

A.R.A II

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DOCUMENT NO. ~~1-228~~
YEAR. 24.4.97

Govt. of West Bengal
Filing Form
Registration Directorate

BOOK NO.....
PAGE NO.....

DEED OF CONVEYANCE (Valued at Rs.1,50,000/-)	THIS DEED OF CONVEYANCE	Made this
25 th day of SEPTEMBER, One thousand Nine hundred & Ninety Six (1996),	BETWEEN	
(1) SM. NANDA DULALI PAUL, wife of Late Anil (cont)... Krishna Paul, by faith - Hindu, by occupation-Housewife,	(2) SRI SUDHANSU KUMAR PAUL, son of Late Radha Ballav Paul, (3) SRI SHYAM BARAN PAUL, son of Late Radha Ballav Paul, both by faith- Hindu, by occupation - Business, all residing at P - 798, Lake Town, Police Station- Dum Dum, District (North) 24-Parganas	hereinafter jointly referred to as the V E N D O R S (which term or expression unless excluded by or repugnant to the context shall be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART. A N D SRI PABITRA SAHA, son of Sri Profulla Kumar Saha, by faith - Hindu, by occupation - Business, residing at Contd.....P/3. (3) 15/8, Murari Pukur Road, Police Station - Manicktola, Calcutta - 700 067. hereinafter referred to as the P U R C H A S E R (which term or expression excluded by or repugnant to the context shall be deemed to include his heirs, executors, administrators, representative and assigns) of the OTHER PART
WHEREAS One Monsur Seikh, son of Rahamat Seikh residing of -para branch Road, P.S. Dum Dum, District 24-Parganas, during his lifetime, had been holding and possessing all that plots of land measuring .998 decimal of land in Dag No.209, .94 decimal of land in dag No.210, and .819 decimal of land in Dag No.211, under R.S. Khatian No.494 of Mouja - Dakshindari, Police Station - Lake Town (old Dum Dum) J.L. No.25, Touji No. 1298/2833, Contd.....P/4.	(4) District 24-Parganas and he had recorded his name in the record of settlement office and had been paying the annual rents. AND WHEREAS thereafter the said Monsur Seikh died intestate leaving his wife Musst. Khanta Bibi, her one son SK. Bhola & his two daughters namely (i) Musst. Achiran Bibi & (ii) Musst. Chhabiran Bibi, and no other heir or successor. AND WHEREAS by virtue of intestate succession, according to Muslim Law, the said Musst. Khanta Bibi & others had jointly acquired right, title, interest over the said property and they had been jointly possessing and enjoying the said property as joint owner thereof and they had recorded their names in the record of settlement Office as well as in the Assessment Register of South Dum Dum Municipality as owner of the said property and the said property has been recorded as premises No.15, JEB. Sarkar Street, in Municipal record. Contd.....P/5.	(5) AND WHEREAS the said Musst. Khanta Bibi & Ors. had

Nanda Dulali Paul
SIGNATURE OF PRESENTANT

SIGNATURE OF REGISTERING OFFICER

Nanda Dulali Paul

Price : 0.75 Paise

obtained sanctioned plan	from South Dum Dum Municipality (Plan No.93 dated 16.5.1-				
-963)	for raising dwelling house & structures thereon and constructed or built				
dwelling house having tiled & tin roof on a part thereof & they had been residing					
in the said house and paying the Municipal rates and taxes to Municipality as					
owner thereof AND WHEREAS by a deed of conveyance dated 24th day of May, 1965 and					
registered at Sub-Registration Office Cossipore Dum Dum in Book No.I, Volume No.					
pages	to	Deed No.4693 for the year	1965 and	made	
between the said Musst. Khanta Bibi & Others therein jointly described as Vendors					
of the one part and the Vendors herein, therein described as purchasers of the					
other part and for the consideration mentioned therein, the said Vendors				Contd..	
.....P/6		(6)	freely and absolutely sold,	transferr-	
-ed and conveyed All That plot of land measuring 11 (Eleven) Cottahs 8 (Eight)					
Chittaks with structures thereon being known as premises No.15, J.N.Sarkar Street,					
under South Dum Dum Municipality and comprises in Dgg No.209, 210, 211 under R.S.					
Khatian No.494 of Mouja Dakhindari under Police Station - Lake Town, District					
(North) 24-Parganas, Together with all rights thereto, unto the purchasers and					
possession of the said said property was delivered by the said Vendors unto the					
said purchasers, being the vendors herein. AND WHEREAS thus the Vendors have					
jointly acquired right, title, interest over the said property and the Vendors have					
duly recorded their names in the Assessment Register of South Dum Dum Municipality					
as owners thereof and have been paying the Municipal rates & taxes. Contd.....P/7					
(7)	AND WHEREAS the Vendors having agreed to sell the said				
premises morefully and particularly described in the Schedule hereunder written at					
a price of Rs.1,50,000/- (Rupees One Lakh fifty thousand only the purchaser having					
agreed to purchase the said premises free from all encumbrances, attachments, liens					
and charges at the said price. NOW THIS DEED WITNESSETH that :-Pursuant to the					
said Agreement for sale and in consideration of the sum of Rs.1,50,000/- (Rupees One					
Lakh fifty thousand only, well & truly paid by the Purchaser hereto of the Second					
Part to the Vendors hereto of the First part on or before the execution of THESE					
PRESENTS as per Memo below (the receipt whereof the Vendors hereto do and each of					
them doth as well as by the separate receipts of the same hereunder written admit and					
and acknowledge and of and from the payment of the same and every part thereof do					
hereby transfer, Contd...P/8.		(8)	release, acquit and discharge the		
purchaser hereto and the said premises) they, the vendors herein do and each of					
them doth hereby grant, transfer, sale, convey, assure and assign unto the purchaser					



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hereof	ALL THAT	the said	premises	morefully	and particularly	described in	the
Schedule	hereunder	written	and delineated	with RED	marks in the	Map of	Plan
annexed	hereto	TOGETHER	WITH	all structures,	fixtures, fittings,	sanitary, privy,	
boundary	wall	belonging	or appertaining	to the said	premises morefully	and parti-	
-cularly	described	in the	Schedule	hereunder	written or	HOWSOEVER	OTHERWISE
same	or any	part	thereof	is/are	or heretofore	were or was	or may
and	bounded,	called,	known,	numbered,	described	or distinguished	TOGETHER
ways,	paths	passages,	sewers,	drains,	water, water	courses, walls,	lights,
-ties,	privileges,	easements	right	of ways	profits, structures,	appendages	and
appertanances	whatsoever	to the	said	premises	and tenaments	and the	said
or any	part	thereof	belonging	or anywise	appertaining	to or with	thesame
part	thereof	usually	held,	used,	occupied	or enjoyed	or reputed
thereto	and the	reversion	and reversions,	remainders	or remainder	and all	the
estate,	rights,	title	and	Contd.....P/9.		(9)	interest.
claim	or	and	demand	whatsoever	at law	or equity	of the
or upon	the	said	premises	and hereditaments	and every	part	thereof
pattahs,	muniments,	instruments	of title	and writings	and evidences	of	title
whatsoever	unto	and to	the	use	of the	purchaser	herein
in	anywise	exclusively	relating	to	or concerning	the	said
-ments	and	premises	or any	thereof	which	now	are
possession	or	power	or	control	of the	said	Vendors
from	whom	they	or	any	of	them	may
HAVE	AND	TO	HOLD	the	said	land,	hereditaments,
granted	or	conveyed	or	expressed	or	intended	so
said	purchaser	herein	absolutely	forever	and	free	from
liens,	charges,	Debattor,	Mortgages,	claim,	lispendens	and	the
hereby	covenanta	with	the	purchasers	hereto	THAT	NOTWITHSTANDING
thing	whatsoever	by	the	said	Vendors	done,	committed
suffered	to	the	contrary,	the	said	Vendors	hereto
seized	and	possessed	of	or	otherwise	well	Contd.....P/10
(10)	and	sufficiently	entitled	to	the	said	land,
tenements,	and	premises	hereby	granted	and	conveyed	or
part	thereof	for	a	perfect	and	indefeasible	state
or	condition,	use	trust	or	other	thing	whatsoever
make	void	the	same	and	THAT	NOTWITHSTANDING	any
							such
							act,
							deed
							or
							things
							whatso-

Sudhanshu Kumar Paul

SIGNATURE OF PRESENTANT

SIGNATURE OF REGISTERING OFFICER

Nanda Dulali Paul

-soever	as aforesaid	the said vendors	have good right,	full power	and absolutely		
authority	to grant,	convey,	transfer	and dispose	of all and singular	the said land,	
message,	hereditaments,	tenements	and premises	hereby granted	and conveyed	or	
expressed	or intended	so to be unto	and to the use	of the purchaser	herein	the	
manner	aforesaid	and according	to the true intent	and	for any part thereof	on	in
trust	for	them,	the vendors	herein	shall	and	with
from	time	to	time	to	time	to	time
times	hereafter,	the request	and costs	of the	purchaser	herein	on
meaning	of THESE PRESENTS	and the	Purchaser	herein	shall and will	at all times	
hereafter	peaceably	and quietly	enjoy	the said property	belonging	to the Vendors	
herein	to the said land,	message,	structure,	errections,	hereditaments	and	
receipt,	profits	thereof	without	any lawful	eviction,	interruption,	claim
demand	whatsoever	from the Vendors	or any person	or persons	rightfully	or	
equitably	claiming	from under	origin trust	for them	or any person	Contd...P/11.	
		(11)	or	persons	whatsoever	AND THAT	free and clear,
freely	and clearly,	absolutely	discharged	and exonerated	or otherwise	by the Vendors	
hereto	and well	and sufficiently	saved,	defendant,	kept harmless	and indemnified	
from	or against	all former	and other	estate	and all manner	of claims	charges,
liens,	encumbrances,	attachments	and executions	whatsoever	made	done, executed	
occasioned	or suffered	by the Vendors	herein	ALL THAT	persons	having	or lawfully
or equitably	claiming	any estate	or interest	whatsoever	in the	said property	
belonging	to the vendors	herein	to the said	land, message,	hereditaments,	tene-	
-ments	and premises	and all appurtenances,	fittings	and fixtures	or any part		
thereof	on in trust	for them,	the vendors	hereto	shall and will	from time	to
time	and at all times	hereafter	the request	and costs	of the purchaser	herein	
do and	execute	or cause	to be done	or executed	all such acts,	deeds,	or things
for further	better	and more	perfectly	conveying,	granting,	transferring,	confe-
-rring	and assuring	the said property	belonging	to the vendors	herein	to the	
said land,	message,	hereditaments	and premises	and all appurtenances	or every		
part thereof	unto	and to the use		Contd.....P/12.			
(12)	of the Purchaser	herein	in the manner	aforesaid	or as shall	and may be	
reasonably	required.	AND the Vendors	hereto	hereof	declare	an confirm	to
the Purchaser	hereto	herein	that the Vendors	hereof	do not have	any existing	
liability	as on the date	of execution	and registration	of THESE PRESENTS	under		
the Excess profit	Tax Act, 1940,	Business Profit	Tax Act, 1947.	The Indian			
Income Tax Act,	1992.	The Income Tax Act,	1961,	the Wealth Tax Act,	1957,	the	



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Expenditure Tax Act, 1957 and the Gift Tax Act, 1958.	AND the said Vendor herein
do hereby for themselves, their heirs, executors, administrators, representa-	
-tives and assigns covenant with the purchaser herein his successors, legal heirs,	
executors, representatives and assigns that the said vendors hereto herein have	
done no act whereby the said land, hereditaments, tenements and premises, sold	
hereby is encumbered or whereby they are debetter from transferring the same to	
the purchaser herein and that in case the purchaser hereto are deprived of the	
said land, hereditaments, tenements and premises belonging to the Vendors herein and	
and sold to the purchaser hereto	Contd.....P/13.
(13) or px any part thereof by reasons of any encumbrances or charges on the	
same to which this sale is not subject, the Vendors will indemnify the purchaser	
herein to the said amount received by the Vendors only TOGETHER WITH interest	
@ 12% (Twelve percent) per annum by way of damages;	AND FURTHER THAT the Vendors
shall support any application made by the purchaser hereto for mutation of the	
name of the Purchaser as the sole and absolute owner of the said premises morefully	
and particularly described in the Schedule hereunder written.	SCHEDULE OF
PROPERTY (Above, referred to) ALL THAT, the dilapidated tiled shed one, storied	
brick built messuages, tenements, hereditaments and premises together with the	
piece or parcel of land containing by estimation an area of 2 Cottahs 12	
Chittahs 20 square feet be the same a little more or less situated lying and	
being demarcated part of premises No.15, J. N. Sarker Street under South Dum Dum	
Municipality, Police Station - Lake Town (Old Dum Dum) A.D.S.R.O. at Bidhan Nagar	
(Salt Lake), Division-2, Sub-	Contd.....P/14.
(14) Division-6, Holding No.100 comprises in part of R.S. Dag No.209, 210, 211	
under R.S. Khatian No. 498 of Mouja - Dekhindari, J.L. No.25, R.S. No. 6, Touji	
No. 11298/ 2833, District (North) 24-Parganas, together with all fittings &	
fixtures thereto including electricity & water connection & right of common passage	
& all other rights thereto (Municipal Holding No.8, Ward No.23 under South Dum	
Dum Municipality). BUTTED & UNBOUNDED AS follows :-	ON THE NORTH BY : J. N.
Sarker Street.	ON THE SOUTH BY P
EAST BY : J. N. Sarker Street.	Premises No.15, J. N. Sarker Street.
N. Sarker Street.	ON THE WEST BY : Part of premises No. 15, J.
Above property is delineated in the annexed plan &	bordered
RED is part of this Deed.	Contd.....P/15.
(15)	
IN WITNESS WHEREOF the Vendors hereto of the First part have hereunto set and	
subscribed their respective hands on the	day, month and year first

Sudhanshu Kumar Paul
SIGNATURE OF PRESENTANT

SIGNATURE OF REGISTERING OFFICER

Nanda Dulali Paul

Price : 0.75 Paise

above	written.							
SIGNED, SEALED & DELIVERED by the Vendors in presence of :-								
1)	Sd/- Sunil Kumar Kunder							
	Saidah eini	Advocate						
	Cal- 14	Calcutta						
2)	Pravrajeshu Paul							
	788 Lake Town							
	Cal- 89							
					Sd/- Nanda Dulali Paul			
					Sd/- Suchansu Kumar Paul			
					Sd/- Shyam Baran Paul			
						----- (VENDORS)		
RECEIVED from the within named purchasers the within mentioned sum of								
Rs. 1,50,000-00 (Rupees One Lakh & Fifty thousand only) being full and agreed								
consideration money as per Memo below :- Contd. P/16								
(16)	MEMO OF CONSIDERATION.							
1.	H/c	Payment	cheque	Rs.	1,00,000/-			
	in	favor	of vendor no 182					
2.	By	Cash	Rs.	50,000/-				
	in	favor	of vendor					
			no. 3					
				Rs.	1,50,000-00			
(Rupees one Lakh & fifty thousand) only.								
witnesses:-					Sd/- Nanda Dulali Paul			
Sd/- Sunil Kumar Kunder -					Sd/- Suchansu Kumar Paul			
Advocate					Sd/- Shyam Baran Paul -			
					(Vendors)			
Sd/- Pravrajeshu Paul.								



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				Stamp						
1)	India	non	Judicial	Stamp	Rs.	5000/-				
2)	"		"		Rs	500/-				
3)	"		"		Rs	500/-				
4)	"		"		Rs	500/-				
5)	"		"		Rs	500/-				
6)	"		"		Rs.	500/-				
7)	"		"		Rs	10/-				
	SC	NO.	15752							
	Sold	to -	Pobitra	Saha						
	of -		15/B. Murari Pukur	Road						
				Cal - 67						
			Calcutta Collector's							
			Treasury							
					89/-	eligible				
						Treasurer				

- copy prepared by Tapan Bose
having licence no. 23 of 84
R.A. Cal

compared by - Sudhanshu Kumar Paul.

Dated the 25th Day of September A.D. of Consignment
(value at Rs. 1,50,000/-) Between 1. Smt. Nanda Dulati Paul
2) Sri Sudhanshu Kumar Paul & Shyam Baran Paul - vendors
And Sri Sobitra Saha - purchaser
Drafted & prepared by me: - Bimal Kumar Das Advocate
Sealdah Civil Court. Calcutta - 14

Sudhanshu Kumar Paul.
SIGNATURE OF PRESENTANT

SIGNATURE OF REGISTERING OFFICER

Nanda Dulati Paul.

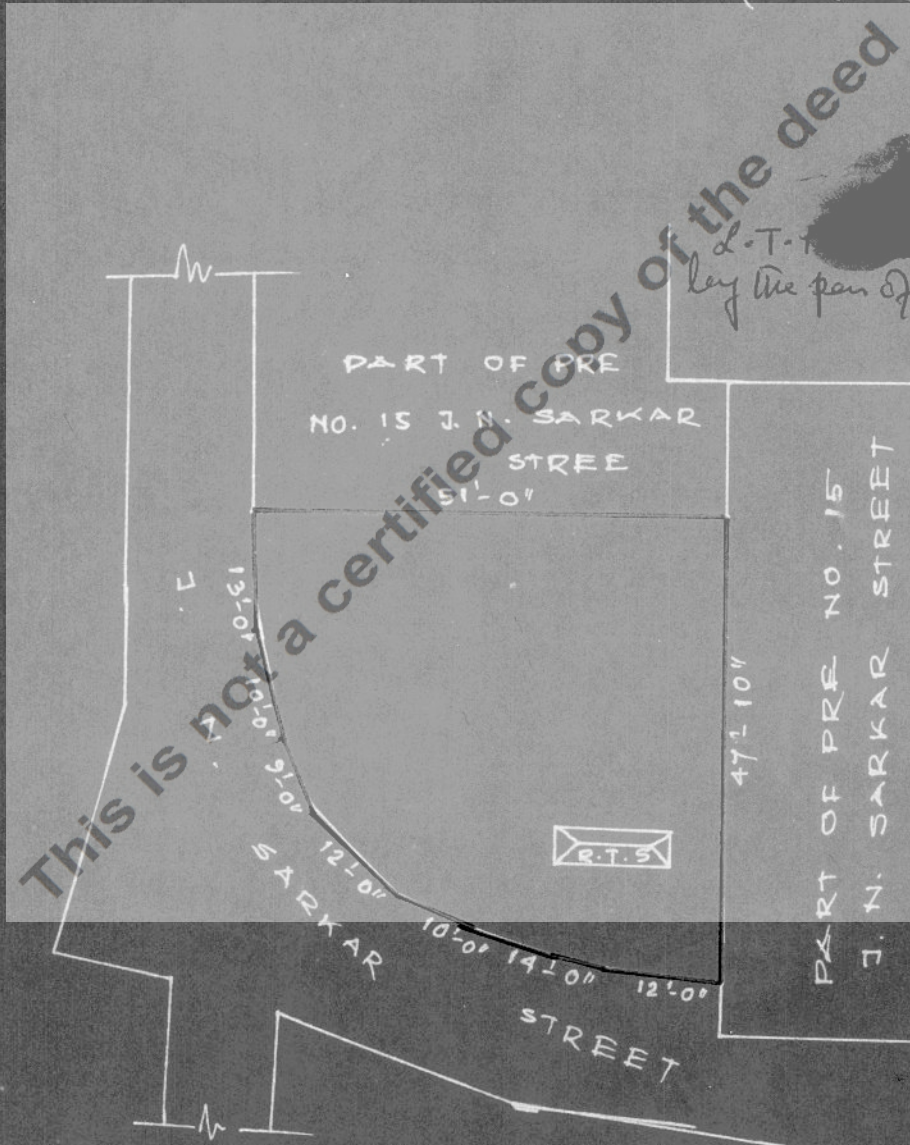
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		SBP B. Indan B. chel No 7 Hau 99 19.4.97	
		R 188 00 00. Indan Purdon deficit	
		Some def. uls 41	
		Presented for Registration at 130m	
		on the Calcutta Registration Office	
		23/2/97	
		Deficit - 'A' for Rs 4147	
		Princ. Jankamal Chandra Paul	
		and def. seven only realized	
		by case No. in court No. 8145085	
		25/1/97	
		Registrar of Assurances Calcutta 25/1/97	
		25/1/97	
		Examined by Nanda Gulali Paul. No.	
		late - Anil Krishna Paul - Sudhanshu Kr. Paul	
		both of P-798 Lake Town. Cal - 80/ain lakes	
		Paul. Stalal - Rakha Chellaw Paul of the same	
		Place - by the pen of Prangan Paul.	
		Nanda Gulali Paul	
		149 e Sudhanshu Kumar Paul. J.T. of	
		Singam Paul. by the Prangan Paul	
		Identified by Himangshu Kumar Paul. No. 80/ain	
		Paul of 798 Lake Town Business	
		Himangshu Kumar Paul	
		Registered in 1996	
		BOOK No. 361	
		Volume No. 4291	
		Pages 1996	
		Being No. 4291	
		1996	
		End Note of	
		Some mis by or	
		5/12/98	
		Registrar of Assurances Calcutta 25/1/96	
		Registered in 1997	
		BOOK No. 417	
		Volume No. 413	
		Pages 4291	
		Being No. 4291	
		1997	
		Registrar of Assurances Calcutta 5/12/98	
		Registrar of Assurances Calcutta 5/12/98	

SITE PLAN FOR PABITRA SAHA AT
PART OF R.S. DAG NO. 209, 210 & 211 J.L
NO. 25, IN R.S. KHATIAN NO. 494 OF
MOUZA-DAKSHINDARI, NOW PART OF PRE NO. 15 J.N.
SARKAR STREET (UNDER SOUTH DUM DUM
MUNICIPALITY) P.S: DUM DUM, (NOW LAKE-TOWN
DIST. NORTH 24-PGS.

SCALE 0'-1" = 20'-0"

AREA OF LAND 2K-12CH-20SFT.
(MORE OR LESS)



L.T. Pravareshu Paul
 by the pen of Pravareshu Paul

Sudhangshu Kumar Paul,
 Nanda Dulali Paul.

DRAWN BY
 G. DISWAS
 SURVEYOR