

02388

VC 691/13

1-02340/13



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 697894

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

[Signature]
District Sub-Register-III
Alipore, South 24 Parganas
12.03.2013

Gita Nag

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 8 day of March Two Thousand Thirteen (2013) BETWEEN SMT. GITA NAG, wife of Sri Dipulal Nag, having PAN-ABKPN3568R, by Nationality Indian, by faith Hindu, by occupation - Retired, residing at 3 No. Shyama Colony, P.S. Jadavpur, Kolkata - 700 032, District - South 24 Parganas, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, and legal representatives and assigns) of the FIRST PART.

1354 Re 5000 Date 05/03/13
Name Bakul Chandra Bhattacharyya.
Address 1/33A, Bijoygarh.
Vendor: Sudhankar Das, P.S. Jadavpur. KY-32.
Alipore Collectory
24 Pgs. ISI
SIT-HANKAR DAS
STAMP VENDOR
Alipore Collectory, Kot-27

Bakul Chandra Bhattacharyya



VCTI-1365

Bakul Chandra Bhattacharyya



VCTI-1370



- Jyoti Nag.

Induly by
Manojan Ghosia
Advocat
8/3/13

District Sub-Registrar-III
Alipore, South 24-Parganas

8th MAR 2013

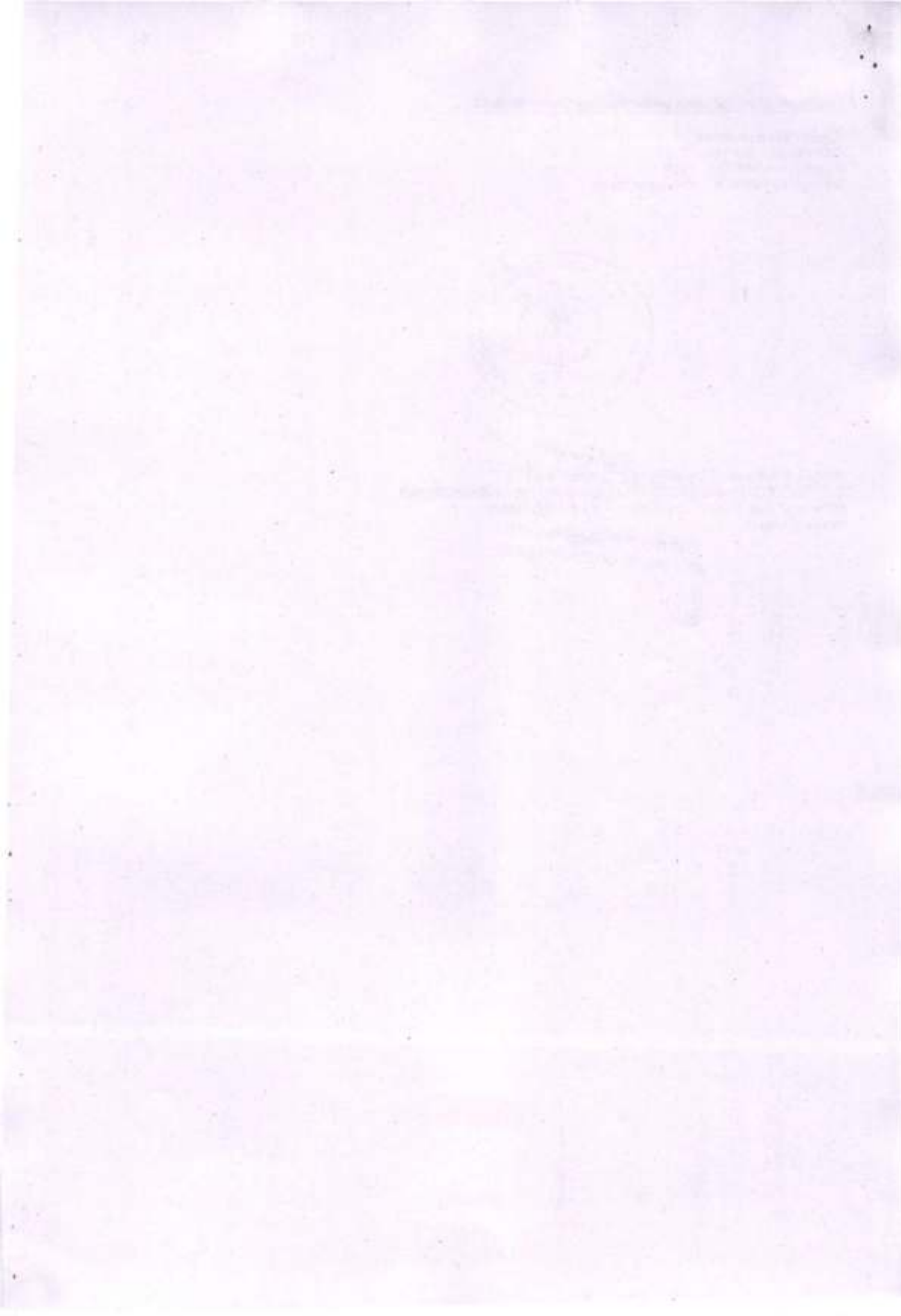
Certificate of Registration under section 60 and Rule 69.


Registered in Book - I
CD Volume number 5
Page from 1953 to 1969
being No 02340 for the year 2013.



(Rajendra Prasad Upadhyay) 13-March-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar-III
Alipore, South 24-Parganas




Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02340 of 2013
(Serial No. 02388 of 2013)

On 08/03/2013

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

Presented for registration at 19.50 hrs on :08/03/2013, at the Private residence by Sri Bakul Chandra Bhattacharyya ,Claimant.

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

Execution is admitted on 08/03/2013 by

1. Smt. Gita Nag, wife of Sri Dipulal Nag , 3, Shyama Colony, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Retired Person
2. Sri Bakul Chandra Bhattacharyya, son of Late Sital Chandra Bhattacharyya , 1/33 A, Elaygarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Retired Person

Identified By Manoranjan Ghora, son of .. Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 11/03/2013

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.-1,30,96,667/-

Certified that the required stamp duty of this document is Rs.- 916787 /- and the Stamp duty paid as Impresive Rs.- 5000/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 12/03/2013

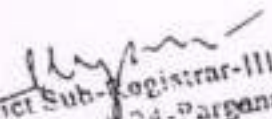
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899

Payment of Fees:

Amount by Draft




District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

12/03/2013 17:11:00

EndorsementPage: 1 of 2



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02340 of 2013
(Serial No. 02388 of 2013)

Rs. 144110/- is paid , by the draft number 458176, Draft Date 06/03/2013, Bank Name State Bank of India, MUKUNDAPUR, received on 12/03/2013

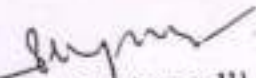
(Under Article : A(1) = 144056/- ,E = 14/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 8/- on 12/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 911790/- is paid , by the draft number 458190, Draft Date 07/03/2013, Bank : State Bank of India, MUKUNDAPUR, received on 12/03/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS




District Sub-Registrar-III
South 24-Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

12/03/2013 17:11:00

EndorsementPage 2 of 2

SITE PLAN OF BLOCK (PART)

FOR SRI BAKUL CHANDRA BHATTACHARYA

SECTION OF R.S. PLAN NO. R/S KHATIAN NO. 10

OF DISTRICT 25 MOHA CHAKGARIA R/S NO. 10

IN P.S. BURBA-JADAYPUR DIST. 24 BARGANNA

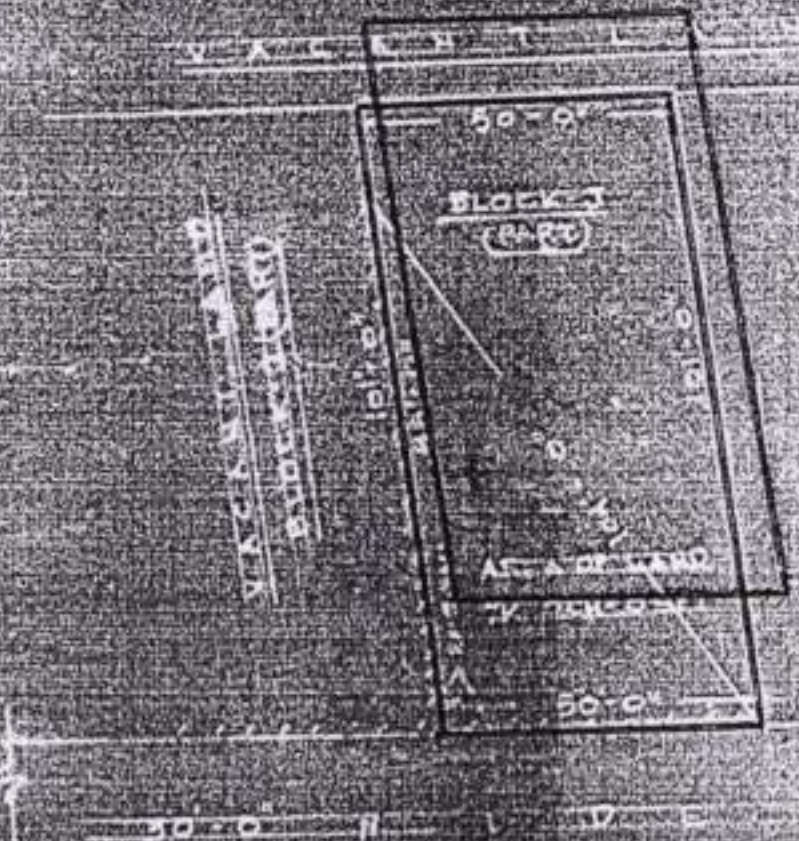
MEMBERED BY S.D.M. (TALEND) VARD NO. 109 OF 11/11/1951

SCALE: 3000/1 INCH

REMARKS

AREA OF NEW LAND: 76.00 SQ. YARDS

PURCHASED LAND SHOWN BY RED BORDER



S. to 10/10/51

Bakul Chandra Bhattacharya

SUBHASIS MONDAL
CIVIL D.M. SHIP & SURVEYOR
LINO-2649

S. to 10/10/51

Bakul Chandra Bhattacharya

SUBHASIS MONDAL
CIVIL D.M. SHIP & SURVEYOR
LINO-2649

SIG OF VENDOR

SIG OF VENDEE



District Sub-Registrar-III
Alipore, South 24-Parganas

1 MAR 2013

Sybil Nag

AND

SRI BAKUL CHANDRA BHATTACHARYYA, son of Late Sital Chandra Bhattacharyya, having PAN-ANAPB6383Q, by Nationality – Indian, by faith Hindu, by occupation – Retired, residing at 1/33A, Bijoygarh, previous P.S. Jadavpur, present P.S. Purba Jadavpur, Kolkata – 700 032, District – South 24 Parganas, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, and legal representatives and assigns) of the OTHER PART

WHEREAS The Suburban Agriculture Dairy & Fisheries Private Limited purchase ALL THAT piece and parcel of land measuring 128.40 Decimals lying and situate under Pargana – Khaspur, Mouza – Chakgaria, J.L. No.26, Touzi No.56, Khatian No.11 & 14, Dag No.1, previous P.S. Jadavpur, present P.S. Purba Jadavpur, Sub-Registry Office at Alipore, District 24 Parganas, which was registered on 01.05.1939 at the office of Sub Registrar Alipore and recorded in Book No. 1, Volume No.8, Pages No. 58 to 84, Being Deed No.440, for the year 1939 from Sri Debendra Nath Sarkar and others.

AND WHEREAS thereafter one Partition Suit filed before the Ld. 2nd Sub Judge at Alipore being Partition Suit No.95 of 1939 in respect of the aforesaid land with the other co-sharers of the said land.

AND WHEREAS thereafter said Partition Suit No.95 of 1939 transferred before the Ld. 3rd Sub Judge at Alipore and became the Partition Suit No.16 of 1941.

AND WHEREAS thereafter said The Suburban Agriculture Dairy & Fisheries Private Limited got the Decree on 02.01.1943 and became



District Sub-Registrar-III
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Gita Nag.

the absolute owner of the aforesaid land and seized and possessed of the same well and sufficiently.

AND WHEREAS thereafter said The Suburban Agriculture Dairy & Fisheries Private Limited mutated the aforesaid land and recorded as Mouza -Chakgaria, J.L. No.26, Khatian No.11 and 14 in Revenue Survey.

AND WHEREAS thereafter Rathin Bardhan, Chittaranjan Kundu along with 10 others were purchased 86 Bighas 15 Cottahs land in Dag No.1, through a Bengal Saf Bikroy Kobala, which was registered on 26.05.1976 at the office of A.D.R. Barasat, and recorded in its Book No.1, Being Deed No. 631, for the year 1976 from The Suburban Agriculture Dairies & Fisheries and seized and possessed of the same well and sufficiently jointly.

AND WHEREAS thereafter said Rathin Bardhan, Chittaranjan Kundu along with 10 others co-sharers of the aforesaid land, to avoid future litigation amongst themselves partition their property mutually on 31.05.1976 through a Partition Deed which was registered at the office of Sub-Registrar, Alipore.

AND WHEREAS by virtue of the aforesaid Partition Deed said Rathin Bardhan became the absolute owner of 11 Bighas land in Dag No.1 out of the total land measuring 86 Bighas 15 Cottahs, which written as "Kha" Schedule in the said Partition Deed and is separately marked as Plot No."J" in the said Partition Deed.

AND WHEREAS thereafter Smt. Santilata Basu, the previous owner herein purchased 1 Bigha 6 Cottahs land from Rathin Bardhan out of the total land measuring 11 Bighas in Dag No.1 which was registered on 08.07.1976 at the office of Additional District Registry, Barasat and recorded in its Book No.1, Volume No.19, Pages from 277 to 278.



District Sub-Registrar-III
Alipore, South 24-Parganas

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Being Deed No. 977, for the year 1976 and seized and possessed the same well and sufficiently.

AND WHEREAS thereafter for various lawful reasons said Smt. Santilata Basu, the previous owner herein, sold her aforesaid land except 7 Cottahs.

AND WHEREAS while said Smt. Santilata Basu, the previous owner herein enjoyed the 7 Cottahs land uninterruptedly, due to urgent need of liquid money, declares to sell the aforesaid 7 Cottahs land and Smt. Gita Nag, the Present Owner/Vendor herein, coming to know the facts and circumstances agreed to purchase the same at or for highest marketable consideration and execute and registered a Saf Bikroy Kobala, which was execute and registered on 27.06.1977 at the office of the District Sub Registrar, Alipore, 24 Parganas and recorded in its Book No.1, Volume No.122, Pages from 81 to 87, Being Deed No.4166, for the year1977, free from all encumbrances.

AND WHEREAS in the manner aforesaid the Present Owner/Vendor herein became the absolute owner of the aforesaid 7 Cottahs land and seized and possessed of the same well and sufficiently.

AND WHEREAS thereafter the Vendor mutated her name in the records of The Kolkata Municipal Corporation as Assessee No.31-109-03-1827-9, being Premises No. 1827, Chak Garia and paid the taxes regularly.

AND WHEREAS thereafter due to urgent need of liquid money for various lawful purposes the Vendor declare to sell her 7 Cottahs land along with one 100 sq. ft. R.T. Shed, which is more fully and particularly described in the Schedule mentioned hereinbelow.

AND WHEREAS the Purchaser herein on coming to know such intention of the Vendor made with the Vendor and on the basis of



District Sub-Registrar-III
Alipore, South 24-Parganas

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Verbal Agreement, Vendor handed over all the papers and documents relating to the said property to the Purchaser for proper investigation and searching.

AND WHEREAS the Purchaser on proper investigations and searching found the said property is free from all encumbrances, attachments, liens and lispendence and being fully satisfied with papers and documents and on physical inspection of the said land with structure has agreed to purchase the said property at or for a total consideration of Rs.29,00,000/- (Twenty Nine Lac) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said total consideration of Rs.29,00,000/- (Rupees Twenty Nine Lac) only paid to the VENDOR well and truly by the PURCHASER on or before the execution of these presents (the receipt whereof the VENDOR doth hereby admit and acknowledge and also in the Memo of Consideration written hereunder) and on and from the same and every part thereof doth hereby acquit, release and discharge for ever to the PURCHASER and also release the said property hereby granted and conveyed i.e. the schedule property hereunder written and the VENDOR doth hereby grant, sale, convey, transfer, assign and assure unto and to the use and benefit of the PURCHASER their heirs, executors, assigns, and doth assure unto and to the use and benefit of the PURCHASER free from all encumbrances and liabilities whatsoever ALL THAT piece and parcel of land measuring 7 Cottahs more or less along with one 100 sq. ft. R.T. Shed lying and situate under Pargana - Khaspur, Mouza - Chakgaria, R.S. No.3, J.L. No.26, Touzi No.56, Khatian No.11 & 14, Dag No.1, Previous P.S. Jadavpur, then P.S. Kasba, Now P.S. Purba Jadavpur, within the local limits of The Kolkata Municipal Corporation under Ward No.109,



District Sub-Registrar-III
Alipore, South 24-Parganas

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Gula Nag

Assessee No.31-109-03-1827-9, being Premises No. 1827, Chak Garia, Sub-Registry Office at Alipore, District South 24 Parganas TOGETHER WITH all sorts of easement rights OR HOWSOEVER OTHERWISE the 'said land with R.T. shed building' which is more fully and particularly described in the Schedule hereunder written, free from all encumbrances, which has been properly described in the SCHEDULE hereunder written and which has been delineated and shown by the RED border line in the SITE PLAN annexed herewith and which is also part of this DEED OF CONVEYANCE OR HOWSOEVER OTHERWISE the 'said land with building' hereditaments and premises or any part thereof now, are or is or heretobefore, were or was situated, tenanted, butted, bounded, called, known and numbered, described or distinguished TOGETHER WITH full and uninterrupted right and liability of way and passages to the PURCHASER, his heirs and assigns, tenants and occupiers of the 'said land with building' hereby sold, conveyed over along with the premises and also the right and liberty of laying out and taking electric cables, gas and water pipes etc. through and under the same AND further all sewers, drains, trees, paths, passages, walls, water, water sources, lights, right, liberties, privileges, easements and appurtenances, whatsoever, belonging to the 'said land with building' hereditaments and premises hereby conveyed or in any way, appertaining thereto or usually held and enjoyed therewith or reputed belong or be appurtenant thereto AND THE reversion and reversions, remainder and remainders and the rents, issues and profits thereof AND ALL THE estate, right, title, interest, property, inheritance, use trust, claim and demand both at law and in equity, whatsoever, of the VENDOR into and upon the 'said land with building' hereditaments and premises and building constructed thereon on any part thereof AND ALSO ALL deeds, papers, writings, pattah, documents,



District Sub-Registrar-III
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8 MAR 2013

Sybil Nag

muniments, and evidence of the whatsoever, which inclusively relate to the said scheduled property hereditaments and premises hereby granted **TO HAVE AND TO HOLD** the said property hereditaments hereby granted, transferred, assigned and assured or intended so to be unto and to the use of the **PURCHASER** absolutely as for ever free from all encumbrances and liabilities whatsoever conveyed or expressed so to be unto and to the use of the **PURCHASER**, his heirs and assigns absolutely and forever **AND** the **VENDOR** doth hereby covenant with the **PURCHASER** that notwithstanding any act, deed or things done by the **VENDOR** or his predecessors done in title or by any person lawfully or equitably claiming from under or in trust for his done, executed or knowingly suffered to the contrary, the **VENDOR** is lawfully rightfully and absolutely seized and possessed or in khas and otherwise well and sufficiently entitled to the said property hereditaments and premises hereby conveyed or expressed so to be and every part thereof for performing of an indefeasible estate of inheritance **AND THAT** notwithstanding any such acts deeds or things whatsoever as aforesaid, the **VENDOR** has good right, full power absolute authority and indefeasible title to sell, convey transfer the said property hereditaments and plot hereby sold and conveyed or expressed so to be unto and to the use of the **PURCHASER**, his heirs, executors, assigns in the manner aforesaid free from all encumbrances **AND THAT** the **PURCHASER** shall and may at all time hereafter peaceably and quietly enter into and upon and hold and possess and enjoy the said property hereditaments and plot hereby granted in khas or through tenants and receive the rents, issues and profits thereof, without any suit or troubles and without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or by any person or persons lawfully or equitably claiming from under or in trust for his or any of them **AND THAT**



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Alipore, South 24-Parganas
8 MAR 2013

G. L. Nag

FREE and clear and freely and clearly and absolutely acquitted, exonerated and released and keep indemnified of and from and against all manner of former or other title, estate, debts, troubles, attachment, liens, charges, encumbrances whatsoever, made or suffered by the **VENDOR** or by any of her predecessors-in-title or any person or persons having or lawfully or equitably claiming from under or in trust for the **VENDOR** or any of her predecessors in title **AND FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate, right, title or interest in the said property hereditaments and plot or any part thereof from under and in trust for the **VENDOR** shall and will from time to time and at all times hereinafter at the request and cost of the **PURCHASER** his heirs, assigns do and execute or cause to be done or executed all such acts, deeds, and things, whatsoever for further and more perfectly assuring the 'said land with RT Shed' hereditaments and plot and building constructed thereon and every part thereof hereby granted unto and to the use of the **PURCHASER**, his heirs and assigns in the manner aforesaid as shall or may be reasonably required, according to the true intent and meaning of this Deed **AND THAT** the **VENDOR** has put the **PURCHASER** in actual possession of the said property hereby sold and transferred, **AND THAT** the said property is not affected by any attachment, including attachment under any certificate case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Government Authorities, under Public Demand and Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the **VENDOR** for realisation of arrears of Income Tax or Estate Duty or other taxes or dues or otherwise under the Public Demand and Recovery Act and/or any other Acts for the time being in force and that the said property is not otherwise charges,



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gita roy

mortgaged or encumbered AND THAT the said property is not affected by any notice or Scheme of the Improvement Trust or the Calcutta now Kolkata Municipal Corporation or then Calcutta now Kolkata Metropolitan Development Authority and that no declaration has been made or published for acquisition requisitions of the said property or any part thereof under the land Acquisition Act, 1894 or any other Acts or Enactments in force AND THAT there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the **VENDOR** to grant, transfer, convey, sell, assign and assure the said property unto the **PURCHASER** in the manner aforesaid AND FURTHER that the **VENDOR** and his heirs, executors and administrators shall at all time thereafter indemnify and keep Indemnified the **PURCHASER**, his heirs and assigns, against any loss, damages, charges, costs and expenses if any suffered by reason of any defect in the title of the **VENDOR** or any breach of the covenant hereunder contained.

THAT the **PURCHASER** shall be entitled to enjoy and/or sale, lease, mortgage and/or transfer the schedule property to any person or persons as he may desire.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Sali land measuring 7 Cottahs more or less along with one 100 sq. ft. R.T. Shed lying and situate under Pargana – Khaspur, Mouza – Chakgaria, R.S. No.3, J.L. No.26, Touzi No.56, Khatian No.11 & 14, Dag No.1, Previous P.S. Jadavpur, then P.S. Kasba, Now P.S. Purba Jadavpur, within the local limits of The Kolkata Municipal Corporation, under Ward No.109, Assessee No.31-109-03-1827-9, being Premises No. 1827, Chak Garia, Sub-Registry



Sub-Registrar-III
North 24-Parganas
8 MAR 2013

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Gita Nag.

Office at Alipore, District South 24 Parganas, particularly delineated and shown in RED border in the Map or Plan annexed hereto and this Map or Plan shall be treated as the part and parcel of these presence being butted and bounded as follows :

ON THE NORTH : Vacant Land
ON THE SOUTH : 30 Feet Wide Road
ON THE EAST : Vacant Land of Block J (Part)
ON THE WEST : Vacant Land of Block J (Part)

IN WITNESSES WHEREOF the parties doth hereunto have set and subscribed his respective hands and seals on the day, month and year first above written.

WITNESSES:

1. Sudipta Nag
46 Nabonagar, Jadavpur
Kolkata - 700032

Gita Nag.

SIGNATURE OF VENDOR

2. Paritosh Ghosh
28/117, Mukundapur
Kal - 99

Rakul Chandra Bhattacharyya

SIGNATURE OF PURCHASER

Drafted and Prepared in my office

Manoranjan Ghora

(MANORANJAN GHORA)

Advocate

Alipore Judges Court,

Kolkata - 700 027.

Enrolment No. F/1136/2011



District Sub-Registrar-III
South 24-Parganas

8 MAR 2013

MEMO OF CONSIDERATION

RECEIVED by the within the named VENDOR a total sum of Rs.29,00,000/- (Rupees Twenty Nine Lac) only from the within named PURCHASER in respect of ALL THAT piece and parcel of land measuring 7 Cottahs more or less along with one 100 sq. ft. R.T. Shed lying and situate under Pargana – Khaspur, Mouza – Chakgaria, R.S. No.3, J.L. No.26, Touzi No.56, Khatian No.11 & 14, Dag No.1, Previous P.S. Jadavpur, then P.S. Kasba, Now P.S. Purba Jadavpur, within the local limits of The Kolkata Municipal Corporation, under Ward No.109, Assessee No.31-109-03-1827-9, being Premises No. 1827, Chak Garia, Sub-Registry Office at Alipore, District South 24 Parganas, as a total consideration of the Property as per Memorandum given below:-

Draft No.	Date	Bank	Amount
042315	05.03.13	The Hongkong & Shanghai Banking Corporation Limited Gariahat Branch; Kolkata – 700 029.	Rs.29,00,000/-
Total			<u>Rs.29,00,000/-</u>

Total Rupees Twenty Nine Lac Only.

WITNESSES:-

1. *Sudipta Nag*
46 Nabanagar, Jadavpur
Kolkata - 700032
2. *Pariborn Shil*
28/11/17, Mukundapur
Kolkata - 99


Sudipta Nag.

SIGNATURE OF THE VENDOR



Sub-Registrar-III
8 MAR 2013
Parganas


Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name..... Gita Nag

Signature..... Gita Nag

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name..... Bakul Chandra Bhattacharyya

Signature.....

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name.....

Signature.....



District Sub-Registrar-III
Alipore, South 24-Parganas

8 MAR 2013