17 (1)

3140/2022 VC 977/2022 I - 6867/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL H 021214

7.02.22
12.41
Ca - 2/620100

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

District Sub-Registrar-III
Alipore, South 24 Parganas

18 MAY 2022

10 - 5

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of February Two Thousand twenty two (2022)

BETWEEN

ILA GHOSH (PAN DSBPG7469H) wife of Paban Ghosh, by faith Hindu, by occupation housewife, residing at 7, W. Road, Police Station Howrah, Howrah-711105, hereinafter jointly called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

SASHI SEKHAR SAHA, (PAN NO. ASBPS4340J) (AADHAAR NO. 308379552819), Son of Late Kanailal Saha, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 34, Sadananda Road, Post Office & Police Station – Kalighat, Kolkata – 700026, hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successors, executors, legal representatives and assigns) of the **OTHER PART.**

WHEREAS said Atoremoni Ghosh became the owners by the virtue of the Bengali Sale Deed which was registered at Sub-Registrar, Alipore, 24, Parganas, recorded in Book No. I, Vlume No.8, Page No.54 to 60, Being No. 411 for the year of 1947 from Annapurna Devi and Charu Chandra Chottapadhyay **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which islying and situated at 12/1, Gurupada Halder Road formerly part of 12B, Halder Para Road, Police Station Kalighat, Kolkata-700026 thereof.

AND WHEREAS Atoremoni Ghosh died intestate and her husband namely Bhutnath Ghosh predeceased leaving behind surviving their as follows:

1)Prafulla Chandra Ghosh since deceased

2) Bholanath Ghosh since deceased as bachelor

3) Santosh Ghosh since deceased

4)Manick Lal Ghosh since deceased

5) Indra Bhushan Ghosh since deceased

6) Jitendra Nath Ghosh since deceased

7) Anil Kumar Ghosh since deceased

Two daughters

1) Durga Moni Ghosh
2) Megha Mala ghosh

as the legal heirs, successor and representative and joint owners of Late Atoremoni Ghosh and Bhutnath Ghosh in respect **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which is lying and situated at 12/1, Gurupada Halder Road, Police Station Kalighat, within the limits of the Kolkata municipal Corporation under Ward No. 083 Kolkata-700026 thereof.

AND WHEREAS said Bholonath Ghosh died intestate as bachelor leaving behind surviving his six brothers and two sisters as the legalheirs, successor and representative of Late Bholonath Ghosh.

AND WHEREAS Prafulla Chandra Ghosh died intestate with two marriage first wives Sunanda Ghosh and second wife Ranubala Ghosh died intestate leaving behind surviving theirs five sons as follows:

1) Bula Ghosh since deceased as bachelor
2) Anath Ghosh since deceased
3) **Ajit Ghosh**
4) **Tarak Ghosh**
5) **Amit Ghosh**

Three daughters

1) **Mukti Ghosh**
2) **Ila Ghosh**
3) Krishna Ghosh since deceased

as the legal heirs, successor and joint owners representative of Late Prafulla Chandra Ghosh and Sunanda Ghosh in respect **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which islying and situated at 12/1, Gurupada Halder Road, Police Station Kalighat, within the limits of the Kolkata municipal Corporation under Ward No. 083 Kolkata-700026 thereof.

AND WHEREAS Bula Ghosh died intestate as bachelor leaving behind surviving his legal heirs as follows:

Four brothers:

1) Anath Ghosh since deceased
2) **Ajit Ghosh**
3) **Tarak Ghosh**
4) **Amit Ghosh**

Three sisters

4) **Mukti Ghosh**
5) **Ila Ghosh**
6) Krishna Ghosh since deceased

as the legal heirs, successor and joint owners representative of Late Bula Ghosh in respect **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which is lying and situated at 12/1, Gurupada Halder Road, Police Station Kalighat, within the limits of the Kolkata municipal Corporation under Ward No. 083 Kolkata-700026 thereof.

AND WHEREAS Anath Ghosh died intestate and his wife Sunanda Ghosh died intestate leaving behind surviving their only daughter Soma Halder as the as the legal heirs, successor and joint owners representative of Late Anath Ghoah and Sunanda Ghosh in respect **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which islying and situated at 12/1, Gurupada Halder Road, Police Station Kalighat, within the limits of the Kolkata municipal Corporation under Ward No. 083 Kolkata-700026 thereof.

AND WHEREAS Krishna Ghosh died intestate and her husband Anil Ghosh died intestate leaving behind surviving their legalheirs as follows:

one son and one daughter

1)Atanu Ghosh

2) Antara Ghosh

as the legal heirs, successor and joint owners representative of Late Krishna Ghosh and Late Anil Ghosh in respect **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which is lying and situated at 12/1, Gurupada Halder Road, Police Station Kalighat, within the limits of the Kolkata municipal Corporation under Ward No. 083 Kolkata-700026 thereof.

AND WHEREAS Santosh Ghosh died intestate on and his wife Bimala Ghosh died intestate leaving surviving their one son Malay Ghosh and one daughter Mridula Ghosh legalheirs as the legal heirs, successor and joint owners representative of Late Santosh Ghosh and Bimala Ghosh in respect **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which is lying and situated at 12/1, Gurupada Halder Road, Police Station Kalighat, within the limits of the Kolkata municipal Corporation under Ward No. 083 Kolkata-700026 thereof

AND WHEREAS Malay Ghosh died intestate leaving behind surviving his legal heirs as follows:-

1) **Chhabi Ghosh (wife)**
2) **Mohua Ghosh (daughter)**

as the legal heirs, successor and joint owners representative of Late Santosh Ghosh and Bimala Ghosh in respect **ALL THAT** piece and parcel of land measuring about 2 Cottahs 12 Chittacks a little more or less which is lying and situated at 12/1, Gurupada Halder Road, Police Station Kalighat, within the limits of the Kolkata municipal Corporation under Ward No. 083 Kolkata-700026 thereof.

AND WHEREAS Mridula Ghosh died intestate and her husband Sibabrata Ghosh predeceased leaving behind surviving their only one son **Saptarshi Ghosh** as the as the legal heirs, successor and joint owners representative of Late Mridula Ghosh and Sibabrata Ghosh.

AND WHEREAS Manicklal Ghosh died intestate on and his wife Fullara Ghosh died intestate leaving behind surviving theirs one son **Tapan Ghosh** and one daughter **Nita Das** as the legalheirs, successor and representative of Late legalheirs Manicklal Ghosh and Fullara Ghosh.

AND WHEREAS Indu Bhushan Ghosh died intestate and his wife Tarulata Ghosh died intestate leaving behind surviving their only one son Samir Ghosh as the legal heirs, successor and joint owners representative of Late Indu Bhushan Ghosh and Tarulata Ghosh.

AND WHEREAS said Samir Ghosh died intestate as issue less leaving behind surviving his wife **Manju Ghosh** as the legal heirs, successor and joint owners representative of Late Samir Ghosh.

AND WHEREAS Jitendra Ghosh died intestate and his wife Kanaklata Ghosh died intestate leaving behind surviving their one son Mohit Ghosh one daughter Madhabi Ghosh as the legal heirs, successor and joint owners representative of Late Jitendra Ghosh and Kanaklata Ghosh.

AND WHEREAS said Mohit Ghosh died intestate and his wife Satarupa Ghosh died intestate leaving behind surviving their legal heirs as follows:-

1) **Sandeep Ghosh (son)**
2) **Sambhiak Ghosh (son)**

as the legal heirs, successor and joint owners representative of Late Mohit Ghosh and Late Satarupa Ghosh

AND WHEREAS Anil Kumar Ghosh died intestate and his wife Rekha Ghosh died intestate behind surviving theirs one son **Somnath Ghosh** and one daughter **Minati Ghosh** as the legal heirs, successor and joint owners representative of Late Anil Kumar Ghosh and Late Rekha Ghosh.

AND WHEREAS Durga Moni Ghosh died intestate and her husband Sudhir Chandra Ghosh died intestate leaving behind surviving their legalheirs as follows:-

1) Jagannath Ghosh (son) since deceased
2) **Subir Kumar Ghosh**(son)
3) **Prabir Ghosh(son)**
4) **Jharna Ghosh(daughter)** since deceased
5) **Shanti Ghosh(daughter)** since deceased
6) **Sandhya Ghosh(daughter)**
7) **Aparna Ghosh(daughter)**

as the legal heirs, successor and joint owners representative of Late Durga Moni Ghosh and Late Sudhir Chandra Ghosh.

AND WHEREAS Jharna Ghosh died intestate as bachelor and Shanti Ghosh died intestate as bachelor leaving behind surviving their three brothers Jagannath Ghosh, Subir Kumar Ghosh, Prabir Ghosh and two sisters Sandhya Ghosh, Aparna Ghosh as the legalheirs, successor of Late Jharna Ghosh and Shanti Ghosh.

AND WHEREAS Jaganath Ghosh died intestate leaving behind surviving his wife **Smiritikana Ghosh** and one daughter **Payel Ghosh** as the legal heirs, successor and joint owners representative of Late Jaganath Ghosh

AND WHEREAS Meghamala Ghosh died intestate and her husband Rabindra Nath Ghosh died intestate leaving behind surviving theirs legalheirs as follows:-

1) **Uttam Kumar Ghosh(son)**
2) **Madhumala Bhore(daughter)**
3) **Mamata Ghosh(daughter)**
4) **Manju Ghosh(daughter)**
5) **Mala Nandi(daughter)**
6) **Kabari Ghosh(daughter)**

as the legal heirs, successor and joint owners representative of Late Meghamala Ghosh and Late Rabindra Nath Ghosh.

AND WHEREAS by the virtue of the inheritance the Vendor became the joint owners **ALL THAT** piece and parcel of land measuring undivided 1/56 share i.e. 35.35 sqft. out of 2 Cottah 12 Chittaks 00 sq. ft. together with the old dilapidate 100 years three storied building each floor 700sq.ft. total 2100sq.ft. more or less standing thereon which is lying and situated at Premises No.12/1, Gurupada Halder Road, within the limits of the Kolkata Municipal corporation under Ward No. 083, Kolkata 700026 hereof.

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** the **said property** at total consideration of **Rs.1,42,857/-(Rupees one Lakh fourty two thousand eight hundred and fifty seven)** only free from all encumbrances, mortgageens, attachments, on the terms and conditions mentioned herein

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,42,857/-Rupees one Lakh fourty two thousand eight hundred fifty seven)** only paid by the Purchaser to the Vendor on or before the execution of these ,presents (the receipt whereof the Vendor doth hereby admit and acknowledge and upon the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchasers as also the said property) the Vendors with the consent and do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchasers **ALL THAT** piece and parcel of land measuring undivided 1/56 share i.e. 35.35 sqft. out of 2 Cottah 12 Chittaks 00 sq. ft. together with the old dilapidate 100 years three storied building each floor 700sq.ft. total 2100sq.ft. more or less standing thereon which is lying and situated at Premises No.12/1, Gurupada Halder Road, within the limits of the Kolkata Municipal corporation under Ward No. 083, Kolkata 700026, more fully and particularly described in the schedule hereunder written hereinafter collectively called as the said property TOGETHERWITH all sewers,

areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendors into upon or in respect of the said property and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the said property or any part thereof which now are or is or at any time or times hereafter may in the possession, custody, power or control of the Vendor or her heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR AND THE PURCHASER DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-

a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the said property hereby sold, granted, transferred and conveyed or

expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

b) That the Purchaser received from the Vender all the documents of title including in course of investigation thereof and the vendor always co owners with themselves regarding the Schedule mentioned property hereunder.

c) That the Purchaser and its successor(s), successors and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said property** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or his Predecessor-in-Title.

d) That the **said property** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendors or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

e) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said property** or any part thereof from under or in trust for the Vendor or from or under any of her Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for

further better and more perfectly assuring the land comprised at the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

f) That no part of the **said property** being conveyed under these presents is vested with Government or Semi-Government Authority and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid.

g) That the Vendor has simultaneously with execution of this deed of conveyance handed over and produced the documents of title and other related papers in original relating to the **said property** to the Purchasers for evidencing of title in respect of the **said property**.

h) That the Vendor doth hereby agree to pay the outstanding KMC taxes if anything or other due and payable by the Vendor or any of their in respect of the **said property** up to the date of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring undivided 1/56th share i.e. 35.35.ft. out of 2 Cottah 12 Chittaks 00 sq. ft. together with the old dilapidate 100 years three storied building each floor 700sq.ft. total 2100sq.ft. more or less standing thereon which is lying and situated at Premises No.12/1, Gurupada Halder Road, within the limits of the Kolkata Municipal corporation under Ward No. 083, Kolkata 700026 And the property is butted and bounded by as follows:

On The North : Premises No. 20, Fakir Halder Lane,

On The East : Fakir Halder Lane,

On The South: Halder Para Road now Gurupada Halder Road,

On The West : Premises No. 12B, Gurupada Halder Road,

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **partied** at Kolkata

L.T.I of Ila Ghosh

Witnesses :

1.

of- Shubha Patra

L.T.I A

SIGNATURE OF THEOWNER/ VENDOR

2. Sirat Mondal
Bali Mewari
Kolkata-HOW-13

SIGNATURE OF THE PURCHASER

Drafted by me, Read over and explained by me in Bengali language.

Ashok Das
Advocate
Alipore Police Court
Kolkata-700027
F-663/09

MEMO OF CONSIDERATION

RECEIVED from and within named Purchaser/Purchasers the sum of **Rs.1,42,857/-(Rupees one Lakh fourty two thousand eight hundred and fifty seven)** only cheque in the following manner :

Sl.	Date	Drawn on	By Cheque	Amount/Rs
1	26/02/22	Cash		Rs. 1,42,857/-

Rs.1,42,857/-(Rupees one Lakh fourty two thousand eight hundred and fifty seven) only

WITNESSES:

1. Shubha Pattnaik.
   Garia, Kol-152

(2) Krishnendu Mondal
Garia, Kol-084

L.T.I of Ila Ghosh by the pen of Shubha Pattnaik

SIGNATURE OF THE OWNER/VENDOR

L.T.I of Ila Ghosh by pen of Shubha Pattnaik

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 241856 to 241884

being No 160306867 for the year 2022.

Seal of the District Sub-Registrar III, South 24 Parganas

Digitally signed by DEBASISH DHAR
Date: 2022.05.10 15:42:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/10 03:42:25 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)