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DOCUMENT NO. 1-879
YEAR 15-4-97

Govt. of West Bengal
Filing Form
Registration Directorate

BOOK NO. I
PAGE NO. 329

| | | |
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| DEED OF CONVEYANCE (Valued at Rs.2,00,000-00) | THIS DEED OF CONVEYANCE | MADE |
| this 25 th day of SEPTEMBER, One thousand Nine hundred and ninety six (1996) | | |
| BETWEEN 1) SM. NANDA DULALI PAUL, wife of Sri Anil Krishna | Contd....P/2 | |
| // 2 // | by faith Hindu, by occupation - Housewife, | |
| (2) SRI SUDHANSU KUMAR PAUL, son of Late Radhe Shyam Paul, & (3) SRI SHYAM | | |
| BARAN PAUL, son of Late Radha Balla 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 VENDORS (which | | |
| term or expression unless excluded by or repugnant to the context shall be | | |
| deemed to include their respective heirs, executors, administrators, represen- | | |
| -tatives and assigns) of the ONE PART and SRI PARITOSH SAHA, son of Sri Profulla | | |
| Kumar Saha, by faith - Hindu, by occupation - Business, residing at premises | | |
| No.15/ 8, Murari Pukur Road, Police Station - Manicktola, Calcutta - 700 067, | | |
| hereinafter referred to as the PURCHASER (which term or expression unless | | |
| excluded by or repugnant to the context shall be Contd.....P/3 | | |
| // 3 // | deemed to include his heirs, | |
| executors, administrators, representatives and assigns) of the OTHER PART. | | |
| WHEREAS one Monsur Sekh son of Rahamat Seikh resident of Dakhindari, Goalpara | | |
| Branch Road, P.S. Dum Dum, District 24-Parganas, during his lifetime, had been | | |
| holding and possessing All That plots of land measuring .998 decimals of land | | |
| in Dag No.209, .194 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, 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, his one son Sk. Bholu & His | | |
| two daughters namely (i) Musst. Achiran Bibi and (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 acqu- | | |
| -ired right, title, interest over the said property and they had been jointly | | |
| possessing and enjoying the said property as joint owners thereof and they had | | |
| recorded their names in the record of settlement office as well in the Assessment | | |
| Register of South Dum Dum Municipality as owner of the said property and the said | | |
| Contd.....P/4 | // 4 // | property has been |
| recorded as premises No.15, J. N. Sarkar Street, in Municipal record. | | |

Nanda Dulali Paul

SIGNATURE OF PRESENTANT

Nanda Dulali Paul

SIGNATURE OF REGISTERING OFFICER

| |
|--|
| AND WHEREAS the said Musst. Khanta Bibi & Ors had obtained sanctioned plan from South Dum Dum Municipality (Plan No.93, dated 16.5.1963) for raising dwelling house thereon & structure 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 owners 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.1, 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 freely and absolutely sold, transferred and conveyed All That plot of land measuring 11 (Eleven) Gottahs 8 (Eight) Chittaks with structure thereon being known as premises No.15, J.N. Sarkar Street, under South Dum Dum Municipality and comprises in Dag No.209, 210 & 211 Contd....P/5. // 5 // under R.S. Khatian No.494 of Mouja Dakhindari under Police Station Lake town (old Dum Dum) District (North) 24-Parganas, Together with all rights thereto, unto the purchasers and possession of the 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 to Municipality AND WHEREAS the vendors having agreed to sell the said premises more fully and particularly described in the schedule hereunder written at a price of Rs.2,00,000-00 (Rupees Two Lakhs) only and 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.2,00,000-00 (Rupees Two Lakhs only) well and truly paid by the Contd....P/6. // 6 // 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 acknowledge and of and from and the payment of the same and every part thereof do hereby transfer, release, acquit and discharge the purchaser hereto and the said premises) they, the vendors |
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DOCUMENT NO. 879
YEAR 1997

Govt. of West Bengal
Filing Form
Registration Directorate

BOOK NO. I
PAGE NO. 331

| | |
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| herein, do and each of them doth hereby grant, transfer, sale convey, | assure |
| and assign unto the purchaser hereof ALL THAT the said premises morefully and | |
| particularly described in the Schedule hereunder written and delineated with | |
| RED marks in the Map or Plan annexed hereto TOGETHER WITH all structures, | |
| fixtures, fittings, sanitary, privy boudary wall belonging or appertaining | |
| to the said premises morefully and particularly described in the schedule | |
| hereunder written or HOWSOEVER OTHERWISE the same or any thereof is/are or | |
| heretofore were or was or may be situated, butted and bounded, called, known, | |
| numbered, described or distinguished TOGETHER WITH all wats, paths, passages, | |
| sewers, drains, water, water courses, walls, lights, liberties privileges, | |
| easements right Contd.....P/7. | // 7 // of |
| ways profits, structures, appendages and appertanances whatsoever to the said | |
| premises and tenements and the said structure or any part thereof belonging or | |
| anywise appertaining to or with the same or any part thereof usually held, used, | |
| occupied or reputed to belonging or be appertenant thereto and the reversion | |
| and reversions, remainders or remainder and all the estate, rights, title and | |
| interest, claim or and demand whatsoever at law or equity of the vendors herein | |
| into out of or upon the said premises and hereditaments and every part thereof | |
| and all deeds, pattahs, muniments, instruments of title and writings and | |
| evidences of title whatsoever unto and to the use of the purchaser herein the | |
| manner aforesaid and in anywise exclusively relating to or concerning the | |
| said land, message, hereditaments and premises or any thereof which now are | |
| or hereafter may be in the custody, possession or power or control of the said | |
| vendors of any other person or persons from whom they or any of them may produce | |
| the same without any action or suit TO HAVE AND TO HOLD the said land, heredi- | |
| -taments, tenements, and premises hereby granted or conveyed or expressed or | |
| intended so to be unto and to the use of the said purchaser herein absolutely | |
| forever and free from Contd..... P/8 | |
| // 8 // all encumbrances, attachments, liens, charges, debattor, mortgages, | |
| claim, lispens and the vendors herein do hereby covenant with the purchaser | |
| hereto THAT NOTWITHSTANDING any act, deed or thing whatsoever by the said | |
| vendors done, committed to executed or knowingly suffered to the contrary, the | |
| said vendors hereto are lawfully and absolutely seized and possessed of or | |
| otherwise sell and sufficiently entitled to the said land, message hereditaments, | |
| tenements and premises hereby granted and conveyed or expressed so to be and | |

Sudhanshu Kumar Paul

SIGNATURE OF PRESENTANT

Nanda Debi Paul

SIGNATURE OF REGISTERING OFFICER

| | | | |
|-------------------------------------|-----------------------------------|-------------------------------|----------------------------|
| every part thereof | for a perfect and | indefeasible state | of inheritance without |
| any manner or condition, | use trust or other thing | whatsoever to alter, | defeat, |
| encumber or make void the | same and THAT NOTWITHSTANDING | any such act, | deed or |
| things whatsoever as aforesaid | the said vendors have good right, | full power and | |
| absolutely authority to grant, | convey, transfer and dispose of | all and singular | |
| the land, measuring, hereditaments, | tenements and premises | thereby granted | |
| 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 meaning of | |
| THESE PRESENTS and the Purchaser | herein shall will at all times | hereafter | |
| Contd.....P/ 9 | | // 9 // | peaceably and |
| quietly enjoy the said property | belonging to the vendors herein | to the said land, | |
| messuage, structure, erections, | hereditaments, tenements and | premises and | |
| receipts, profits thereof | without any lawful eviction, | interruption, claim and | |
| demand whatsoever from | the vendors or any person | or persons rightfully or | |
| equitably claiming from | under or in trust for them | or any person or persons | |
| whatsoever AND THAT free | and clear, freely and clearly | absolute 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 | all manner of claims, | charges, liens, encumbrances, | |
| attachments and executions | whatsoever made done, | executed occasioned or | suffered |
| by the vendors herein | AND ALL 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, | messuage, hereditaments, | tenements and premises | and all |
| appurtenances, fittings | and fixtures or any part | thereof or 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 execute all such acts, | deeds, or things for | further, better and | more |
| perfectly conveying, | granting, transferring, | conferring and assuring | the said |
| property belonging to | the vendors | Contd.....P/10. | |
| // 10 // | here into the said | land, messuage, | hereditaments and |
| premises and | | | |
| all appurtenances | or every part thereof | unto and to the use | of the purchaser here |
| in the manner aforesaid | or ^{as} shall and may | be reasonably required. | AND the vendors |
| hereto hereof declare | and confirm to the | purchaser hereto herein | that the vendors |
| hereof do not any | existing liability as | on the date of | execution and registration |
| of THESE PRESENTS | under the Excess Profit | Tax Act, 1940, | The Business |



DOCUMENT NO. 879

YEAR 1997

Govt. of West Bengal
Filing Form
Registration Directorate

BOOK NO. I

PAGE NO. 333

| | | |
|--|---|--------------------------|
| Profit Tax Act, 1947, The | Indian Income Tax Act, 1992, | The Income Tax Act, 1961 |
| the Wealth Tax act, 1957 | the expenditure Tax Act, 1957 | and the Gift Tax Act, |
| 1958. AND the said vendors herein | do hereby for themselves, | their heirs, |
| executors, administrators, representatives | 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, | dold hereby is encumbered or where | |
| by they are debattar from transferring the | same to the purchaser herein and | |
| that in case the purchaser hereto are deprived | of the | Contd.....P/11 |
| | // 11 // said land, hereditaments, | tenements and |
| premises belonging to the vendors herein | and sold to the purchaser hereto | |
| or 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 more fully | |
| and particularly described in the | schedule hereunder written. SCHEDULE OF | |
| PROPERTY (Above referred to) ALL THAT | the dilapidated tiled shad one storied | |
| brick built messuages, tenements, | hereditaments & premises together with the | |
| piece or parcel of land containing by | estimation an area of 4 (four) Cottahs 2 | |
| Chittahs 13 square feet be the same a | little more or less situated lying and | |
| being demarcated part of premises | No.15, J. N. Sarkar Street, under South Dum Dum | |
| Municipality, Police Station-Lake Town | (Old Dum Dum), A.D.S.R.O. at Bidhannagar | |
| (Salt Lake), Division-2, Sub- | Contd.....P/12 | |
| // 12 // Division-6, Holding No.100 | comprises part of R.S. Dag No.209, 210, 211 | |
| under R.S.Khatian No.498 of Mouja | Dakhindari, J.L.No.25, R.S. No.6, Touji No.1298/ | |
| 2833, District (North) 24-Parganas, | Together with all fittings and 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 AND BOUNDED | as follows :- ON THE NORTH BY : J. N. | |
| Sarkar Street. ON THE SOUTH BY : | Premises No.29, J.N. Sarkar Street, ON THE | |
| EAST BY : Part of premises No.15, | J.N. Sarkar Street, ON THE WEST BY : | 6'-0" |
| wide common passage & thereafter | premises No.35, J.N.Sarkar Street, above property | |
| is morefully delineated in the | annexed plan bordered RED & the Plan is | |

Bidhannagar Kumer Paul

SIGNATURE OF PRESENTANT

SIGNATURE OF REGISTERING OFFICER

Nanda Debali Paul

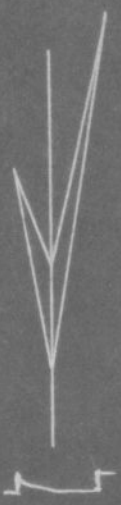
| | | | | | |
|---|---|--|------|----------------------|----------|
| part of this Deed | Contd.....P/13. | | | | // 13 // |
| IN WITNESS WHEREOF the Vendors hereto of the First part have hereunto set and | | | | | |
| subscribe their respective hands on the day, month and year first above written | | | | | |
| SIGNED, SEALED & DELIVERED by the Vendors in presence of :- | | | | | |
| 1) | Sanil Kumar Kundu Advocate Secy/Dep Civil Court - Col. 14 | | | | |
| 2) | Parangshu Paul 798 Lake Towers Col - 89 | | | | |
| | Sd/- Nanda Dulali Paul | | | | |
| | Sd/- Suchhansu Kumar Paul | | | | |
| | Sd/- Shyam Baran Paul | | | | |
| | ----- (VENDORS) | | | | |
| RECEIVED from the within named purchaser the within mentioned sum of Rs. | | | | | |
| 2,00,000/- (Rupees Two Lakhs) being full and agreed consideration money as | | | | | |
| per memo below :- Contd.....P/14. | | | | | |
| // 14 // | MEMO OF CONSIDERATION :- | | | | |
| 1. | He Payne cheque | | Rs | 1,33,332/- | |
| | in favour vendor no. | | | | |
| | 182. | | Rs. | 66,668/- | |
| 2. | By both of vendor | | | | |
| | no. 3. | | Rs | 2,00,000/- | |
| | (Rupees 200 Two Lakhs) only. | | | | |
| 1. Sd/- | Sanil Kumar Kundu Advocate | | Sd/- | Nanda Dulali Paul | |
| | | | Sd/- | Suchhansu Kumar Paul | |
| 2) | Parangshu Paul | | Sd/- | Shyam Baran Paul | |
| | VENDORS | | | | |

| | | | | | |
|---|--|---|---|--|--|
| Endorsement Copied | | A/m No. 69 3458 | | | |
| As per the Indian Stamp Act-1899 is also as amended by W. Bengal Stamp Amendment Act-1921 | | S.B. I. Raja Diandra St. Cheque | | | |
| Schedule A No. 23 4 | | NO. 770 427 St. 1014197 | | | |
| A - 2185 | | for | Rupus 24675=00 has been paid as | | |
| E - 7 | | Defect Stamp duty V/S 41 | | | |
| S - 55 | | S.R. Banerjee | | | |
| m(a) - 25 | | A.D.R.A. Calcutta | | | |
| m(b) - 4 | (1) - 50 | | 11 15/4 | | |
| 2280 | (2) x | Defect A/bus Rs 5434=00 (Rupus five thousand four hundred thirty four only) | Subsequently realised by case no. x Receipt NO. x | | |
| | | S.R. Banerjee | | | |
| | | A.D.R.A. Calcutta 15/4 | | | |
| Registered for Registration 6-30 P.M. | | | | | |
| in Calcutta Registration Office on the 25th day of 96 | | | S.R. M. Chakraborty | | |
| Nanda Dulal Paul the Exct | | | 25-9-96 | | |
| S.R. Nanda Dulal Paul | | | | | |
| Execution is admitted by | | | | | |
| Nanda Dulal Paul | S/o late Anil Krishna x Sudhanshu Kr. Paul | S/o late Radheshyam Paul | both of P-798 Lake Town | | |
| ear | Shyam Batar Paul | S/o late Radha Ballav Paul | at | | |
| the | same place by the pen | Pravangshu Paul | | | |
| S.R. | Nanda Dulal Paul | | | | |
| S.R. | Sudhanshu Kumar Paul | | | | |
| L.T. 9. | No. 149 @ L.T. 9 of Shyam Batar Paul | by | the | | |
| open | of Pravangshu Paul | | | | |
| Identified | by - Himangshu Kumar Paul | S/o | Shyam | | |
| Batar Paul | of 798 Lake Town Business - | | | | |
| S.R. | Himangshu Kumar Paul x Shyam Batar Paul | | 798 | | |
| Lake Town Business - | | | | | |
| BOOK No. 15 | | S.R. M. Chakraborty | | | |
| Volume No. 329 | | 25-9-96 | | | |
| Page No. 879 | | A.D.R. #5 | | | |
| Date 1997 | | Signature identified in original (S.R. Banerjee) | | | |
| (Jurat of the R.A. Cal) | | | | | |
| S.R. R. Banerjee | | | | | |
| 1-9-98 | | | | | |
| Endorsement Copied by | | for | | | |
| Ajun ko. Bhawanik | | 1-9-98 | | | |

SITE PLAN FOR PARTOSH SAHA AT
PART OF R.S. DAG NO. 209 & 210, 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 4K - 2CH - 13 SFT.
(MORE OR LESS)



Sudhanshu Kumar Paul.
Nanda Dulali Paul.

DRAWN BY
 G. BISWAS
 SURVEYOR