

1253

2-1121/15



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

B 680080

B 680080

Handwritten signature and date: 12/3/15

Certified that the documents admitted for registration. The signature sheet and the endorsement sheet attached with the said document are the part of this document.

Handwritten signature of the Registrar.

Addl District Sub Registrar  
Barrackpore. 24 Pgs (N)

12 MAR 2015

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this 12<sup>th</sup> day of March 2015 (Two Thousand Fifteen).

BETWEEN

Handwritten mark or signature at the bottom left.

Contd....P/2

2372, 5000/1, 16/2/2015  
Sri Aninal Debnath  
E/30, Central Road, Barrackpore  
Titagarh

১৬/২/১৫

বি. সাল

জেনারেল সোমো সৌমিক

টি.ডি. নং ১১/২/১০২৫

মোট একো টাকার দি ৩,০০,০০





*[Handwritten signature]*









Addl. Dist. Sub-Registrar  
Barrackpore, North 24 Parganas

12 MAR 2015

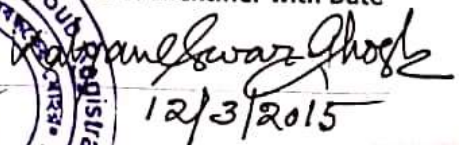
**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BARRACKPORE, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01253 / 2015, Deed No. (Book - I , 01121/2015)**  
**Signature of the Presentant**


Name of the Presentant	Photo	Finger Print	Signature with date
Sudip Kumar Sanyal Chunaripara Ichapore, Thana:-Noapara, P.O. :-Ichapore Nawabgunj, District:-North 24-Parganas, WEST BENGAL, India	 12/03/2015	 LTI 12/03/2015	Sudip Kumar Sanyal 12/3/2015

**II . Signature of the person(s) admitting the Execution at Office.**

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sudip Kumar Sanyal Address -Chunaripara Ichapore, Thana:-Noapara, P.O. :-Ichapore Nawabgunj, District:-North 24-Parganas, WEST BENGAL, India	Self	 12/03/2015	 LTI 12/03/2015	Sudip Kumar Sanyal
2	Mrinal Debnath Address -F/30anandapuri Barrackpore, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India	Self	 12/03/2015	 LTI 12/03/2015	Mrinal Debnath
3	Tarak Dey Address -2, Ghosh Para Road Badamtala, Thana:-Noapara, P.O. :-Bengal Enamel, District:-North 24-Parganas, WEST BENGAL, India	Self	 12/03/2015	 LTI 12/03/2015	Tarak Dey
4	Sushil Kumar Agarwal Address -10, A P Devi Bazar, Thana:-Titagarh, P.O. :-Titagarh, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119	Self	 12/03/2015	 LTI 12/03/2015	Sushil K Agarwal

**Name of Identifier of above Person(s)**  
 Kalyaneswar Ghosh  
 Ichapore, Thana:-Noapara, District:-North  
 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date  
  
 12/3/2015

  
 (Sudip Kumar Goldar)  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
 Office of the A.D.S.R. BARRACKPORE



Government Of West Bengal  
Office Of the A.D.S.R. BARRACKPORE  
District:-North 24-Parganas

Endorsement For Deed Number : I - 01121 of 2015  
(Serial No. 01253 of 2015 and Query No. 1505L000002351 of 2015)

On 12/03/2015

**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, 5 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:**

Amount By Cash

Rs. 27965.00/-, on 12/03/2015

( Under Article : A(1) = 27951/- ,E = 14/- on 12/03/2015 )

**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.-25,41,750/-

Certified that the required stamp duty of this document is Rs.- 152525 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 40320/- is paid , by the draft number 091784, Draft Date 11/03/2015, Bank : State Bank of India, Talpukur, received on 12/03/2015
2. Rs. 49500/- is paid , by the draft number 619927, Draft Date 11/03/2015, Bank : State Bank of India, BARACKPORE RLYSTN, received on 12/03/2015
3. Rs. 49500/- is paid , by the draft number 619928, Draft Date 11/03/2015, Bank : State Bank of India, BARACKPORE RLYSTN, received on 12/03/2015
4. Rs. 8210/- is paid , by the draft number 091788, Draft Date 12/03/2015, Bank : State Bank of India, Talpukur, received on 12/03/2015

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

Presented for registration at 14.00 hrs on :12/03/2015, at the Office of the A.D.S.R. BARRACKPORE by Sudip Kumar Sanyal ,Executant.

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

Execution is admitted on 12/03/2015 by

1. Sudip Kumar Sanyal, son of Lt Probodh Chandra Sanyal , Chunaripara Khasore, Noapara, P.O. :-Ichapore Nawabgunj, District:-North 24-Parganas, WEST BENGAL, By Hindu, By Profession : Service



( Prabir Kumar Goldar )

ADDITIONAL DISTRICT SUB-REGISTRAR

12/03/2015 16:23:00

EndorsementPage 1 of 2



**Government Of West Bengal**  
**Office Of the A.D.S.R. BARRACKPORE**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 01121 of 2015**  
**(Serial No. 01253 of 2015 and Query No. 1505L000002351 of 2015)**

2. Mrinal Debnath, son of Manik Lal Debnath , F/30anandapuri Barrackpore, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
3. Tarak Dey, son of Lt Ajit Kumar Dey , 2, Ghosh Para Road Badamtala, Thana:-Noapara, P.O. :-Bengal Enamel, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Sushil Kumar Agarwal, son of Sohanlal Agarwal , 10, A P Devi Bazar, Thana:-Titagarh, P.O. :-Titagarh, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste Hindu, By Profession : Business

Identified By Kalyaneswar Ghosh, son of Lt B Ghosh, Ichapore, Thana:-Noapara, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Deed Writer.

( Prabir Kumar Goldar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

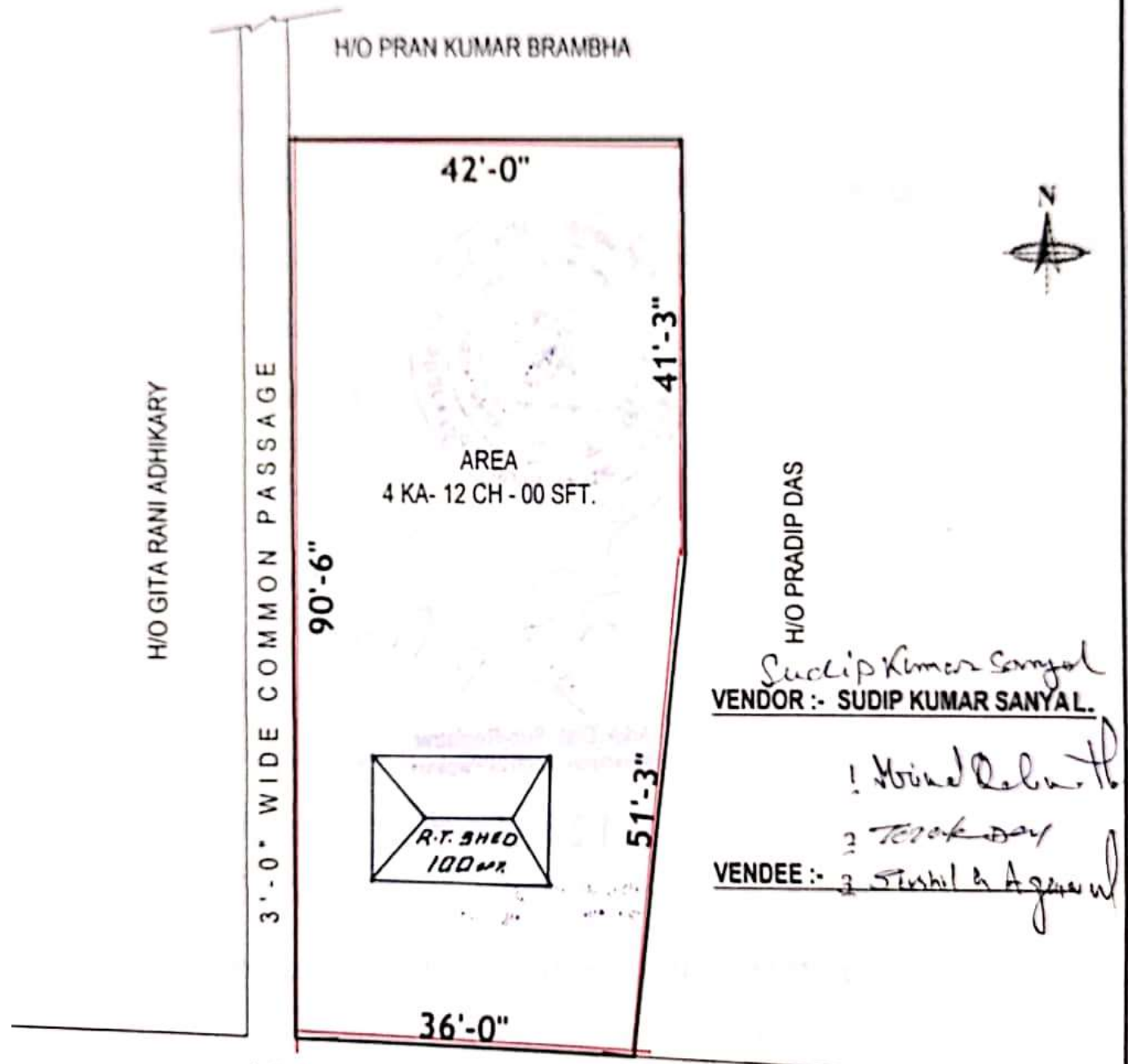


( Prabir Kumar Goldar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

CONVEYANCE PLAN OF LAND AT CHUNARIPARA STREET, ICHAPORE, C.S. DAG NO - 1801, S. DAG NO - 1801/3420, L. R. DAG NO - 3384, C.S. KHATIAN NO - 466, R.S. KHATIAN - 3360, L.R. KHATIAN NO - 14658, 14659, 14660 & 14661, MOUZA - ICHAPORE, P.S. - DAPARA, J.L. NO - 3, TOUZI NO - 617, R.S. NO - 89, WARD NO - 12 (NEW), HOLDING NO - 109, UNDER NORTH BARRACKPORE MUNICIPALITY, DIST. : NORTH 24 PARGANAS.

SCALE:- 1" = 16' - 0"

AREA OF LAND (MARKED RED IN PLAN) = 4KA - 12 CH - 00 SFT.(M/L).



H/O PRADIP DAS  
*Sudip Kumar Sanyal*  
**VENDOR :- SUDIP KUMAR SANYAL.**  
 1. *Hindal*  
 2. *Tarak Das*  
**VENDEE :-** 3. *Sushil & Agnwal*

**16'-6" WIDE CHUNARIPARA STREET**  
**GUDHINDRA NATH MODAK**  
 L.C.E.  
 G.P. Road, Kanthather, Ichapore  
 Approved Planner & Estimator of  
 North 24 Parganas Municipality.  
**SIGNATURE OF ENGINEER**

(SITE PLAN DRAWN FROM PREVIOUS REGD SITE PLAN)  
 (ALL DOCUMENTS ARE SUPPLIED BY VENDOR)

**SRI SUDIP KUMAR SANJAL**, son of Late Prabodh Chandra Sanjal  
*FAN - DD11750670K*  
by faith - Hindu , by Nationality - Indian , by occupation - Service , residing  
at Chunari Para, Ichapur , P. O. - Ichapur-Nawabganj , P. S. Noapara , Dist :  
North 24 Parganas, hereinafter called and referred to as **VENDOR** (which  
expression shall unless repugnant to the context otherwise meaning be  
deemed to mean and include his legal heirs, successors , administrators and/or  
assign) of the **FIRST PART**.

**AND**

(1) **SRI MRINAL DEBNATH** , son of Sri Manik Lal Debnath ,  
*(FAN-ADUDD3529L)*  
residing at E/30, Central Road , Anandapuri , Barrackpore , P.O. Nona-  
chandanpukur, P.S. Titagarh , Dist : North 24 Parganas, (2) **SRI TARAK**  
*FAN-AG-BAD2905C*  
**DEY** , son of Late Ajit Kumar Dey , residing at 2 , Ghose Para Road  
(Anantarik) , Badamtatala , P.O. Bengal Enamel , P. S. Noapara , Dist : North  
24 Parganas , (3) **SRI SUSHIL KUMAR AGARWAL** , son of Sri Sohanlal  
*FAN-ADAPAA2576E*  
Agarwal , residing at 10 , A. P. Devi Bazar , P. O. & P. S. Titagarh , Dist :  
North 24 Parganas , Kolkata - 700 119 , all by faith - Hindu , by Nationality -  
Indian , by occupation - Business , hereinafter called and referred to as  
**PURCHASERS** (which expression shall unless repugnant to the context  
otherwise meaning be deemed to mean and include their legal heirs,  
successors , administrators and/or assign) the party of the **SECOND PART**.

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**WHEREAS** one Prabodh Chandra Sanyal , son of Manmatha Nath Sanyal purchased a plot of land measuring 4 Cottahs 12 Chittaks , lying and situated at Mouza - Ichapur , J. L. No. 3 , Re. Su. No. 89, Touzi No. 617 , comprised and contained in C.S. Dag No. 1801 , corresponding to R.S. Dag No. 1801/3420, under C.S. Khatian No. 466, corresponding to R.S. Khatian No. 3360 , under P.S. Noapara , Dist : North 24 Parganas from Sri Bechu Ram Santra , son of Sailendra Chandra Santra , by virtue of a registered Deed of Sale and the same was registered in the Office of Sub-Registrar, Barrackpore on 25.05.1953 , written in Book No. 1, Volume No. 33 , pages from 80 to 82, being No. 2243 for the year 1953 .

**AND WHEREAS** after purchasing the aforesaid property said Prabodh Chandra Sanyal died intestate leaving behind him his legally married wife Smt. Chabi Sanyal and two sons namely Sri Sudip Kumar Sanyal (the Vendor herein) and Sri Shyamal Kumar Sanyal (now deceased) and only daughter Smt. Sikha Chakraborty as his only legal heirs and successors to inherit his aforesaid property left by deceased Prabodh Chandra Sanyal .

**AND WHEREAS** the Vendor herein along with mother , brother and sister above named recorded their names in the L.R. Settlement Records in L.R. Khatian Nos. 14658, 14660 , 14659 and 14661 and also recorded their names in the Assessment record of North Barrackpore Municipality and paying Govt. Rents and Municipal taxes regularly and punctually and built a two storied building over the said plot of land and occupied and enjoyed the same without any disturbances from any corner whatsoever .

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AND WHEREAS said Shyamal Kumar Sanyal died intestate without issue leaving behind him his legally married wife Smt. Aparna Sanyal as his only legal heirs and successors to inherit his undivided 1/4<sup>th</sup> share of property left by deceased Shyamal Kumar Sanyal .

AND WHEREAS the Vendor herein Sri Sudip Kumar Sanyal along with his mother Smt. Chabi Sanyal and sister Smt. Sikha Chakraborty and sister in law Smt. Aparna Sanyal became the joint owners of a plot of land measuring 4 Cottahs 12 Chittaks along with 160 Sq. ft. R.T. shed structure standing thereon and while so seized and possessed of the same said Smt. Chabi Sanyal , Smt. Sikha Chakraborty and Smt. Aparna Sanyal jointly transferred their undivided 3/4<sup>th</sup> share of property i.e. land measuring 3 Cottahs 9 Chittaks along with 120 Sq. ft. R.T. shed structure by way of gift to the present Vendor herein , by virtue of a registered Deed of Gift and the same was registered in the Office of A.D.S.R. Barrackpore on 13.12.2011 , written in Book No. 1, CD Volume No. 39 , pages from 6714 to 6727 , being No. 11359 for the year 2011 .

AND WHEREAS the present Vendor herein got the aforesaid property by way of gift and his own undivided 1/4<sup>th</sup> share of property i.e. land measuring 1 Cottah 3 Chittaks along with 40 Sq. ft. two storied pucca building by way of

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inheritance and now the present Vendor herein is the sole and absolute owner of a plot of land measuring 4 Cottah 12 Chittaks along with 160 Sq. ft. R.T. shed structure standing thereon and still occupying, enjoying and possessing the same without any disturbances from any corner whatsoever.

**AND WHEREAS** the First Part being Owner/Vendor herein due to urgent need of cash money offer to the market to sell out **4 (four) Cottahs 12 (twelve) Chittaks of land along with 160 Sq. ft. R.T. shed structure standing thereon** along with all easement right, title and interest as per schedule herein below at a market price of **Rs 23,00,000/- (Rupees Twenty Three Laes)** only and the Purchasers herein agreed to purchase the same based on certain terms and conditions.

**AND WHEREAS** the Purchasers herein accepted the said offer and examined all necessary papers documents and on satisfaction of the said papers and documents and agreed to purchase the schedule property and requested the First Part/ Vendor to accept consideration money as per memo herein below and to execute proper Deed of Conveyance in favour of the Purchasers.

**NOW THIS DEED IS WITNESSETH AS FOLLOWS :-**

**THAT** in consideration of **Rs Rs 23,00,000/- (Rupees Twenty Three Laes)** only of lawful money of Union of India paid by the PURCHASERS to the VENDOR as per memo of consideration mentioned herein simultaneously

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with the execution of these presents ( the receipt whereof the said vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit , release and discharge the said Purchasers , their heirs , executors , administrators , representatives and assigns and every one of him and also the said property ) i.e. total land measuring **4 (four) Cottahs 12 (twelve) Chittaks of land along with 160 Sq. ft. R.T. shed structure standing thereon** including all easement rights , title and interest . He the said vendor as , absolutely owner do hereby grant , convey sell , transfer , assigns and assure unto and to the use of the Purchasers , their heirs , executors , administrators , representatives , and assigns free from all encumbrances , attachments and other defects in title ALL THAT the schedule property shown delineated by the "RED" border mark in the annexed plan with all appurtances together with all homestead , hedges , ditches , ways , water , water – courses , lights , liberties , privileges , easements whatsoever as is where is basis to the said property described in the schedule below and all the estate , administrators and assigns covenant with the Purchasers , their heirs , executors , administrators and assigns to save harmless indemnify and keep indemnified the Purchasers , their heirs , executors , administrators or assigns from or against all encumbrances , charges and equities whatsoever and the vendor , his heirs ,executors and executors and / or assigns further covenant that they will at the request and costs of the Purchasers , their heirs , executors , administrators or assigns do or execute or cause to be done or executed all such lawful acts , deeds and things what so ever for further and

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more perfectly conveying and assuring the said property and every part thereof in any manner aforesaid according to the true and faithful intent and meaning of this Deed .

THAT it is further stated that the PURCHASERS are entitled to or otherwise fit for the mutation of their own names in respect of the schedule property in the North Barrackpore Municipality , Electricity and Telephone Authority and other authorities and pay taxes and rents and whatsoever and receive receipts for the same .

AND further that the vendor and all persons having or lawfully or equitably claiming any estate , title or interest at law or in equity in the said land and structure hereby granted or any part thereof by , from , under or in trust them, vendor shall and will from time to time and at all times have after , at the request and cost of the Purchasers , do and execute or cause to be done and executed all such further and other lawful and reasonable acts , deeds , things , matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said land hereby granted unto and to the use of the Purchasers in manner aforesaid as shall or may reasonably be required in law.

AND that the vendor do HEREBY covenant with the Purchasers that he the vendor has not done , omitted or knowingly or willingly suffered to any

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act, deed or things, whereby he is prevented from granting and conveying the said land and structure in manner aforesaid or whereby the same or any part thereof are, is or may be charged, encumbered with respect to the title hereof.

THAT the vendor today deliver willfully the absolute physical khas possession of the aforesaid and below mentioned schedule property to the PURCHASERS forever along with all connected documents in respect of the said property and declare herein that he has good marketable title over the said property and the said property is free from all encumbrances, charges, liens, attachments etc. and there are no other co-sharers except the vendor and he has not taken any money from any other person or persons against the said property and the said property is not at all any subject of any pending suit before any Court of Law and the Vendor till yet not receipt any notice for acquisition and or requisition from Central or State Govt. or from any statutory authorities over the said property.

THAT we the parties hereto affix our respective photographs along with signature and put our fingers' impression on a separate sheet, which will be treated as part of this Deed of Conveyance.

Contd...P/9

**THE SCHEDULE OF THE ABOVE LANDED  
PROPERTY IS HEREBY REFERRED TO :-**

ALL THAT piece and parcel of Bastu land measuring more or less **4 (four) Cottahs 12 (twelve) Chittaks of land along with 160 Sq. ft. R.T. shed structure standing thereon, lying and situated at Mouza - Ichapur ,** J. L. No. 3 , Re. Su. No. 89 , Touzi No. 617 , comprised and contained in C.S. Dag No. 1801 , under C.S. Khatian No. 466, corresponding to R.S. Khatian No. 3360 , R.S. Dag No. 1801/3420, corresponding to L.R. Dag No. 3384 , corresponding to L.R. Khatian Nos. 14658 , 14659, 14660 & 14661, under the local limits of North Barrackpore Municipality , Ward No. 12 , Holding No. 109 , under the jurisdiction of A.D.S.R.O. Barrackpore , under P.S. Noapara , Dist : North 24 Parganas. The proportionate Annual Rent payable to the Collectorate of Dist North 24 Parganas and which is marked in attached plan by RED border and which will be treated as part of this deed and which is butted and bounded by :-

**ON THE NORTH** : Property of Pran Kumar Brahma .

**ON THE SOUTH** : 16' - 6" wide Chunari Para Street .

**ON THE EAST** : Property of Pradip Das .

**ON THE WEST** : 3' - 0" wide common passage thereafter  
Property of Gita Rani Adhikari .

Sudip Kumar Samyel

Contd...P/10

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

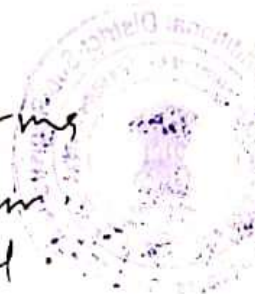
SIGNED SEALED & DELIVERED

by the Vendor above named

in the presence of :-

1) Sri Kalyanlalwar Ghosh  
of - Ichapur - Nowalganj

2) Raju Sharma  
Shyam nagari  
PS : Jagadlal



(PAN - DDMP50679K)

Sudip Kumar Sanjay

Signature of the Vendors

1. Anind Debnath  
(PAN - ADUPD3529L)

2. Terakoley  
(PAN - AGBPD0905C)

3. Jushil K Agarwal  
(PAN - ADAPA9576E)

Signature of the Purchasers

9

Contd....P/11.

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**RECEIPT & MEMO OF CONSIDERATION**

RECEIVED of an from the within named Purchasers the within mentioned a sum of Rs. 23,00,000/- (Rupees Twenty Three Lacs) only as and by way of consideration in full for sale of the said property as per Memo of Consideration herein below written .....

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>Cash/Cheque</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount</u>
23-02-2015	By cash	-	-	Rs - 23,00,000/-
				Rs. 23,00,000/-

(Rupees Twenty Three Lacs only)

**WITNESSES :-**

- 1) Sri Kalyanswar Ghosh  
of - Ichhapur Howrah.
- 2) Rajeshwar  
Shyamnagar.  
B.S. Jagatpal.

Sudip Kumar Samyel  
Signature of the Vendors

**Drafted by me :-**

(Sri Kalyanswar Ghosh)  
Deed Writer  
License No. W.B.-D.W.-X-38/1990  
A. D.S. R. O. Barrackpore

**Typed by me :**

(Jyoti Sanka Mandal)  
Barrackpore .



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 215 to 236  
being No 01121 for the year 2015.



(Prabir Kumar Goidar) 19-March-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BARRACKPORE  
West Bengal

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BAKASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

**STATUS / PRESENTANT**

**LEFT HAND FINGER PRINT** NAME Sudip Kumar Sanyal

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Sudip Kumar Sanyal



RIGHT HAND FINGER PRINT

**LEFT HAND FINGER PRINT** NAME Mrital Das Gupta

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Mrital Das Gupta



RIGHT HAND FINGER PRINT

**LEFT HAND FINGER PRINT** NAME Sushil Kumar Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Sushil Kumar Agarwal



RIGHT HAND FINGER PRINT

**LEFT HAND FINGER PRINT** NAME Tanuj Das

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Tanuj Das



RIGHT HAND FINGER PRINT