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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 The signature sheets and  
 sheets attached with the  
 the past of this document.

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas  
 6 DEC 2011

**DEED OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE made this the 16th  
 day of December, 2011 (Two Thousand Eleven)

**BETWEEN**

**MRS. SUSHAMA MUKHOPADHAYAY**, wife of Late Santi  
*Sushama Mukhopadhyay*  
 Ranjan Mukhopadhyay by faith - Hindu, by occupation -  
 Housewife, by nationality - Indian, residing at 31B, Jheel Road,

for AMCON PROJECTS  
*[Signature]*  
 Partner Partner

Police Station - Kasba, Kolkata - 700 031, hereinafter called and 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 and representatives and assigns) of the **ONE PART**.

**A N D**

(1) **SRI ANIL NARAYAN CHAKROBORTY**, son of Late Abani Mohan Chakroborty and (2) **MRS. RINA CHAKROBORTY**, wife of Sri Anil Narayan Chakroborty, both by cast - Hindu, by occupation - Regired Govt. Officers, residing at 31, Jheel Road, Police Station - Kasba, Kolkata - 700 031, hereinafter jointly called and referred to as the '**PURCHASERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators and representatives and assigns) of the **OTHER PART**.

**WHEREAS** by an indenture of sell dated 21<sup>st</sup> day of March 1922 the Secretary of State for India in Council sold and conveyed a vacant plot of land measuring an area of 8 (eight) Cotahs 10(ten) Chittaks in Mouza - Salimpur to one Kalipada Das, the said Deed of Conveyance registered at the Office of D.S.R. Alipore in Book No. I, Volume No. 42, Being No. 1748 for the year 1922.

**AND WHEREAS** said Kalipada Das by a Bengali Kobala dated 15.01.1927 sold and conveyed the said Property to Smt. Binapani Dasi and after purchasing the same said Smt. Binapani Dasi recorded her name in the record of Tollygunge Municipality.

**AND WHEREAS** said Smt. Binapani Dasi again by a Bengali Kobala dated 12.01.1932 sold and conveyed the said Property to one Musammat Obeda Khatoon, the said Deed of Conveyance Registered in the Office of Alipore Sadar Sub-Registratin Office in Book No. I, Volume No. 19, Pages 74 to 77, Being No. 155 for the year 1932.

**AND WHEREAS** by a Bengali Kobala dated 12<sup>th</sup> January, 1932 one Musammat Obeda Khatoon, wife of Kaji Rahafan Ali, purchased the said vacant plot of land comprised in C.S. Dag No. 288, Khatian No. 138, Touzi No. I, J.L.No. 37, R.S.No. 16, Mouza - Selimpur, commonly called at 31, Jheel Road, Police Station - Kasba, Kolkata - 700 031.

**AND WHEREAS** after the demise of said Musammat Obeda Khatoon her husband Asraf Hossain, her daughter Musammat Nazori her two sons Nawab Ali and Kauser Ali and her three sisters Musammat Morsheda Khatoon, Musammat Raysha Khatoon and Musammat Hamida Khatoon being the legal successors of her said property.

**AND WHEREAS** one Bankim Chandra Paul and his brother Ranjit Chandra Paul and Khagendra Nath Paul who were the owners and resident of 26, Srish Das Lane, Dacca experience immense difficulties to live there, owing to communal riots started at the time of Partition of Bengal in the year 1947.

**AND WHEREAS** for the same reasons of communal riots the said Nawab Ali, Md. Kauser Ali, Musammat Morsheda Khatoon, Musammat Raysha Khatoon, Musammat Hamida Khatoon, Asraf Hossain and Musammat Nazori felt similar difficulties to live and stay in the said Premises No. 31, Jheel Road, Police Station - Kasba, Kolkata - 700 031.

**AND WHEREAS** some time in March, 1950 the said Md. Nawab Ali and others and the said Bankim Chandra Paul and his two brothers made an exchange of their respective properties at Calcutta being the said Premises No. 31, Jheel Road, Dhakuria, Kolkata - 700 031, and at Dacca 26, Srish Das Lane, Dhaka and in performance of the said exchange respectively delivered possession of their respective properties to the others.

**AND WHEREAS** in the year 1968 the said Khagendra Chandra Paul died intestate and unmarried and in the year 1971 the said Ranjit Ch. Paul died intestate and unmarried leaving

behind their brother Bankim Chandra Paul as their only legal heirs.

**AND WHEREAS** on 15<sup>th</sup> January, 1980, said Bankim Ch. Paul died intestate leaving behind his three daughters namely Krishna Paul daughter of Late Bankim Ch. Paul, Smt. Ratna Chowdhury, wife of Dr. Sarit Ranjan Chowdhury and Smt. Rina Chakraborty, wife of Anil Narayan Chakraborty.

**AND WHEREAS** through a Deed of Conveyance dated 19<sup>th</sup> May, 1986 the above mentioned three sisters jointly sold 1(one) Cottah 6 chittacks and 44 Sq.ft. be the same a little more or less situate and lying at Premises No. 31, Jheel Road to one Santi Ranjan Mukhopadhyay and his wife Susoma Mukhopadhyay.

**AND WHEREAS** while seized and possessed the aforesaid property the said Santi Ranjan Mukhopadhyay died intestate leaving behind his wife Susoma Mukhopadhyay only as they had no issues.

**AND WHEREAS** the said Susma Muhopadhyay enjoying the said Property for quite a long time and now she became old and wants to sell out the said property to her brother Anil Narayan Chakraborty who is the husband of Smt. Rina Chakraborty with

all common facilities and common amenities belonging to the said property morefully described in the Schedule below hereunder written and hereafter referred to as the "said Schedule property" for a consideration price of Rs.3,00,000/- (Rupees Three Lakhs) only truly paid by the purchaser to the Vendor simultaneously with the execution of these presents, the said Vendor as owner and possessor of the said Schedule Property doth hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said purchaser, free from all encumbrances **ALL THAT** the said Schedule Property including all liberties, privileges with all rights of ingress and egress and all easement right and using right, title, interest, possession belonging to the said Schedule Property of the Vendor into or upon the said Schedule Property and every part thereof **TO HAVE AND TO HOLD** the said scheduled property and every part thereof hereby sold, transferred to the purchaser including his heirs , executors, representatives and assigns absolutely and forever. That the vendor doth hereby covenant with the Purchaser that notwithstanding any act, deeds hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the Schedule Property free from all encumbrances, attachments, charges and defects whatsoever and the Vendor have full power and absolute authority to sell, transfer the said Schedule Property in the manner aforesaid. That the Purchaser shall hereafter peaceably

and quietly hold, possess and enjoy the said Schedule Property as its absolute owners and possessor with absolute right to sell, transfer, gift, mortgage, lease, convey, whatsoever as its absolute owner and possessor. That the Vendor doth hereby covenant with the Purchaser to save the said Schedule Property harmless and shall at all times hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances, losses, damages and charges whatsoever. That the Purchaser shall be at liberty to enjoy all rights of ingress and egress and to enjoy all easement rights over and through and to and from adjacent common and road upto the said Schedule property hereby sold, conveyed and transferred to the Purchaser.

**IT IS HEREBY DECLARED BY THE VENDOR AND THE PURCHASER AS FOLLOWS :-**

That the purchaser shall be entitled to sell, gift, mortgage, lease, convey or otherwise ailmate the said Schedule property to any person or persons without any consent of the vendor or any other person thereof.

That the purchaser shall have all rights to mutata their name as owner and possession in respect of the said Schedule property in the records of the Kolkata Municipal Corporation and in the records of any other authorities in that event the Vendor shall

give her consent for the purpose of such mutation and separate assessment, whenever shall be required by the Purchaser.

That the purchaser shall be liable to pay directly to the Kolkata Municipal Corporation or any other authority in respect of the said Schedule property hereby sold and transferred to the Purchaser towards payment of any taxes, land revenues and other outgoing charges payable for the said Schedule property.

**SCHEDULE ABOVE REFERRED TO :**

**(Description of the property hereby conveyed)**

**ALL THAT** piece or parcel of land with a tin shed structure together with 4'-0" wide common passage containing an area of 1 (one) cottah 6 (six) chittaks and 44 (forty four) Sq.ft. be the same a little more or less situated and lying at the premises being No.31B, Jheel Road, Dhakuria, Kolkata-700 031 more fully delineated and with RED border in the plan annexed herewith and butted and bounded as follows :-

**ON THE NORTH** : Land in C.S. Plot No. 285  
**ON THE EAST** : premises No. 31, Jheel Road  
**ON THE SOUTH** : premises No. 31, Jheel Road  
**ON THE WEST** : Land in C.S. Plot No. 287



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

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata

In the presence of :

1) *[Signature]*  
382 Prafulla Moha Road  
Sector - 10, HUDA, K-978.

*Sushama Mukhopadhyay*  

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Signature of the Vendor



2) Ranjana Kar  
36B, Wheel Road  
Kolkata - 700031

1) *Anil Narayan Chakraborty*  
2) *Rina Chakraborty*







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Signature of the Purchasers

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 10450 / 2011, Deed No. (Book - I , 09796/2011)**  
**Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Anil Narayan Chakraborty	 16/12/2011	 LTI 16/12/2011	Anil Narayan Chakraborty  16.12.11

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

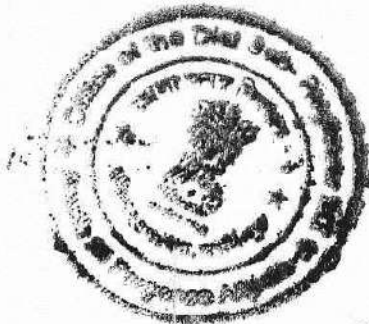
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sushama Mukhopadhyay Address -31 B, Jheel Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031	Self	 16/12/2011	 LTI 16/12/2011	Sushama Mukhopadhyay
2	Anil Narayan Chakraborty Address -31, Jheel Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031	Self	 16/12/2011	 LTI 16/12/2011	Anil Narayan Chakraborty
3	Rina Chakraborty Address -31, Jheel Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031	Self	 16/12/2011	 LTI 16/12/2011	Rina Chakraborty

**Name of Identifier of above Person(s)**

Sudipta Bhattacharya  
 Alipore Judges Court, Kolkata, Thana:-Alipore,  
 District:-South 24-Parganas, WEST BENGAL, India,  
 P.O. :- Pin :-700027

**Signature of Identifier with Date**

Sudipta Bhattacharya  
 Adm.



  
 District Sub-Registrar-III of South 24 Parganas  
 11 6 DEC 2011

(Rajendra Prasad Upadhyay)  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
 Office of the D.S.R.-III 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 - 09796 of 2011  
(Serial No. 10450 of 2011)

On

Payment of Fees:

On 16/12/2011

**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 Cash

Rs. 19626/-, on 16/12/2011

( Under Article : A(1) = 19580/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 16/12/2011 )

**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.-1780250/-

Certified that the required stamp duty of this document is Rs.- 106835 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

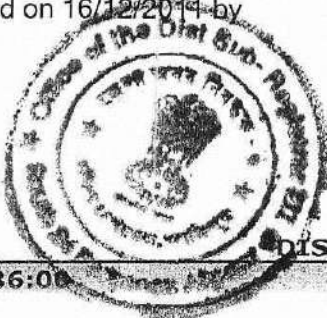
1. Rs. 49000/- is paid, by the draft number 653445, Draft Date 14/12/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 16/12/2011
2. Rs. 49000/- is paid, by the draft number 653439, Draft Date 14/12/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 16/12/2011
3. Rs. 3850/- is paid, by the draft number 653428, Draft Date 14/12/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 16/12/2011

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

Presented for registration at 13.33 hrs on :16/12/2011, at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Sri Anil Narayan Chakraborty , one of the Claimants.

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

Execution is admitted on 16/12/2011 by



*Rajendra Prasad Upadhyay*  
District Sub-Registrar - III  
South 24 Parganas  
11 6 DEC 2011

( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 2

16/12/2011 14:36:00



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

**Endorsement For Deed Number : I - 09796 of 2011**

**(Serial No. 10450 of 2011)**

1. Mrs Sushama Mukhopadhyay, wife of Lt. Santi Ranjan Mukhopadhyay , 31 B, Jheel Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Hindu, By Profession : House wife
2. Sri Anil Narayan Chakraborty, son of Lt. Abani Mohan Chakraborty , 31, Jheel Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Hindu, By Profession : Retired Person
3. Mrs. Rina Chakraborty, wife of Sri Anil Narayan Chakraborty , 31, Jheel Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Hindu, By Profession : Others

Identified By Sudipta Bhattacharya, daughter of . . . Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

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



*Rajendra Prasad Upadhyay*  
DISTRICT SUB-REGISTRAR - III  
South 24 Parganas

DISTRICT SUB-REGISTRAR - III  
South 24 Parganas

16 DEC 2011

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 20  
Page from 4716 to 4732  
being No 09796 for the year 2011.



(Rajendra Prasad Upadhyay) *Rajendra Prasad Upadhyay*  
28-December-2011  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal

~~South 24 Parganas~~  
District South 24 Parganas

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.3,00,000/- (Rupees Three lacs) only from the withinnamed purchasers towards the total consideration as per Memo below :

Cash :- Rs.3,00,000.00

Total Rs.3,00,000.00

(Rupees Three lacs) only

**WITNESSES :**

1) Alvora (P) Pvt. Ltd.  
782 Park Street, New Road  
Sweet Home, Haffa Hill - 78.

Sushama Mukhopadhyay  
Signature of the Vendor

2) Ranjana Kar  
36B, Jewel Road  
Kolkata - 700031

Drafted by me :

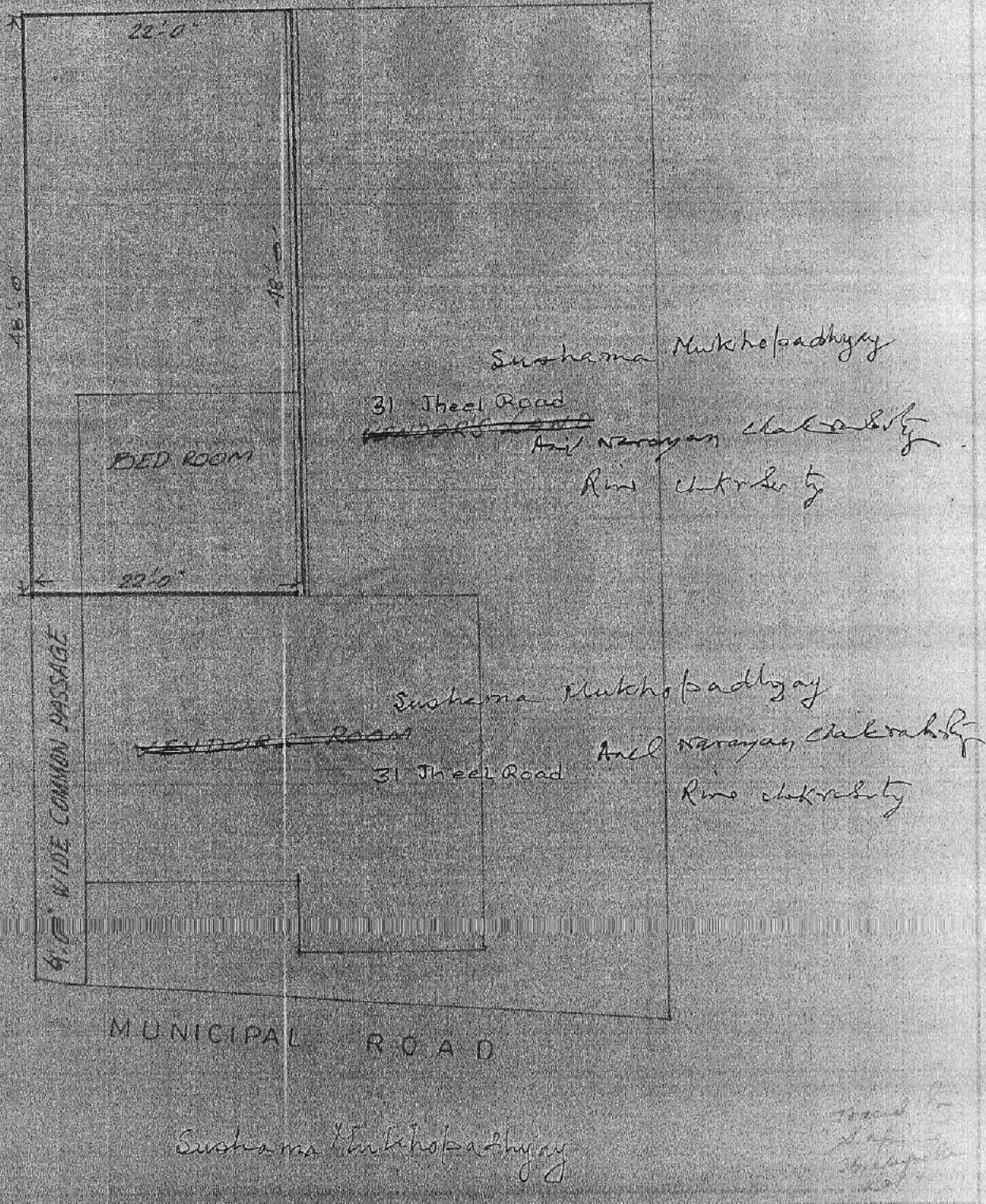
Sudipta Ghattacharya

Advocate




































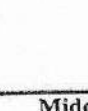
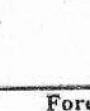
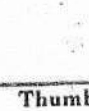





SITE PLAN OF PREMISES NO. 31 BHEEL ROAD, MOUZA - SALIMPORE  
J.L. NO. 37, R.S. NO. 16 KHATAN NO. 138, DAG NO. 288 - KASBA,  
KOLKATA - 700 031, DIST - SOUTH 24, PARGANAS.

SCALE : 12'-0" = 1" INCH

AREA  
SHOWN IN RED COLOUR



**SPECIMEN FORM FOR TEN FINGERPRINTS**

	Sushama Markhotkar							
		Little		Ring	Middle	Fore	Thumb	
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	Anil Narayan Chakraborty							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	Anu Chakraborty							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
PHOTO								
	Little	Ring	Middle	Fore	Thumb			
	(Left Hand)							
								
	Thumb	Fore	Middle	Ring	Little			
	(Right Hand)							