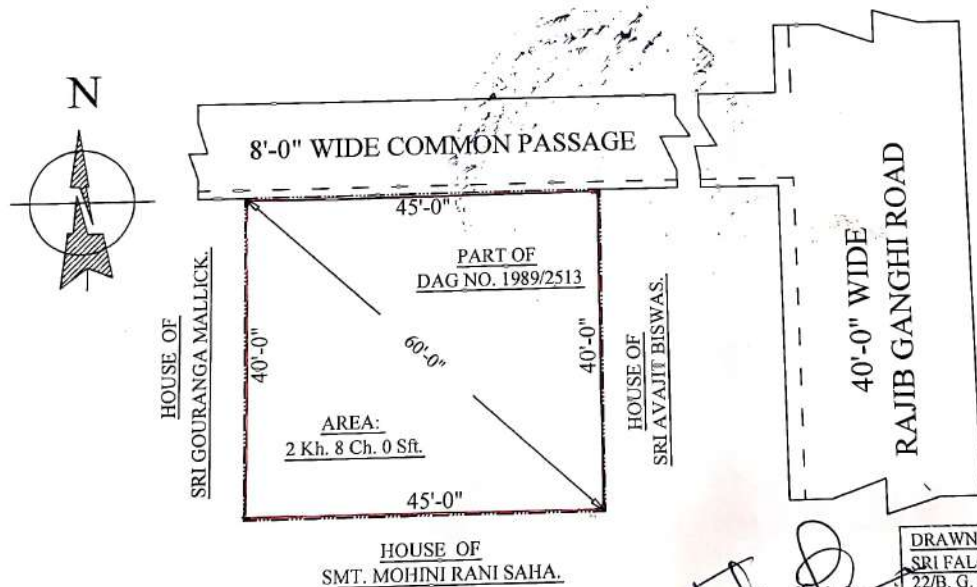
CROWN REALTY

Sarnali B. Saha
Partner

CROWN REALTY

Binoy Bhushan Halder
Partner












1) Sri Binoy Bhusan Halder.
2) Smt. Samali Bhowmick Saha.
Developer: "CROWN REALTY"
Name of Purchaser :-




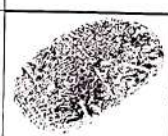


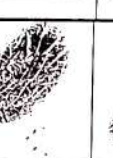






DRAWN BY:
SRI FALGUNI PANJA,
22/B, G. C. BOSE SARANI,
P.O. KONNAGAR,
DIST. HOOGHLY,
U.B.S. NO. 11/A - 115

FALGUNI PANJA
Licenciate Building Surveyor
Konnagar Municipality
L.B.S. Registration No. 115/11/A












--: FINGER PRINT OF BOTH HANDS : --
LEFT HAND FINGER PRINT

PHOTO	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Shova Saha					
	<u>RIGHT HAND FINGER PRINT</u>				
					

LEFT HAND FINGER PRINT

PHOTO	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Sarnali B. Saha					
	<u>RIGHT HAND FINGER PRINT</u>				
					

LEFT HAND FINGER PRINT

PHOTO	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Binoy Bhushan Halder					
	<u>RIGHT HAND FINGER PRINT</u>				
					

Major Information of the Deed

No :	I-0621-03904/2017	Date of Registration	18/12/2017
Query No / Year	0621-0001612756/2017	Office where deed is registered	
Query Date	23/11/2017 9:10:18 AM	A.D.S.R. UTTARPARA, District: Hooghly	
Applicant Name, Address & Other Details	T K Maity Konnagar, Thana : Uttarpara, District : Hooghly, WEST BENGAL, Mobile No. : 9903897449, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 20,29,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,21,820/- (Article:23)	Rs. 20,314/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Rajib Gandhi Road/Sarani, Road Zone : (Holding Located on bye lane -- Holding Located on bye lane) , Mouza: Konnagar

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1989/2513	RS-3195	Bastu	Viti	2 Katha 8 Chatak	19,70,000/-	19,99,998/-	Width of Approach Road: 8 Ft.,
Grand Total :					4.125Dec	19,70,000 /-	19,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Smt Shova Saha (Presentant) Wife of Shri Bimal Bhusan Saha Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			shova Saha
		15/12/2017	LTI 15/12/2017	15/12/2017





Uttarpara, Hela Battala, P.O:- Kolkata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABDFC7894M, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017, Admitted by: Self, Date of Admission: 15/12/2017, Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s. Crown Realty 506, Arabinda Pally, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235, PAN No.:: AAIFC8169N, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sarnali Bhowmick Saha Wife of Shri Prabir Saha Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office			<i>Sarnali B. Saha</i>
	Dec 15 2017 2:05PM	LTI 15/12/2017	15/12/2017	
506, Arabinda Pally, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKDPB2156P Status : Representative, Representative of : M/s. Crown Realty (as Partner)				
2	Name	Photo	Finger Print	Signature
	Shri Binoy Bhushan Halder Son of Late Nagendra Chandra Halder Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office			<i>Binoy Bhushan Halder</i>
	Dec 15 2017 2:05PM	LTI 15/12/2017	15/12/2017	
101/E, Rajib Gandhi Road (Near Bengal Fine More), P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACSPH0342N Status : Representative, Representative of : M/s. Crown Realty (as Partner)				

Identifier Details :

Name & address
Mr Bimal Bhushan Saha Son of Late Tarapada Saha Hatiara Road, Opp- Bangiya Gramin Bikash Bank, P.O:- Kolkata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Shova Saha, Smt Sarnali Bhowmick Saha, Shri Binoy Bhushan Halder
<i>Bimal Bhushan Saha</i>
15/12/2017

Transfer of property for L1		
	From	To. with area (Name-Area)
	Smt Shova Saha	M/s. Crown Realty-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Shova Saha	M/s. Crown Realty-100.00000000 Sq Ft

Endorsement For Deed Number : I - 062103904 / 2017

On 15-12-2017

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

Presented for registration at 14:01 hrs on 15-12-2017, at the Office of the A.D.S.R. UTTARPARA by Smt Shova Saha, Executant.

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 20,29,998/-

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

Execution is admitted on 15/12/2017 by Smt Shova Saha, Wife of Shri Bimal Bhusan Saha, Hatiara, hela Battala, P.O: Kolkata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Mr Bimal Bhusan Saha, , , Son of Late Tarapada Saha, Hatiara Road, Opp- Bangiya Gramin Bikash Bank, P.O: Kolkata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

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

Execution is admitted on 15-12-2017 by Smt Samali Bhowmick Saha, Partner, M/s. Crown Realty (Partnership Firm), 506, Arabinda Pally, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235

Indetified by Mr Bimal Bhusan Saha, , , Son of Late Tarapada Saha, Hatiara Road, Opp- Bangiya Gramin Bikash Bank, P.O: Kolkata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

Execution is admitted on 15-12-2017 by Shri Binoy Bhushan Halder, Partner, M/s. Crown Realty (Partnership Firm), 506, Arabinda Pally, P.O:- Konnagar, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235

Indetified by Mr Bimal Bhusan Saha, , , Son of Late Tarapada Saha, Hatiara Road, Opp- Bangiya Gramin Bikash Bank, P.O: Kolkata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

Kripasindhu Ray

Kripasindhu Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
Hooghly, West Bengal



2-2017

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
Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,314/- (A(1) = Rs 20,300/- , E = Rs 14/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,314/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2017 12:00AM with Govt. Ref. No: 192017180135388992 on 14-12-2017, Amount Rs: 20,314/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90034468 on 15-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,820/- and Stamp Duty paid by Stamp Rs
5,000/-, by online = Rs 1,16,820/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 187900, Amount: Rs.5,000/-, Date of Purchase: 14/12/2017, Vendor name: K K
Bosu
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2017 12:00AM with Govt. Ref. No: 192017180135388992 on 14-12-2017, Amount Rs: 1,16,820/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90034468 on 15-12-2017, Head of Account 0030-02-103-003-02



Kripasindhu Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
Hooghly, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0621-2017, Page from 105604 to 105624
being No 062103904 for the year 2017.



Digitally signed by Kripasindhu Ray
Date: 2017.12.19 15:19:57 +05:30
Reason: Digital Signing of Deed.

(Kripasindhu Ray) 19-12-2017 15:18:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
West Bengal.

(This document is digitally signed.)