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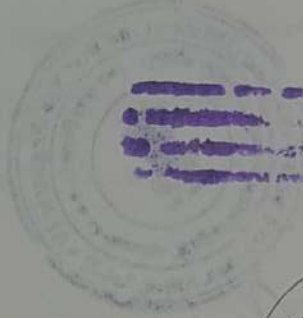
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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 488380

S-756771/21



District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

19 APR 2021

---: DEED OF CONVEYANCE :---

THIS DEED OF CONVEYANCE made this 19th day of APRIL Two
 Thousand and Twenty One.

Bolly Chosh

No. 795 Date 08 APR 2021
Name Sri Anup Chatterjee
Address Natunpally Middle Road P.O.P.S. Sonarpur
Value 5000/- 80/- 150



Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol.-150

0988840



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Sankar Paul
S/o Late Monoranjan Paul
Natunpally E.P.O.P.S
Sonarpur Kol-150

BETWEEN

SMT. DOLLY GHOSH, PAN - BBQPG7954R, Wife of Sri Swapan Kumar Ghosh, by faith - Hindu, by occupation - Business, Residing at - 1/314, Naktala, P.S. - Jadavpur, P.S. - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, hereinafter referred to as the **VENDOR** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

CHATTERJEE CONSTRUCTION, a Proprietorship Firm, having his place of Residence and office at - Natunpally Middle Road, P.O. & P.S. - Sonarpur, Kolkata - 700150, represented by its Sole Proprietor **SRI ANUP CHATTERJEE**, Son of Late Kalipada Chatterjee, **PAN - ACBPC4410H**, by faith - Hindu, by occupation - Business, Residing at - Natunpally Middle Road, P.O. & P.S. - Sonarpur, Kolkata - 700150, hereinafter called the **"PURCHASER"** (Which expression shall unless excluded by or repugnant to the subject or



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context be deemed to mean and include his heirs, executors, administrators, representatives, assigns and successors) of the **SECOND PART**.

WHEREAS ALL THAT the piece and parcel of Bastu land measuring 9 Cottahs or more or less 14.85 Decimals alongwith Two storied residential building measuring about 1000 Sq. Ft. Cemented Floor Building (500 Sq. Ft. residential building at Ground Floor and 500 Sq. Ft. residential building at First Floor) a little more or less comprised in R.S. Dag Nos. 1525, 1526, 1540 (area of land measuring 3 Cottahs in C.S. & R.S. Dag No. 1525, 03 Cottahs in C.S. & R.S. Dag No. 1526 and 3 Cottahs in C.S. Dag No. 1538 Corresponding R.S. Dag No. 1540) pertaining to C.S. Khatian No. 783/1, R.S. Khatian No. 887 at Mouza - Sonarpur, under Rajpur - Sonarpur Municipality, Ward No. 12, Holding No. 152, A. P. Nagar Purba, J. L. No. 39, R.S. No. 109, Touzi No. 3051, P.S. - Sonarpur, District - South 24 Parganas.

AND WHEREAS the land originally belonged to Military Department of India and it's name was duly recorded in C.S.R.O.R. in Khatian No. 783/1, and also in R.S.R.O.R. in Khatian No. 887 of Mouza - Sonarpur, J. L. No. 39, P.S. - Sonarpur, District - South 24 Parganas.



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AND WHEREAS The president of India on behalf of the Military Department of India sold and transferred the schedule below property alongwith other plot of land to Sonarpur Milita Udbastu Samabaya Krishi Samity Ltd. a Co-Operative Society registered under the Bengal Co-Operative Societies Act. 1940 (Bengal Act XXI of 1940, being Sale Deed No. 144, recorded in Book No. 1, Volume No. 18, Pages 16 to 19, registered at Alipore Sub Registry Office.

AND WHEREAS the above named Sonarpur Milita Udbastu Samabaya Krishi Samity Ltd. duly seized and possessed over the purchased property and whereas by Board meeting and passed Regulation to sold out the schedule below property by divided several plots of land.

AND WHEREAS onbe Abani Moha Ganguly as a member of the said Sonarpur Milita Udbastu Samabaya Krishi Samity Ltd. purchased land measuring 9 Cottahs (land measuring 8 Cottahs by Scheme Plot No. 74 and land measuring 1 Cottah by Scheme Plot No. 75) alongwith structure by a registered Sale Deed on 22.10.1959, registered at Baruipur Sub Registry Office.



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AND WHEREAS the above named Abani Mohan Ganguly duly seized and possessed over his purchased demarcated property land measuring 9 Cottahs alongwith structure and whereas due to need cash money declared to sold out his right, title, interest and possession and whereas one Haribandhu Majumdar purchased the same on 14.12.1962, being Sale Deed No. 10576, recorded in Book No. 1, Volume No. 126, Pages 105 to 108, registered at Baruipur Sub Registry Office.

AND WHEREAS the said Haribandhu Majumdar also purchased land measuring 4 Cottahs 8 Chittaks 24 Sq. Ft. by Scheme Plot No. 178, in C.S. & R.S. Dag No. 1526 pertaining C.S. Khatian No. 783/1, pertaining to R.S. Khatian No. 887 of Mouza - Sonarpur, J. L. No. 39, P.S. - Sonarpur, District South 24 Parganas from the said Sonarpur Milita Udbastu Samabaya Krishi Samity Ltd. on 30.09.1989 being Sale Deed No. 6233, recorded in Book No. 1, Volume No. 123, Pages 14 to 17, registered at Sonarpur A.D.S.R. Office.

AND WHEREAS the said Haribandhu Majumdar seized and possessed over his purchased property and whereas he died on 01.08.1993



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and leaving behind widow Dipali Majumdar, two sons Debobroto Majumdar, Subrata Majumdar and two daughters namely Mira Nath, Sipra Debnath as his only legal heirs and successors.

AND WHEREAS the legal heirs of Haribandhu Majumdar jointly seized and possessed over the above mentioned property.

AND WHEREAS for the purpose of better enjoyment of the said property and to avoid future complication and or litigation one son of Haribandhu Majumdar namely Debobroto Majumdar filed a Partition Case before the Ld. Civil Judge (Sr. Div) at Baruipur in the year 1998, as Title Suit (Partition) No. 06.

AND WHEREAS the parties filed a Compromise/Solenama Petition before the Ld. Civil Judge (Sr. Div) Judge at Baruipur, and whereas according to Solename petition Debobrata Majumdar got land measuring 4 Cottahs 8 Chittaks 24 Sq. Ft. in Scheme Plot No. 178, and Subrata Majumdar got land measuring 9 Cottahs alongwith structure by Scheme Plot No. 74 & 75, which



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is situated in C.S. Dag Nos. 1525, 1526 and 1538 and R.S. Dag Nos. 1525, 1526 and 1540 of Mouza - Sonarpur, J. L. No. 39, P.S. - Sonarpur, District - South 24 Parganas and other co-sharer got owelthy money according to Order Passessed by the learned Court on 19.01.2001, being Order No. 18.

AND WHEREAS said Subrata Majumdar duly seized and possessed over his demarcated plot of land measuring 9 Cottahs which is situated at C.S. Dag Nos. 1525, 1526 and 1538 and R.S. Dag Nos. 1525, 1526 and 1540 of Mouza - Sonarpur, J. L. No. 39, P.S. - Sonarpur, District - South 24 Parganas and while in peaceful possession in his urgent need of money he sold, conveyed and transferred the said land in favoru of Smt. Dolly Ghosh (Vendor herein) by a Registered Deed of Sale, which was registered on 12.03.2018 at D.S.R. IV Alipore and got recorded therein its Book No. 1, Volume No. 1604-2018, Pages 37021 to 37055, being Deed No. 1422, for the year 2018.

AND WHEREAS by the way of purchase said Smt. Dolly Ghosh (Vendor herein) became the absolute owner of the said land and has been peacefully possessing the same by paying rent and taxes to the proper authorities.



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Bolly Choudhary

AND WHEREAS as in Vendor's Purchased Deed No. 1422, for the year 2018, some mistakes crept in the Vendor herein duly corrected those mistakes vide a registered Deed of Declaration dated 19/4/2021 which got registered in A.D.S.R. IV, Alipore and recorded therein as being No. 3082, for the year 2021.

AND WHEREAS the Vendor has agreed to sell and the purchaser has agreed to purchase the aforesaid property and which is morefully written hereunder in the schedule and also delineated in the annexed Map or plan by **RED** colour border at or for the total consideration of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lac) only free from all encumbrances and attachments.

NOW THIS INDENTURE WITNESSES that in pursuance of the said consideration of the sum of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lac) only paid by the purchaser to the Vendor on or before the execution of this presents and by the receipt whereof the Vendor does hereby admits and acknowledge and of and from the same release and discharge the Purchaser



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and the said property written hereunder in the schedule below and the Vendor as lawful owner does hereby grant, sell, convey, transfer, assigns and assure unto and to the use of the purchaser free from all encumbrances and attachments and any defects in title **ALL THAT** the said property written hereunder in the Schedule below together with all other easements and belonging thereto. **ALL THAT** the estate, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said property written hereunder in the Schedule below and every part thereof in law and in equity **TO ENTER UPON AND TO HAVE HOLD OWN AND POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with all rights, liberties, easements and appurtenances unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns forever freed and discharged from or other wise by the Vendor well and sufficiently indemnified of and against all encumbrances, claim, liens etc. whatsoever created or suffered by the Vendor from to these presents **AND THE VENDOR** do hereby covenant with the purchaser, his heirs, executors, administrators, representatives and assigns, that **NOTWITHSTANDING** any act, deeds or



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things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defect in title whatsoever and that the Vendor have full power and absolute authority to sell the said property written hereunder in the schedule below in manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendor or any person or persons claiming through or under him, **AND FURTHER** that the Vendor, his heirs, executors, administrators, representatives and assigns, covenant, administrators, representatives and assigns, covenant with the purchaser, his heirs, executors, administrators, representatives and assigns to save harmless, indemnify and keep indemnified the purchaser, his heirs, executors, representatives and assigns from or against all encumbrances, charges and equities whatsoever. **AND** the Vendor, his heirs, executors, administrators, representatives and assigns further covenant that he shall at the request and cost of the purchaser, his heirs, executors, administrators, representatives and assigns fo or execute or cause whatsoever for further and more perfectly conveying and assuring the



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said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

--: THE SCHEDULE ABOVE REFERRED TO :--

(Description of property hereby sold to the purchaser)

ALL THAT the piece or parcel of Bastu land measuring 9 Cottahs or more or less 14.85 Decimals alongwith Two storied residential building measuring about 1000 Sq. Ft. Cemented Floor Building (500 Sq. Ft. residential building at Ground Floor and 500 Sq. Ft. residential building at First Floor) a little more or less comprised in R.S. Dag Nos. 1525, 1526, 1540 (area of land measuring 3 Cottahs in C.S. & R.S. Dag No. 1525, 03 Cottahs in C.S. & R.S. Dag No. 1526 and 3 Cottahs in C.S. Dag No. 1538 Corresponding R.S. Dag No. 1540) pertaining to C.S. Khatian No. 783/1, R.S. Khatian No. 887 at Mouza - Sonarpur, under Rajpur - Sonarpur Municipality, Ward No. 12, Holding No. 152, A. P. Nagar Purba, J. L. No. 39, R.S. No. 109, Touzi No. 3051, P.S. - Sonarpur, District - South 24 Parganas, the yearly proportionate rent of is payable as per current rates to the Govt. of West Bengal. This land will be used for construction of residential complex.



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সেচরপুর্ন কোল-150

NOW the sold 9 Cottahs land is delineated in the annexed Map or Plan by RED colour border. And the said property is butted and bounded by :-

The Property is Butted and Bounded By :-

ON THE NORTH: By 80' Feet Narayanpur Road.

ON THE SOUTH: By Scheme Plot No. 75.

ON THE EAST : 15' Feet Wide A.P. Nagar Road.

ON THE WEST : By Scheme Plot No. 62 & 63.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals as the day, month and year first above written.

WITNESSES:-

1. Sankar Paul
S/o Late Monoranjan Paul
Natan Pally (E) P.O. + P.S.
Sonarpur Kot - 750
2. Seemapriya Kumari Ghosh
S/o Late Ananta Ghosh
1/314 Nakstala, Kot 47

Bolly Chosh

SIGNATURE OF THE VENDOR

CHATTERJEE CONSTRUCTION

Ananta Chatterjee
Proprietor

SIGNATURE OF THE PURCHASER

PLAN SHOWING THE
KRISHI SAMABAY
NOS - 1525, 153
783 L.R.S KH
UNDER
SOUT



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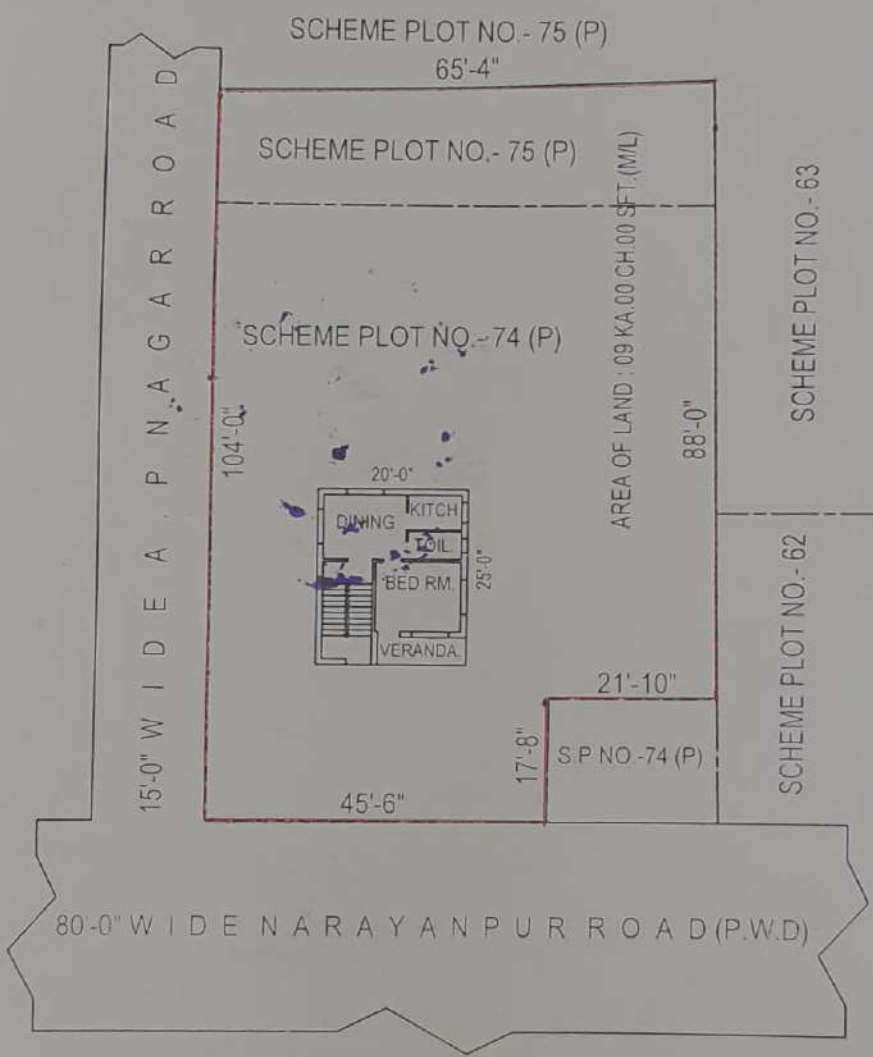
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PLAN SHOWING THE LAND FOR SALE UNDER SONARPUR MILITA UDBASTU KRISHI SAMABAYA SAMITY LTD. PLOT NOS. - 74 (P), & 75 (P) AT C.S DAG NOS. - 1525, 1526, 1538, R.S DAG NOS. - 1525, 1526, 1540, C.S KHATIAN NO. - $\frac{783}{1}$, R.S KHATIAN NO. - 887, MOUZA - SONARPUR, J.L NO. - 39, WARD NO. - 12 UNDER RAJPUR - SONARPUR MUNICIPALITY, P.S - SONARPUR, DIST. - SOUTH 24 PARGANAS, KOL. - 700150, SCALE : 24 FT. = 1 INCH.

AREA OF LAND FOR SALE : 09 KA.00 CH.00 SFT. (M/L) SHOWN BY RED BORDER
 AREA OF GROUND FLOOR : 500 SFT. (M/L)
 AREA OF FIRST FLOOR : 500 SFT. (M/L)



Kolby Abosh
 SIGNATURE OF VENDOR

CHATTERJEE CONSTRUCTION
Arup Chatterjee
 Proprietor
 SIGNATURE OF VENDEE

Arundhary 17-04-2021
ARUNAVA CHOWDHURY
 Enlisted Civil Engineer
 Rajpur-Sonarpur Municipality
 LIC No.-EBS095
 Deshbandhupark Sonarpur
 Kolkata-700150
 SIGNATURE OF ENGINEER



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RECEIVED from the within named Purchaser the sum of Rs.
1,75,00,000/- (Rupees One Crore Seventy Five Lac) only as full and final sale
consideration in terms of this agreement as per memo below :-

---: MEMO OF CONSIDERATION : ---

DATE	BANK	BRANCH	R.T.A.S No	AMOUNT
16/4/21	Indian	Sonarpur	IDIBR 52021041623 168714	95,00,000/-
16/4/21	Indian	Sonarpur	IDIBR 52021041623 168796	80,00,000/-

Total 1,75,00,000/-

WITNESSES:-

1. Sankar Paul
S/o Late Monoranjan Paul
Nattin Pally (E) P.O + PS
Sonarpur WZ Kot-150
2. Swaparna Kumar Ghosh
S/o Late Ananta Ghosh
1/314 Naktela Kot-47

Dolly Abosh
SIGNATURE OF THE VENDOR

Drafted By Me:-

Dutze Banerjee (Adv)
High Court at Calcutta
Bar Association Room No-4.
F-1649/08.

Typed By Me:-

Subhadeep Mukherjā.
Sonarpur Sub Registry Office.

Dolly Abosh



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