

07659/2011

8410/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 166972

017990/11
 MW 1928182/-
 up
 456 km
 02/7/11



Secy, Registrar of Assurances
 Kolkata

Subscribed to and the
 Registrar
 Kolkata
 02.07.11

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 2nd day of July Two
 Thousand and Eleven (2011).

BETWEEN

35521.

Sl. No.

Name: Prady Kr. Singha, Adv.

Address: High Court

Rs. 5000 Cal. 1

Calcutta Collectorate,
11, Netaji Subhas Rd., Licensed Stamp
Calcutta - 1 Vendor.

Date: 27 JUN 2011

27 JUN 2011

- 2 JUL 2011

স্বাক্ষরসহ

খিতাব - শ্রী. হুমায়ুন কবীর

স্বাক্ষরিত ২৪ জুলাই (মুদ্রিত)



স্থান - উচ্চ. প্রত. বিদ্য

স্বাক্ষর - স্বাক্ষর

স্বাক্ষর - স্বাক্ষর

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07659 / 2011, Deed No. (Book - I , 08410/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bhabataran Ghosh	 02/07/2011	 LTI 02/07/2011	Bhabataran Ghosh 2/7/11

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Lakshmi Bala Sardar Address -Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 02/07/2011	 LTI 02/07/2011	L.T.I Lakshmi bala Sardar by the Pen of - প্রবীর সর্দার
2	Genibala Sardar Address -Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 02/07/2011	 LTI 02/07/2011	L.T.I Genibala Sardar by the Pen of - প্রবীর সর্দার
3	Rani Bala Sardar Address -Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 02/07/2011	 LTI 02/07/2011	L.T.I Rani bala Sardar by the Pen of - প্রবীর সর্দার
4	Sandhya Sardar Address -Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 02/07/2011	 LTI 02/07/2011	L.T.I Sandhya Sardar by the Pen of - প্রবীর সর্দার

(Handwritten Signature)

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07659 / 2011, Deed No. (Book - I , 08410/2011)

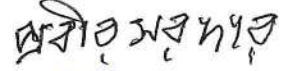
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Bhabataran Ghosh Address -1/51, Dr Meghnad Saha Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700074	Self		 LTI	Bhabataran Ghosh
			02/07/2011	02/07/2011	

Name of Identifier of above Person(s)

Prabir Sardar
Bamata, Thana:-Kolkata Leather Camp, District:-South
24-Parganas, WEST BENGAL, India, P.O. :-Bemata

Signature of Identifier with Date


2/7/11



(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 08410 of 2011
(Serial No. 07659 of 2011)

On

Payment of Fees:

On 02/07/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21299/-, on 02/07/2011

(Under Article : A(1) = 21208/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 02/07/2011)

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.-1928182/-

Certified that the required stamp duty of this document is Rs.- 96419 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid 21126101/07/2011 State Bank of India, BHUPEN BOSE AVENUE, received on 02/07/2011
2. Rs. 42430/- is paid, by the draft number 211262, Draft Date 01/07/2011, Bank Name State Bank of India, BHUPEN BOSE AVENUE, received on 02/07/2011

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

Presented for registration at 13.15 hrs on :02/07/2011, at the Office of the A. R. A. - II KOLKATA by Bhabataran Ghosh ,Claimant.

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

Execution is admitted on 02/07/2011 by

1. Smt Lakshmi Bala Sardar, daughter of Late Bipin Sardar , Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

02/07/2011 13:37:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 08410 of 2011

(Serial No. 07659 of 2011)

2. Smt Genibala Sardar, daughter of Late Bipin Sardar , Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
 3. Smt Rani Bala Sardar, daughter of Late Bipin Sardar , Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
 4. Smt Sandhya Sardar, daughter of Late Bipin Sardar , Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
 5. Bhabataran Ghosh, son of Late Tarak Chandra Ghosh , 1/51, Dr Meghnad Saha Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700074 , By Caste Hindu, By Profession : Business
- Identified By Prabir Sardar, son of Late Chandra Sardar, Bamata, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Bemata , By Caste: Hindu, By Profession: Business.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

BALA

(1) SMT. LAKSHMI SARDAR, (2) SMT. GENIBALA SARDAR, (3) SMT. RANI BALA SARDAR, (4) SMT. SANDHYA SARDAR, all are the daughter of Late Bipin Sardar, all by occupation – Housewife, all by faith – Hindu, all by Nationality – Indian, all are residing at Chakpanchuria, P. S. Rajarhat, Dist. North 24-Parganas, hereinafter called and referred to as the "VENDORS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

SRI BHABATARAN GHOSH, son of Late Tarak Chandra Ghosh, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1/51, Dr. Meghnad Saha Road, P. S. Dum Dum, Kolkata – 700 074, Dist. North 24-Parganas, hereinafter referred to and called as the "PURCHSER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS :

A] The Vendor No. 1 herein is the recorded owner of ALL THAT piece and parcel of a plot of land measuring an area of 02 Decimal, lying and situated at Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½, Touzi No. 145, comprised in R. S. & L. R. Dag No. 414 & 415, under R. S. / L. R. Khatian No. 2425, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas.

B] The Vendor No. 2 herein is the recorded owner of ALL THAT piece and parcel of a plot of land measuring an area of 02 Decimal, lying and situated at Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½, Touzi No. 145, comprised in R. S. & L. R. Dag No. 414 & 415, under R. S. / L. R. Khatian No. 2430, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas.

C] The Vendor No. 3 herein is the recorded owner of ALL THAT piece and parcel of a plot of land measuring an area of 02 Decimal, lying and situated at

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- 2 JUL 2011

Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½ , Touzi No. 145, comprised in R. S. & L. R. Dag No. 414 & 415, under R. S. / L. R. Khatian No. 2426, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas.

D] The Vendor No. 4 herein is the recorded owner of ALL THAT piece and parcel of a plot of land measuring an area of 01 Decimal, lying and situated at Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½ , Touzi No. 145, comprised in R. S. & L. R. Dag No. 414 & 415, under R. S. / L. R. Khatian No. 2431, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas.

E] Since then the Vendors herein are seized and possessed of and / or otherwise well and sufficiently entitled to their respective property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Vendors shall think fit and proper.

F] With a view to sale out the respective properties of the Vendors herein measuring total area of 07 Decimal more or less but as per physical measurement 7.07 Decimal more or less lying and situated at Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½ , Touzi No. 145, comprised in R. S. & L. R. Dag No. 414 & 415, under R. S. / L. R. Khatian No. 2425, 2430, 2426, 2431, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas, morefully mentioned in the Schedule hereunder written, the Vendors herein agreed to transfer the same unto the favour of the Purchaser herein at or for the total consideration of Rs. **5,00,000/-** (Rupees Five Lac) only free from all sorts of encumbrances and accordingly the Purchaser herein has paid the said sum of Rs. **5,00,000/-** (Rupees Five Lac) only to the Vendors herein towards the entire consideration of the Schedule mentioned property, where the Vendors hereby admitted and acknowledged the same and subsequently the Vendors hereby delivered the vacant and peaceful possession of the respective property to the Purchaser herein.

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2 JUL 2015



G] Now the Vendors hereby agreed to execute and register a proper Deed of Conveyance unto the favour of the Purchaser herein, conveying the ownership right, title and interest over and above the aforesaid property i.e. ALL THAT piece and parcel of a plot of land measuring an area of 7.07 Decimal more or less lying and situated at Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½, Touzi No. 145, comprised in R. S. & L. R. Dag No. 414 & 415, under R. S. / L. R. Khatian No. 2425, 2430, 2426, 2431, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas, particularly mentioned in the Schedule hereinafter written at or for the total consideration of Rs. 5,00,000/- (Rupees Five Lac) only free from all sorts of encumbrances and for greater clearance of the same one SITE PLAN is annexed herewith and delineated in RED mark which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 5,00,000/- (Rupees Five Lac) only paid by the Purchaser as per Memo of consideration below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchaser as well as the said property, particularly described in the Schedule hereunder written) the Vendors do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel of a plot of land measuring an area of 7.07 Decimal more or less lying and situated at Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½, Touzi No. 145, comprised in R. S. & L. R. Dag No. 414 & 415, under R. S. / L. R. Khatian No. 2425, 2430, 2426, 2431, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas, mentioned in the Schedule hereinafter written together with full benefits of passages, ways, rights, liberties, privileges, all manner of easement and appurtenances belonging to AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the said property hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens etc. whatsoever and free from all acquisition and requisition and alignments and any

claim or adverse possession and the Vendors do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendors **are** now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and that the Vendors **have** full power and absolute Authority to sell the said property in manner aforesaid.
2. THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any claimants through or under them.
3. FURTHER THAT the Vendors, **their** heirs, successors, executors, administrators, representatives or assigns, covenant with the Purchaser, **his** successors, heirs, successors, executors, administrators, representatives or assigns, to save harmless indemnify and keep indemnified the Purchaser, **his** successors, heirs, successors, executors, administrators, representatives or assigns, free or against all encumbrances, charges and equities whatsoever.
4. THAT the Vendors, **their** heirs, successors, executors, administrators, representatives or assigns, further covenant that the Vendors will at the request and cost of the Purchaser, **his** successors, heirs, successors, executors, administrators, representatives or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assigning the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. THAT the Purchaser herein will be entitled to mutate **his** name in respect of the said property, with the authorities concerned of West Bengal.
6. ALL THE taxes, land revenue and impositions payable in respect of the said property up-to-date of these presents have been fully paid by the Vendors and if any portion of such taxes, levies, impositions etc. found to have



2 JUL 2011



remained unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the Vendors and realisable from the Vendors.

IT IS hereby declared that the property described in the Schedule below is the self acquired property of the Vendors and **she is** not the benamder of any one.

IT IS ALSO AGREED by the parties herein that there is no connective Road for ingress and egress of the Schedule mentioned property and the Vendors have declared that they will make a provision by crating a road for ingress and egress in the said property in future.

AND the Vendors delivers this day khas possession of the said land unto the Purchaser, who in turn, fully satisfied in all respect including the character of the land being sold to the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring an area of 7.07 Decimal more or less lying and situated at Mouza – Chakpanchuria, J. L. No. 33, R. S. No. 205½ , Touzi No. 145, under R. S. / L. R. Khatian No. 2425, 2430, 2426, 2431, comprised in R. S. & L. R. Dag Nos. and area of land are as follows : -

<u>R. S. & L. R. DAG NO.</u>	<u>AREA OF LAND</u>
414	2.81 Decimal
415	4.26 Decimal

i.e. total 7.07 Decimal more or less, within the jurisdiction of Rajarhat Police Station, within the local limits of Patharghata Gram Panchayet, in the District of North 24-Parganas, which is butted and bounded as follows : -

<u>ON THE NORTH</u>	:	R. S. Dag No. 416
<u>ON THE SOUTH</u>	:	Recorded Bagjola Khal.
<u>ON THE EAST</u>	:	R. S. Dag No. 415 (P)
<u>ON THE WEST</u>	:	R. S. Dag No. 414 (P)

W


2 JUL 2011



IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their hand and seals on the day, month and year first above written.


SIGNED & DELIVERED by the Parties at Kolkata in the presence of :-


1. স্বীকৃত লে অফিসার
স্বাক্ষর: + মোঃ - প্রকরণসিংহ
তারিখ - নিম্নে উল্লিখিত

1.  L.T.I Lakshmi bala Sardar by the Pen of
স্বীকৃত অফিসার

3.  L.T.I Rani Bala Sardar by the Pen of
স্বীকৃত অফিসার


2. স্বীকৃত অফিসার
স্বাক্ষর: + মোঃ - প্রকরণসিংহ
তারিখ - নিম্নে উল্লিখিত

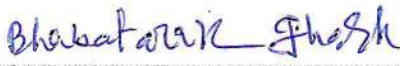
2.  L.T.I Gjeni bala Sardar by the Pen of
স্বীকৃত অফিসার

4.  L.T.I Sandhya Sardar by the Pen of
স্বীকৃত অফিসার

SIGNATURE OF THE VENDORS.

Drafted by :-

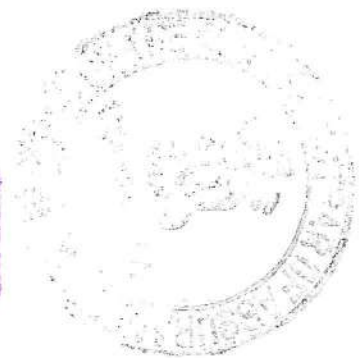

Mr. Pronoy Kumar Singha,
Advocate.
High Court, Calcutta.



SIGNATURE OF THE PURCHASER

W

2 JUL 2011



- MEMO OF CONSIDERATION -


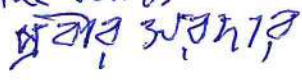
RECEIVED with thanks from the above named Purchaser a sum of Rs. 5,00,000/- (Rupees Five Lac) only towards the full consideration of the Schedule mentioned property, referred earlier in terms of this Deed of Conveyance and as per Memo given below :-

M E M O

Paid by Cheque on different Dates



Rs. 5,00,000/-


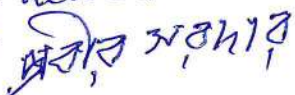
(Rupees Five Lac) only.

1.  LTI Lakshmi' balar Sarbar by the Pen of 


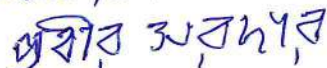
WITNESSES :-

1. 

3.  L.T.I Ravi' balar Sarbar by the Pen of 

2.  L.T.I Anubala Sarbar by the Pen of 

2. 

4.  L.T.I Sanbha Sarbar by the Pen of 

SIGNATURE OF THE VENDORS.




✓

RECEIVED

-2 JUL 2011



PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS



SL. No.	Signature of the Executants/ Presentants						
	 L. T. I. Lakshmi bala sambhar by the pen of প্রবীর সর্দার	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 L. T. I. Ravi bala sambhar by the pen of প্রবীর সর্দার	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 L. T. I. Genibala sambhar by the pen of প্রবীর সর্দার	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

W

-2 JUL 2011



PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants						
	 L. T. R. Sankhya Sarda by the tenor ਲਗਣ ਸਾਹਿਬ	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 Bhabatara Ghosh	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

SITE PLAN OF R.S. & L.R. DAG NO. 414; 415 R.S. KHATION NO R.S / L.R.
 KHATION NO 2425; 2426; 2430; 2431 ATMOUZA CHAKPACHURIA J.L. NO 33
 R.S NO 205½ TOUZI NO. 145, P.S. RAJAR HAT NOW UNDER NEW TOWN
 DIST NORTH 24 PARGANAS.

AREA SHOWN IN RED BORDER
 SCALE 30' = 1"

N



S

PURCHASER

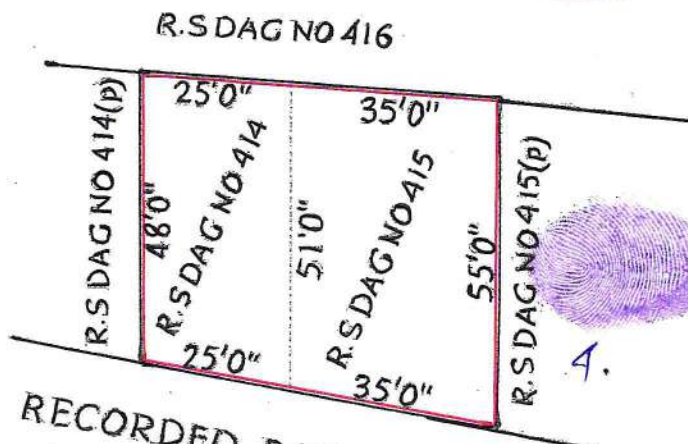
Bhabatol Ghosh

SOLD BY

1. L.T.I. Lakshmi Kala Sanbar by the pen of প্রবীর অরনী

3. L.T.I. Ranika Kala Sanbar by the pen of প্রবীর অরনী

2. L.T.I. Anika Kala Sanbar by the pen of প্রবীর অরনী



4. L.T.I. Sanjya Kala Sanbar by the pen of প্রবীর অরনী

RECORDED BAGJOLA KHAL

REFERENCE

R.S. DAG NO	AREA IN DECEMAL
414	2.81
415	4.26
TOTAL	7.07

Drawn By :

24-4-11

N.B AS PER PHYSICAL POSITION & ON BASIS OF EMULCABLE SETTLEMENT

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2 JUL 2011