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D-07167



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

027646

Additional Member Sub-Registrar  
 West Bengal  
 14 DEC 2007

U/S Section 17(1)(b) of the Indian Stamp Act, 1899  
 For Rs. 500/-  
 Paid by  
 14/12/07

DEED OF CONVEYANCE

VALUED AT RS. 3,50,000/-

VENDORS : (1) SMT. SUDESHNA CHATTERJEE  
 (2) SMT. DOYEL DASGUPTA ( CHATTERJEE ) & OTHERS

A N D

PURCHASER : SRI SWAPAN KUMAR SAHA

নং ৫৭৫- ০৬/১২/০৭ মূল্য ৫০০০

ক্রয়ের নাম  
পাং  
ক্রয় ভেডার স্বাক্ষর  
বিধান নগর (প'ট'লেব (সিটি) এ. ডি. এস. অর  
মেট স্টাম্প জয় তার  
চালান নং মেট কত টাকা খরিদ

Shri Hom Chowdhury  
Advocate  
High Court Calcutta

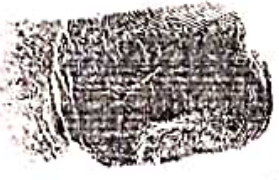
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শ্রীজাবী বামাকশুব ভেডার মিতা দত্ত /  
Sudeshna Chatterjee



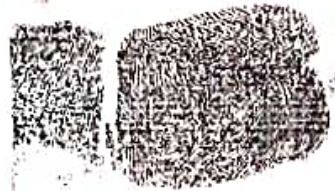
✓  
3592

Sudeshna Chatterjee



✓ 8593

Joyel Chatterjee



✓ 3591

Sarojan Kumar Saha



Sarjan Dutt  
S/o Late Gagan Ch. Dutt  
17A, Jugipara Bye Lane  
1st Floor  
Kolkata-700006.

Additional District Sub-Registrar  
Kolkata (Dail Lake)

14 DEC 2007



1

**DEED OF CONVEYANCE**

**THIS INDENTURE OF SALE** made on this the 14th day of December Two Thousand and Seven **B E T W E E N** (1) **SMT. SUBHA DUTT**, wife of Sri Goutam Dutt, by occupation – Retired Teacher and (2) **SRI RAHUL DUTTA**, son of Sri Goutam Dutt, by occupation – Medical Practitioner, No. 3 & 4 both residing at 17/A, Jogipara Bye Lane, P. S. Narkeldanga, Kolkata – 700 006, (3) **SMT. SUDESHNA CHATTERJEE**, wife of Sri Prasun Chatterjee and (4) **SMT. DOYEL DASGUPTA (CHATTERJEE)**, daughter of Late Prasun Chatterjee, by occupation – Housewife, both residing at A4, Dreemland Apartment, 45A, Ananda Puri, D. Road of Central Road, P. O. Barrackpore, Dist. North 24-Parganas, all by faith – Hindu, hereinafter referred to and called 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 SWAPAN KUMAR SAHA**, son of Late Balaram Saha, by faith – Hindu, by occupation – Business, residing at BB-91, Salt Lake City, Sector – 1, Kolkata – 700 064, hereinafter referred to and called as the "**PURCHASER**" (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] One Subal Chandra Naskar owned and acquired a plot of land measuring an area of .0850 decimals lying and situated under Mouza – Mahishbathan, J. L. No. 18, R. S. No. 203, Touzi No. 3, 162, comprised in C. S. Dag No. 338, R. S. Dag No. 348, under C. S. Khatian No. 207, R. S. Khatian No. 215, 218, 246 within the jurisdiction of Salt Lake East Police Station, within the local limits of Bidhannagar Municipality, in the Dist. of North 24-Parganas by virtue of inheritance and in terms of Hindu Succession Act, 1956.

B] While seized and possessed of the aforesaid property, said Subal Chandra Naskar sold, conveyed and transferred the same measuring .0850 decimals unto the favour of one Sri Birendra Kumar Pramanick, Sri Pradyut Kumar Pramanick, Sri



Sukhe Sub



180 5/10  
20/10/07

Rahul Sub



180 5/4  
20/10/07

Additional District Sub-Registrar  
Bichannagar (Salt Lake Circle)

20 DEC 2007

Identified by  
Sub Registrar  
Adverts  
20/12/07



Additional District Sub-Registrar  
Bichannagar (Salt Lake Circle)

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Rathindra Kumar Pramanick, Sri Mohan Kumar Pramanick, Sri Sankar Kumar Pramanick, Sri Mohan Kumar Pramanick, Sri Sankar Kumar Pramanick and Sri Rabindra Kumar Pramanick by virtue of one Deed of Conveyance duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 64, pages 221 to 223, Being No. 5071, for the year 1968.

C) One Bancharam Naskar and Habul Naskar owned and acquired another plot of land measuring .0825 decimals situated under under Mouza – Mahishbathan, J. L. No. 18, R. S. No. 203, Touzi No. 3, 162, comprised in C. S. Dag No. 338, R. S. Dag No. 348, under C. S. Khatian No. 207, R. S. Khatian No. 215, 218, 246 within the jurisdiction of Salt Lake East Police Station, within the local limits of Bidhannagar Municipality, in the Dist. of North 24-Parganas, by virtue of inheritance and in terms of Hindu Succession Act, 1956.

D) While seized and possessed of the aforesaid property, said Bancharam Naskar and Sri Habul Naskar jointly sold, conveyed and transferred the same measuring .0825 decimals unto the favour of aforesaid Sri Birendra Kumar Pramanick and others by virtue of one Deed of Conveyance duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 115, pages 191 to 192, Being No. 8062 for the year 1968.

E) In that circumstances said Sri Birendra Kumar Pramanick and others became the absolute owners of the aforesaid property measuring an area of 017 decimals and during the period of L. R. Settlement said Birendra Kumar Pramanick recorded his name against L. R. Khatian No. K-231, Prodyut Kumar Pramanick recorded his name against L. R. Khatian No. K-198, Sri Rathindra Kumar Pramanick recorded his name against L. R. Khatian No. K-293, Mohan Kumar Pramanick recorded his name against L. R. Khatian No. K-267 and Sankar Kumar Pramanick recorded his name against L. R. Khatian No. K-324 and another Sri Rabindra Kumar Pramanick recorded his name against L. R. Khatian No. K-292 in respect of the property contained R. S. Dag No. 348.

In this connection, it is noted that one Sri Badal Naskar and Sri Mohan Naskar were the Bargadars and subsequently they have transferred their rights, title and interest over the same unto the favour of said Sri Birendra Kumar Pramanick and 5 (five) others by virtue of one Deed of Relinquishment duly registered before the Addl.





Dist. Sub-Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 43F, pages 19 to 24, Being No. 2226, for the year 1985.

F] While seized and possessed of the aforesaid property, said Sri Birendra Kumar Pramanick and five others collectively sold, conveyed and transferred a portion of the same measuring an area of 7 (seven) Cottahs 8 (eight) Chittacks unto the favour of the Vendors No. 1 & 2 Smt. Subha Dutt and Sri Rahul Dutt by virtue of a registered Deed of Conveyance duly registered in Addl. Dist. Sub-Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. 1, Vol. No. 30F, pages 499 to 508, Being No. 1567, for the year 1985, against valuable consideration mentioned thereon.

G] Since then the Vendors No. 1 & 2 herein are seized and possessed of and / or otherwise well and sufficiently entitled to the said property measuring 7 (seven) Cottahs 8 (eight) Chittacks more or less 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 others as they shall think, fit and proper.

H] Thereafter the said said Sri Birendra Kumar Pramanick and five others collectively sold, conveyed and transferred another portion of the same measuring area of 2 (Two) Cottahs 8 (eight) Chittacks unto the favour of Sri Prasun Chatterjee and Smt. Sudeshna Chatterjee by virtue of a registered Deed of Conveyance duly registered in Addl. Dist. Sub-Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. 1, Vol. No. 31F, pages 1 to 10, Being No. 1568, for the year 1985, against valuable consideration mentioned thereon.

I] After purchased the aforesaid property, said Prasun Chatterjee and Smt. Sudeshna Chatterjee recorded their names in the records of rights in respect of the aforesaid property and subsequently obtained L. R. Khatian No. 701 and 702, against R. S. Khatian No. 348 and paid govt. rents upto date against their names as absolute owners and occupiers thereof.

J] While seized and possessed of the aforesaid property, said Prasun Chatterjee died intestate leaving behind him his wife Smt. Sudeshna Chatterjee and only married daughter Smt. Doyel Dasgupta (Chatterjee) as his legal heirs and successors to his estate and in that circumstances the aforesaid legal heirs and successors of

deceased Prasun Chatterjee became the absolute owners of the aforesaid property measuring 2 (two) Cottahs 8 (eight) Chittacks by virtue of inheritance and in terms of Hindu Succession Act, 1956 and also by virtue of aforesaid Deed of Conveyance.

K] Since then the Vendors No. 3 & 4 herein are seized and possessed of and / or otherwise well and sufficiently entitled to the said property measuring 2 (two) Cottahs 8 (eight) Chittacks more or less 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 others as the Vendors shall think, fit and proper.

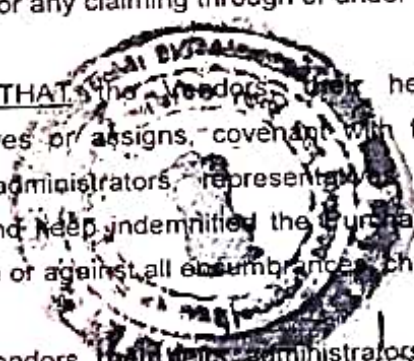
L] Now the Vendors 1 & 2 hereby jointly agreed to sell a piece or parcel of land measuring an area of 1 (one) Cottah 4 (four) Chittacks out of their total property measuring an area of 7 (seven) Cottahs 8 (eight) Chittacks and the Vendors No. 3 & 4 hereby jointly agreed to sell a piece or parcel of land measuring an area of 1 (one) Cottah 4 (four) Chittacks out of their total property measuring an area of 2 (two) Cottahs 8 (eight) Chittacks and the Purchaser hereby agreed to purchase ALL THAT the said two piece and parcel of plot of land measuring an area of 2 (two) Cottahs 8 (eight) Chittacks recorded as Sali lying and situated under Mouza – Mahishbathan, J. L. No. 18, R. S. No. 203, Touzi No. 3, 162, comprised in C. S. Dag No. 338, R. S. Dag No. 348, under C. S. Khatian No. 207, R. S. Khatian No. 215, 218, 246, within the jurisdiction of Salt Lake East Police Station, within the local limits of Bidhannagar Municipality, in the Dist. of North 24-Parganas, morefully mentioned in the Schedule hereinafter written at or for the total consideration of Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand) only, free from all sorts of encumbrances and for greater clearance for the said property, one SITE PLAN is annexed herewith and delineated in RED mark which will be treated as a part of this Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand) only paid by the Purchaser, as per Memo 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 the said two piece and parcel of plot of land measuring an area of 2 (two) Cottahs 8



(eight) Chittacks recorded as Sali lying and situated under Mouza – Mahishbathan, J. L. No 18, R. S. No. 203, Touzi No. 3, 162, comprised in C. S. Dag No 338, R. S. Dag No 348, under C. S. Khatian No. 207, R. S. Khatian No. 215, 218, 246, within the jurisdiction of Salt Lake East Police Station, within the local limits of Bidhannagar Municipality, in the Dist. of North 24-Parganas, morefully described in the Schedule hereinafter written and delineated in map or plan annexed hereto and therein bordered 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 claiming through or under them.
3. FURTHER THAT the Vendors, their heirs, executors, administrators, representatives or assigns, covenant with the Purchaser, his successors, executors, administrators, representatives or assigns to save harmless indemnify and keep indemnified the Purchaser, his heirs, administrators or assigns, free of against all encumbrances, charges and equities whatsoever.
4. THAT the Vendors, their heirs, administrators or assigns further covenant that the Vendors, they will at the request and cost of the Purchaser, his successors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and



Additional Public Sub-Registrar  
Bidhannagar (Salt Lake City)

14 DEC 2007



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.

5. THAT the Purchaser herein will be entitled to mutate his name in respect of the said property, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.
6. THAT the said property fully described in the Schedule hereinafter written stands retained by the Vendors through operation of family ceiling as envisaged in Chapter – II-B, West Bengal Land Reforms Act.
7. AND that the said property or any part or portion thereof or any interest therein has not vested in and / or are / is not acquire by the State of West Bengal Estate Acquisition Act, 1956 or statutory modification thereof or under the Urban Land Ceiling and Regulations Act, 1976 or any other law for the time being in force.
8. 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 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.

AND the Vendors delivers this day khas possession of the said property unto the Purchaser.

**- THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO -**

ALL THAT the said two piece and parcel of plot of land measuring an area of 2 (two) Cottahs 8 (eight) Chittacks recorded as Sali lying and situated under Mouza – Mahishbathan, J. L. No. 18, R. S. No. 203, Touzi No. 3, 162, comprised in C. S. Dag No. 338, R. S. Dag No. 348 under C. S. Khatian No. 207, R. S. Khatian No. 215, 218, 246, within the jurisdiction of Salt Lake East Police Station, within the local limits of Bidhannagar Municipality, in the Dist. of North 24-Parganas, which is butted and bounded as follows : -



ON THE NORTH BY  
ON THE SOUTH BY :  
ON THE EAST BY  
ON THE WEST BY

7  
Land of other  
vacant land  
: 20'-0" wide  
: 16'-0" wide

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. Goutam Datta  
17A, Jugipara Bye Lane  
1st Floor. Kolkata - 700006.
2. Debubata Banik  
BD-2, Salt Lake, Kol-64

Subhi Das  
Rahul Das

Dojol Chatterjee  
Sudeshna Chatterjee

SIGNATURE OF THE VENDORS.

Drafted by :-

Mr. Dilip Homchaudhury  
Advocate.

Sourjan Kumar Saha  
SIGNATURE OF THE PURCHASER



- MEMO OF CONSIDERATION -

RECEIVED a sum of Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand) only from the withinnamed Purchaser, being the full consideration money of the aforesaid land fully described in the Schedule hereinabove written and payment as per Memo below :-

- M E M O -

WITNESSES :-

1. Goutam Saha

2. Debnata Banik

Sukhi Das  
Rahul Das  
Joyel Chatterjee.  
Sudeshna Chatterjee

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SIGNATURE OF THE VENDORS

ATG












...RE OF THE  
AGENT/SELLER/  
...ER/CAJMENT  
WITH PHOTO

### UNDER RULE 44A OF THE I.R. ACT 1908


N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Surfan kumar Saha</i>	LH.					
	RH.					

ATTESTED :- *Surfan kumar Saha*

 <i>Sudeshna Chatterjee</i>	LH.					
	RH.					

ATTESTED :- *Sudeshna Chatterjee*

	LH.					
	RH.					












ATTESTED :- *Joyel Chatterjee.*



ATURE OF THE  
SENTANT/  
TANT/SELLER/  
YER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908


N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Richard D...</i>	LH.					
	RH.					

ATTESTED :- *Richard D...*

 <i>Subha D...</i>	LH.					
	RH.					

ATTESTED :- *Subha D...*

	LH.					
	RH.					

ATTESTED :-

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :1-07167 of :2007  
(Serial No. 10552, 2007)

On 14/12/2007

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 10 45 on :14/12/2007, at the Private residence by Sudeshna Chatterjee, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :14/12/2007 by

1. Subha Dutt, wife of Goutam Dutt, 17/a, Jogipara Bye Lane, Thana Narkeldanga, Pin 700006, By caste Hindu, by Profession : Retired Person
2. Rahul Dutta, son of Goutam Dutt, 17/a, Jogipara Bye Lane, Thana Narkeldanga, Pin 700006, By caste Hindu, by Profession : Private Service
3. Sudeshna Chatterjee, wife of Prasun Chatterjee, A4, Dreemland Apartment, 45a., By caste Hindu, by Profession : House wife
4. Doyel Dasgupta (Chatterjee, daughter of Late Prasun Chatterjee, A4, Dreemland Apartment, 45a., By caste Hindu, by Profession : House wife
5. Swapan Kr. Saha, son of Late Balaram Saha, Bb - 91, Salt Lake City, Sec - 1, Pin 700064, By caste Hindu, by Profession : Business

Identified By Goutam Dutt, son of Late Gagan Ch. Dutt 17 A, Jogipara Bye Lane 1st Floor Kolkata 700006 Thana: ., by caste Hindu, By Profession : Others

Name of the Registering officer : Nurul Amin Khan  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/12/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 838112/-

Certified that the required stamp duty of this document is Rs 50287 /- and the Stamp duty paid as: Impressive Rs- 5000

Name of the Registering officer : Nurul Amin Khan  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/12/2007

Admissibility(Rule 43)



[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal



Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-07167 of :2007  
(Serial No. 10552, 2007)

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Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9218/- on:20/12/2007

Deficit stamp duty

Deficit stamp duty : Rs 45310/- is paid by the draft no. :167165, Draft date:17/12/2007, Bank name:STATE BANK OF INDIA, Bikash Bhavan G.o.c., recieved on :20/12/2007.

Name of the Registering officer :Nurul Amin Khan  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal

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THE PLAN SHOWS THE PART OF R.S DAG NO-348, R.S KHATIAN NO-245, 215 & 218, J.L NO-18, R.S NO-203, TOUZI NO-147, MOUZA - MOHIS - BATHAN, PS-SALT LAKE, DIST-24 PGS(II).

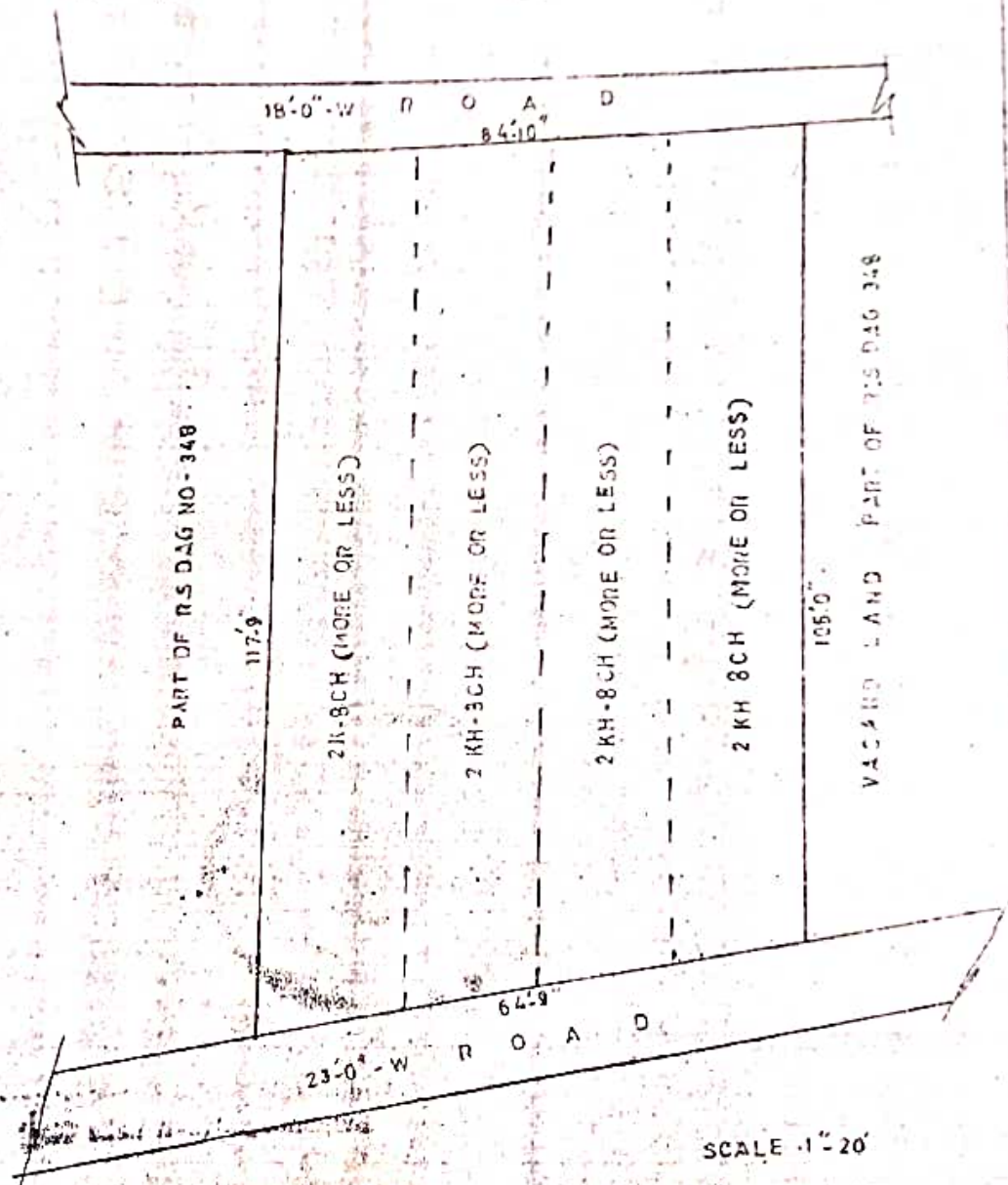
MENTION THE COLOUR BELOW THIS LAND.

*Sukhi Singh*  
*Rajesh Singh*  
*Doyal Chatterjee*  
*Sudeshna Chatterjee*

SIG OF VENDOR

*Suryan Kumar Saha*

SIG OF VENDEE







*[Handwritten signature]*

Additional District Sub-Registrar  
Bidhanagar (West Bengal)

20 DEC 2007