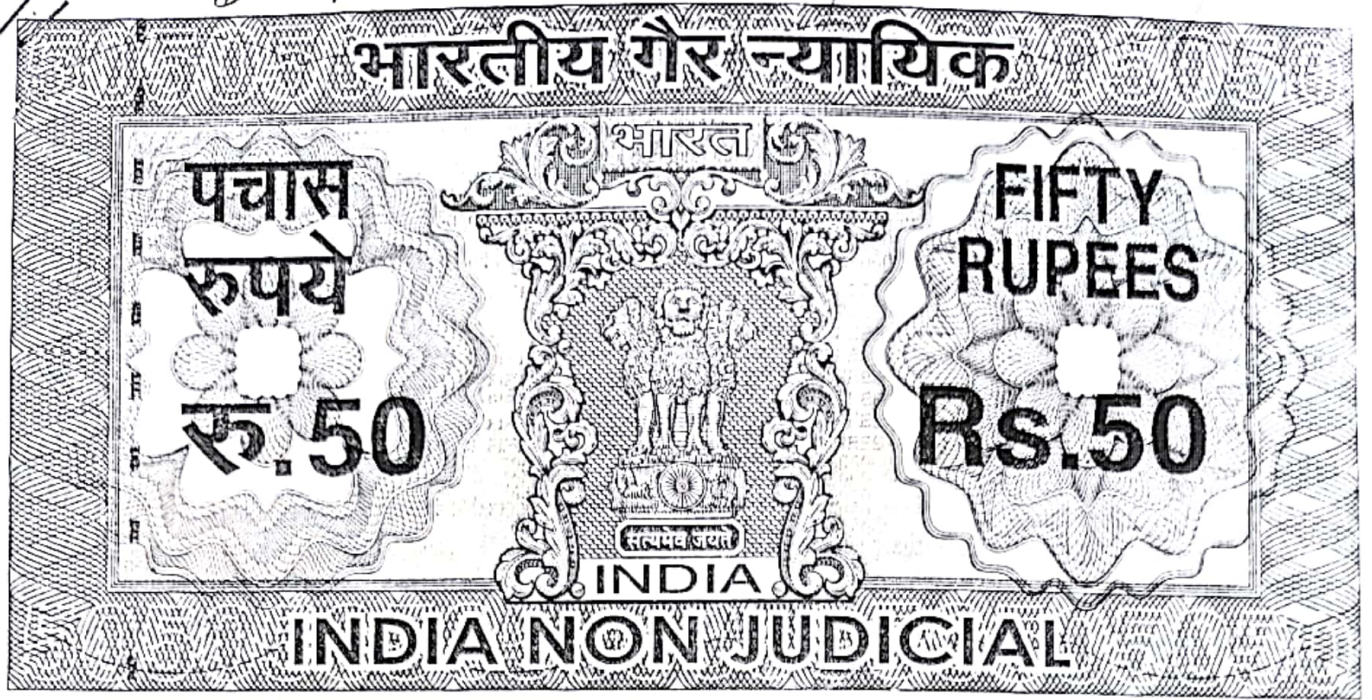


5605/15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 964668

07/07/15
 12:34
 R-1000091003/15

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

Addl. District Sub-Registrar
 Behala, South 24 Parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 7th day of July Two Thousand Fifteen (2015)

BETWEEN

Arindam Ghosh

Amar Nath Bose

situated under Mouza Dakshin Behala, Collectory Mouza No. 501,

Serial No. 3892 Date 13 MAY 2015

Name D. K. Das

Address

Advocate Allpore Judges' Court
Kolkata- 700 027

5.0/-

Advocate Allpore Judges' Court, 24 Pgs (S)

Stamp

Vendor Signature



A.D.S.R. Behala
7 JUL 2015
Dist. South 24 Pgs.




Manotosh Porei
S/o Late Mohon Parui
59 A Sankarhat Lane,
P.O - Sarisua,
P.S - Thakurpukur,
KOL-61
Sarisua

Seller, Buyer and Property Details

Seller & Buyer Details

Seller Details

Name, Address, Photo, Finger print and Signature

SL No.			
1	<p>Shri Amar Nath Bose Son of Late Kangali Charan Bose 33, Jadav Ghosh Road, P.O:- Sarsuna, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BGKPB3425R, Status : Self Date of Execution : 07/07/2015 Date of Admission : 07/07/2015 Place of Admission of Execution : Office</p>	 7/7/2015 12:59:25 PM hrs	 LTI 7/7/2015 12:59:31 PM hrs
	 7/7/2015 12:59:58 PM hrs		

Buyer Details

Name, Address, Photo, Finger print and Signature

No.

1 M/s. G. D. Construction
310/1, Jadav Ghosh Road, P.O:- Sarsuna, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700061
PAN No. AALFG7827J,
Status : Organization
Represented by representative as given below:-

1(1)

Shri Arindam Ghosh, Authorised Signatory
Son of Shri Dilip Ghosh
1/23, Fakir Ghosh Lane, P.O:- I S I, P.S:- Baranagar,
Kolkata, District:-North 24-Parganas, West Bengal, India,
PIN - 700108
Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No. AEMPG9748P,
Status : Representative
Date of Execution : 07/07/2015
Date of Admission : 07/07/2015
Place of Admission of Execution : Office



7/7/2015 1:00:13 PM
hrs



LTI
7/7/2015 1:00:17 PM
hrs

Arindam Ghosh

7/7/2015 1:00:31 PM hrs

B. Identifire Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Monotosh Parui Son of Late Mohan Parui 59 A, Sarkarhat Lane, P.O:- Sarsuna, P.S:- Thakurpukur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Amar Nath Bose, Shri Arindam Ghosh	 7/7/2015 1:00:53 PM hrs

C. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadab Ghosh Road, , Premises No. 80A, Ward No: 126	2055 Sq Ft	15,00,000/-	22,83,334/-	Proposed Use: Bastu, Property is on Road
L2	District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadab Ghosh Road, , Premises No. 80A, Ward No: 126	150 Sq Ft	2,00,000/-	6,66,668/-	Proposed Use: Commercial use, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	22,83,334/-	Structure Type: Structure
	Floor 0	100 Sq Ft.		30,000/-	Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S2	On Structure S2	150 Sq Ft.	0/-	22,83,334/-	Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete
	Floor 0	150 Sq Ft.	70,000/-	1,12,500/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Shri Amar Nath Bose	M/s. G. D. Construction	4.70938	100
L2	Shri Amar Nath Bose	M/s. G. D. Construction	0.343751	100

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Shri Amar Nath Bose	M/s. G. D. Construction	100 Sq Ft	100
S2	Shri Amar Nath Bose	M/s. G. D. Construction	150 Sq Ft	100

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Dipak Kumar Das
Address	69/2, Jadav Ghosh Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061
Applicant's Status	Advocate

Office of the A.D.S.R. BEHALA, District: South 24-Parganas

Endorsement For Deed Number : I - 160705286 / 2015

Query No/Year	16071000091003/2015	Serial no/Year	1607005605 / 2015
Deed No/Year	I - 160705286 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Arindam Ghosh	Presented At	Office
Date of Execution	07-07-2015	Date of Presentation	07-07-2015

Remarks

On 01/06/2015

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 30,92,502/-

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 07/07/2015

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.

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

Presented for registration at 12:34 hrs on : 07/07/2015, at the Office of the A.D.S.R. BEHALA by Shri Arindam Ghosh .

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

Execution is admitted on 07/07/2015 by

Shri Amar Nath Bose, Son of Late Kangali Charan Bose, 33, Jadav Ghosh Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, By caste Hindu, By Profession Service

Indetified by Monotosh Parui, Son of Late Mohan Parui, 59 A, Sarkarhat Lane, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, By caste Hindu, By Profession Service

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

Execution is admitted on 07/07/2015 by

Shri Arindam Ghosh, Authorised Signatory, M/s. G. D. Construction , 310/1, Jadav Ghosh Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061

oy Monotosh Parui, Son of Late Mohan Parui, 59 A, Sarkarhat Lane, P.O: Sarsuna, Thana:
pukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, By caste
u. By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,019/- (A(1) = Rs 34,012/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 34,019/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,560/- and Stamp Duty paid by Draft Rs 1,85,750/-, by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 964668, Purchased on 13/05/2015, Vendor named Bidyut Kr Saha.

Description of Draft

1. Rs 38,750/- is paid, by the Draft(other) No: 614962000405, Date: 06/07/2015, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.
2. Rs 49,000/- is paid, by the Draft(other) No: 614959000405, Date: 06/07/2015, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.
3. Rs 49,000/- is paid, by the Draft(other) No: 614960000405, Date: 06/07/2015, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.
4. Rs 49,000/- is paid, by the Draft(other) No: 614961000405, Date: 06/07/2015, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
ntered in Book - I
ume number 1607-2015, Page from 38269 to 38286
eing No 160705286 for the year 2015.



Digitally signed by ASISH GOSWAMI
Date: 2015.07.14 10:29:06 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 14/07/2015 10:29:06 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

SRI AMAR NATH BOSE, (PAN BGKPB3425R) son of Late Kangali Charan Bose, by faith - Hindu, by occupation - Service, residing at 33, Jadav Ghosh Road, P.O. - Sarsuna, P.S. - Thakurpukur, Kolkata - 700 061 hereinafter called the "**VENDOR/ LANDOWNER /FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed mean and include his respective heirs, executors, administrators, representatives and assigns), of the **ONE PART**;

AND

M/S G.D. CONSTRUCTION (PAN AALFG7827J) a Partnership Firm having its office at 310/1, Jadav Ghosh Road, P.O. - Sarsuna, Police Station - Thakurpukur, Kolkata - 700 061 represented by its Partners **(1) SRI DILIP GHOSH**, (PAN ADHPG9266E) son of Felu Ram Ghosh of 1/23, Fakir Ghosh Lane, P.O. - ISI, Police Station - Baranagar, Kolkata. - 700 108 **(2) SRI ARINDAM GHOSH**, (PAN AEMPG9748P) son of Sri Dilip Ghosh of 1/23, Fakir Ghosh Lane, P.O. - ISI, Police Station - Baranagar, Kolkata - 700 108 **(3) SRI KAUSHIK GHOSH**, (PAN ADZPG4644A) son of Late Shanti Ranjan Ghosh of 171/16, Roy Bahadur Road, P.O. & P.S. - Behala, Kolkata - 700 034 and **(4) SMT. KAKALI DEY** (PAN AWWPD5570G) wife of Sri Sushil Kumar Dey, by religion-Hindu, by occupation - Housewife, residing at 201/17, Talpukur Road, P.O. - Sarsuna, Police Station - Thakurpukur, Kolkata-700061 hereinafter jointly called and referred to as the **BUILDER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representative, administrators, executors and assigns) being represented by its Attorney and Authorized Signatory **SRI ARINDAM GHOSH**, (PAN AEMPG9748P) son of Sri Dilip Ghosh of 1/23, Fakir Ghosh Lane, P.O. - ISI, Police Station - Baranagar, Kolkata - 700 108 of the **OTHER PART**;

WHEREAS the Vendor herein is the owner of **ALL THAT** piece and parcel of land measuring 3 Cottahs 1 Chittak more or less lying and situated under Mouza Dakshin Behala, Collectory Touzi No. 351, Pargana Balia, J. L. No. 16, R.S. No. 81, Khatian No. 503 of Dag No. 427, within the Jurisdiction of Behala presently under

Arindam Ghosh

Amar Nath Bose

Thakurpukur P.S. within the local limits of K.M.C. (S.S. Unit) under Ward No. 126, Borough - XIV, P.S. - Thakurpukur in the District of South 24 Parganas by way of partition and said deed was registered on 20.12.1983 in the office of D.R. Alipore, recorded in Book No. I, Volume No. 434, Pages 264 to 280 being No. 16776 for the 1983 free from all encumbrances.

AND WHEREAS said Amar Nath Bose while seized and possessed of the said property he mutated his name before the concern authority of the Kolkata Municipal Corporation (S.S. Unit) in Ward No. 126 and the property known and numbered as 80A, Jadav Ghosh Road being Assessee No. 41-126-06-0080-5 free from all encumbrances.

AND WHEREAS thus the present Vendor herein thus lawfully and absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring 3 Cottahs 1 Chittak more or less lying and situated under Mouza Dakshin Behala, Collectory Touzi No. 351, Pargana Balia, J. L. No. 16, R.S. No. 81, Khatian No. 503 of Dag No. 427, within the Jurisdiction of Behala presently under Thakurpukur P.S. within the local limits of K.M.C. (S.S. Unit) under Ward No. 126, Borough - XIV, P.S. - Thakurpukur in the District of South 24 Parganas and the property known and numbered as Premises No. 80A, Jadav Ghosh Road being Assessee No. 41-126-06-0080-5 free from all encumbrances.

AND WHEREAS the Vendor decided to sell **ALL THAT** piece and parcel of land measuring 3 Cottahs 1 Chittak more or less lying and situated under Mouza Dakshin Behala, Collectory Touzi No. 351, Pargana Balia, J. L. No. 16, R.S. No. 81, Khatian No. 503 of Dag No. 427, within the Jurisdiction of Behala presently under Thakurpukur P.S. within the local limits of K.M.C. (S.S. Unit) under Ward No. 126, Borough - XIV, P.S. - Thakurpukur in the District of South 24 Parganas and the property known and numbered as Premises No. 80A, Jadav Ghosh Road being Assessee No. 41-126-06-0080-5 land morefully and particularly described in the Schedule hereunder written to the Purchaser for a total consideration of Rs. 18,00,000/- (Rupees Eighteen Lac) only.

Amar Nath Bose

Aindam Ghosh

AND WHEREAS the Vendor is thus desirous of selling the property at or for a total consideration of Rs. 18,00,000/- (Rupees Eighteen Lac) only.

AND WHEREAS the Purchaser herein upon going through the papers and documents relating to the said property has agreed to purchase the entire property at or for a total consideration of Rs. 18,00,000/- (Rupees Eighteen Lac) only description of which morefully and particularly described in the Schedule hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 18,00,000/- (Rupees Eighteen Lac) only well and truly paid by the Purchaser to the Vendor at or before the execution of this presents and that being the full consideration money of the said land (the receipt whereof the Vendor do hereby admit and acknowledge as per memo of consideration hereunder written) and of and from the payment of the same and every part thereof the Vendor do hereby acquit, release and forever discharge in favour of the Purchaser as well as grant, transfer, convey, sell, assure and assign unto the Purchaser **ALL THAT** piece and parcel of land measuring 3 Cottahs 1 Chittak more or less lying and situated under Mouza Dakshin Behala, Collectory Touzi No. 351, Pargana Balia, J. L. No. 16, R.S. No. 81, Khatian No. 503 of Dag No. 427, within the Jurisdiction of Behala presently under Thakurpukur P.S. within the local limits of K.M.C. (S.S. Unit) under Ward No. 126, Borough - XIV, P.S. - Thakurpukur in the District of South 24 Parganas and the property known and numbered as Premises No. 80A, Jadav Ghosh Road being Assessee No. 41-126-06-0080-5, which is more fully and particularly described the Schedule hereunder written and delineated in the plan annexed hereto and depicted by **RED** border lines therein **OR HOWSOEVER** the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded called, known, numbered, described or distinguish **TOGETHER WITH** all paths, passages, ways, ditches, hedges bushes, passages, ways, whatsoever and all other former and ancient rights.

Aindam Ghosh

Aman Nath Bose

benefits, privileges, advantages, easements, appearances and appurtenances whatsoever the said land belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and the remainder or remainders and the rents, issues and profits thereof **AND** all the estate right, title, interest claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land and every part thereof which he acquired /obtained by way of purchase **AND** all the deeds, pattahs, muniments, writings and evidences of title whatsoever which exclusively relates to the said land or every part thereof which now are in the custody, power control or possession of Vendor **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the Purchaser absolutely forever free from all encumbrances.

AND THE VENDOR COVENANT WITH THE PURCHASER as follows :-

THAT the Vendor after being the owner of the said property now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land and hereditaments, hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and delivered vacant and peaceful possession of the said land to the Purchaser simultaneously with the execution of this presents **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and pay annual subscription to the society, rents to the Collector, get her name mutated and or recorded in the office of the Collector, as well as in other relevant offices and receive the rents issues and profit thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor and that free and clear, clearly and absolutely acquitted, exonerated, discharge saved, harmless and keep the Purchaser indemnified

Amar Nath Bore
Ainclam Ghosh

from or against all charges and encumbrances, (if any) created by the Vendor in respect of the property morefully described in the Schedule below.

THE Vendor also declare that the land hereby sold have not been leased, mortgaged, sold nor in any way transferred by him earlier.

If any error or omission is found to have taken place or transpired in this deed in future the Vendor shall at the cost and request of the Purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/declaration in favour of the Purchaser their heirs, executors, administrators, representative, successors and assigns.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 3 Cottahs 1 Chittak more or less alongwith R.T.S. residential structure measuring about 100 sq.ft. and R.T.S. commercial structure measuring about 150 sq.ft. lying and situated under Mouza Dakshin Behala, Collectory Touzi No. 351, Pargana Balia, J. L. No. 16, R.S. No. 81, Khatian No. 503 of Dag No. 427, within the Jurisdiction of Behala presently under Thakurpukur P.S. within the local limits of K.M.C. (S.S. Unit) under Ward No. 126, Borough - XIV, P.S. - Thakurpukur in the District of South 24 Parganasand the property known and numbered as Premises No. 80A, Jadav Ghosh Road being Assessee No. 41-126-06-0080-5 **TOGETHERWITH** all easement rights, benefits, facilities, advantages and appurtenances attached to the said property which is delineated Red colour in the MAP or PLAN annexed hereto which is butted and bounded by:-

ON THE NORTH : House of Shivapada Mukherjee
ON THE SOUTH : Common passage,
ON THE EAST : Property of Binapani Mitra
ON THE WEST : Jadav Ghosh Road. /

Arindam Ghosh

Amar Nath Bose

IN WITNESS WHEREOF the Vendor and the Purchaser hereunto set and subscribed their respective hands on the day, month and year first above written after going through the contents and understanding the meaning thereof and being fully satisfied with the same which is written strictly under their instruction.

WITNESSES :

1. Mahabadi Puri
59/A Sawikart hat daze
1402-61

Aman Malik Bora
SIGNATURE OF THE VENDOR

2. Swapan Ghosh.
35, Jeeab Ghosh Rd.
Kolkata - 70061

Ainam Ghosh **G.D. CONSTRUCTION**
SIGNATURE OF THE PURCHASER
Partner

Drafted by :

Debat Kumar

Advocate
Alipore Judges' Court,
Kolkata - 700 027

Computer Print by:

S. Biswas
(Hon.)

MEMO OF CONSIDERATION

Received from the within named of the Purchaser the within mentioned sum of Rs. 18,00,000/- (Rupees Eighteen Lac) only as full and final consideration money for the said property hereby conveyed in full satisfaction .

MODE OF PAYMENT

By Cash/Cheque

- ① Rs - 1,00,000/- (Rupees one lakh) only, by cash on - 19/01/2015
- ② Rs - 1,00,000/- (Rupees one lakh) only, by cheque no:- 104017, dt - 19/01/15 at Axis Bank Ltd, Durgam Branch, Kolkata.
- ③ By Cash - Rs 1,00,000/- in the month of May 2015 (Rupees one lakh)
- ④ Rs 15,00,000/- (Rupees Fifteen Lakhs) only vide cheque no 104043 dt 7-7-2015 drawn on Axis Bank, Durgam Branch

TOTAL Rs. 18,00,000/-

(Rupees Eighteen Lac) only

WITNESSES:

1. Maratosh Patil
59/A 307/1st habdane
KOL + 61
2. Swapan Ghosh.
35, Jadao Ghosh Rd -
Kolkata - 700061.

Amar Nath Bax
SIGNATURE OF THE VENDOR

DEED PLAN

AT PREMISES NO.- 80A , JADAV GHOSH ROAD, UNDER K. M.C.
WARDNO-126, BOROUGH NO-XIV, KOLKATA-700061
P. S. -SARSUNA, DIST.- 24- PGS. (SOUTH). R.S. DAG NO-427 , R.S.KII.
NO-503 ,J.L. NO-16, R. S. NO-81, TOUZI NO -351, MOUZA-DAKSHIN BEHALA

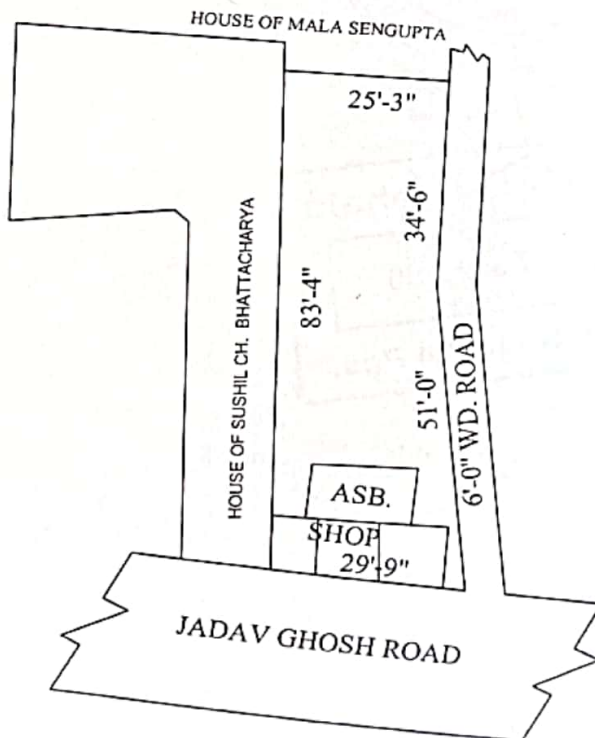
LAND AREA = 3 K.-1 CH.-0 SFT.(APP.)

ASB. SHOP COV. AREA -150 SFT.

ASB. RESIDENTIAL COV. AREA - SFT.

SHOWN IN RED COLOUR

NAME OF PURCHASER - M/S G.D. CONSTRUCTION



Anindam Ghosh

Anuranki Bose

Sunil Kumar Pal
Sunil Kumar Pal
Rrgd Planner of KMC
LBS - 11166

SIGN. OF L.B.S.

PHOTO

left hand

right hand

Thumb

1st finger

middle finger

ring finger

small finger

Name.....

Signature.....



left hand

right hand

Thumb

1st finger

middle finger

ring finger

small finger



Name.....

Signature Anindam Ghosh



left hand

right hand

Thumb

1st finger

middle finger

ring finger

small finger



Name.....

Signature Amor nalk Box

PHOTO

left hand

right hand

Thumb

1st finger

middle finger

ring finger

small finger

Name.....

Signature.....