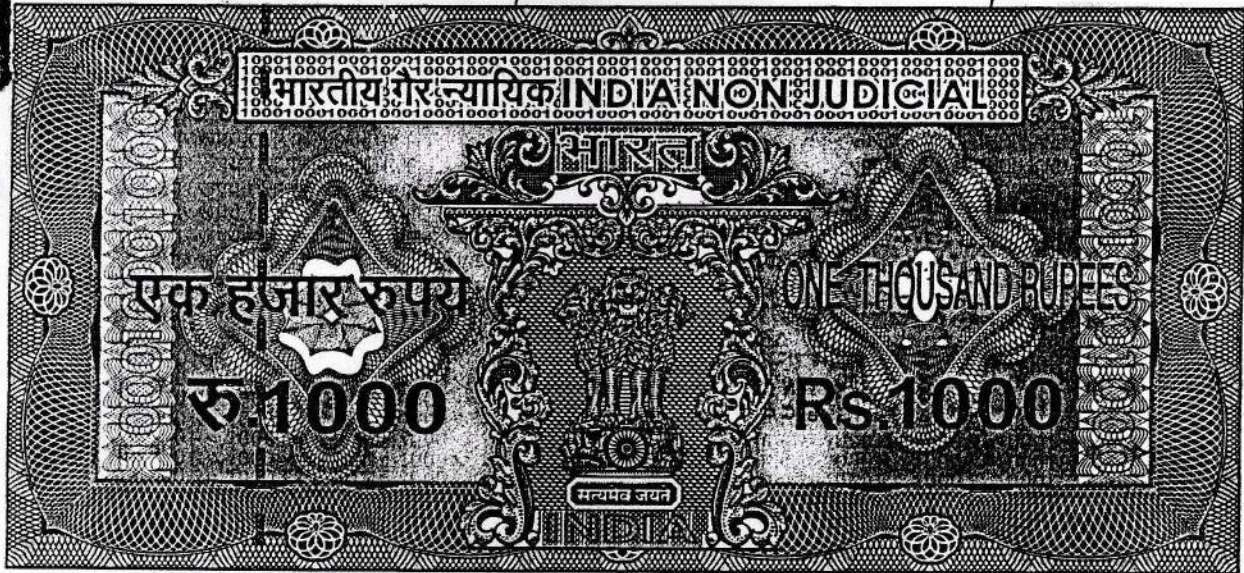


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 817762

Query No. 1245/2015

by  
11/02/15  
9.40k

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

**DEED OF CONVEYANCE**

THIS INDENTURE made on this the 11<sup>th</sup> day of February Two Thousand and Fifteen (2015).

BETWEEN

*[Signature]*  
Advocate

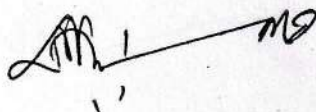
DR. SUBRATA BOSE, (PAN - AFZPB5378N), son of Sri Bhupendra Kumar Bose, by faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at J3-10, Labony Estate, Salt Lake, Police Station - Bidhannagar(N), Kolkata - 700 064, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, executors, administrators and representatives) of the **FIRST PART**

**AND**

SMT. ANJU ROY, (PAN - ALOPR1124P), wife of Sri Sanjeet Kumar Roy, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 16/2D(98A), Kalikapur Road, P.S. Garfa, Kolkata - 700 099, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include her heir/heirs executor/executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **SECOND PART**.

**WHEREAS** by a Deed of Conveyance bearing the date 14<sup>th</sup> July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as 'THE SAID SOCIETY' absolutely purchased for a valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 91,131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza - Nayabad, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance dated 8<sup>th</sup> February, 1979, registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad, in



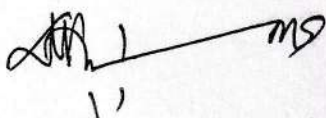
formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Being No. 5334 for the year 1979 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 'THE SAID SOCIETY' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza - Nayabad, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 21<sup>st</sup> December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten

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Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29<sup>th</sup> April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, 'THE SAID SOCIETY' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar,, in the District of South 24-Parganas.

AND WHEREAS 'THE SAID SOCIETY' recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispends, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of 'THE SAID SOCIETY'. The entire land on which the said plots have been so carved out is fully described in the FIRST SCHEDULE being SCHEDULE 'A' hereunder written.

AND WHEREAS pursuant to an application for membership of "THE SAID SOCIETY" made by the Purchaser Member i.e. the present OWNER herein, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said SOCIETY for the demise thereof the Purchaser member i.e. the present OWNER herein was admitted as a member of The Jadavpur Co-Operative Land and Housing Society Limited in the year 1969 and the "Said Society" issued the necessary Share Certificate

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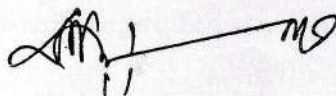
separately in favour of the present **VENDOR** herein namely **DR. SUBRATA BOSE** vide Share Certificate Registered No.751 dated 13.08.1969.

**AND WHEREAS** by a resolution dated 02.05.1987 it was decided by "**THE SAID SOCIETY**" to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Purchaser Member i.e. the present **OWNER** herein namely **DR. SUBRATA BOSE** was allotted the plot of land more particularly described in **SCHEDULE - "B"** herein below and hereinafter referred to as "**THE SAID PLOT**" and the said **DR. SUBRATA BOSE** herein accepted the such lottery.

**AND WHEREAS** present **OWNER** namely **DR. SUBRATA BOSE**, as the Purchaser therein paid a sum of Rs.9,000/- (Rupees Nine Thousand) only as the full and final payment to "**THE SAID SOCIETY**" from time to time as required by "the said society" for allotment of the said plot in favour of him as the Member.

**AND WHEREAS** the present **OWNER** namely **DR. SUBRATA BOSE** as the Purchaser took the inspection of the Scheme plan and also the said allotted plot and was satisfied himself as to size and condition thereof and also that the said consideration is the fair and reasonable purchase consideration thereof and the "**THE SAID SOCIETY**" after having received the full payment of the Sale consideration and allotted the said plot to the present Owner being All That the Plot No.72 (Phase-I) measuring more or less 3 (Three) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. by a registered Indenture of Conveyance dated 12<sup>th</sup> September, 1988 made between "**THE SAID SOCIETY**" therein referred to as the Vendor Society of the one part and the said **DR. SUBRATA BOSE**, referred to as the Purchaser member of the other part and the said Indenture of Conveyance registered with the office of District Sub-Registrar, at Alipore, South 24-Parganas and entered in Book No. I, Volume No.261, at Pages 165 to 168, Being No.10769 for the year 1988, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the said **DR. SUBRATA BOSE**, the present **OWNER** herein.

**AND WHEREAS** after purchase the present **VENDOR** herein completed all the formalities as the member of The Jadavpur Co-Operative Land and Housing Society Limited hereinafter referred to as the "**Said Society**".



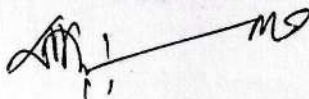
AND WHEREAS since Purchase the VENDOR is in physical possession of the said property and mutated his name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.2266, Nayabad, Assessee No.31-109-08-2266-8, within Ward No.109, formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099.

AND WHEREAS the VENDOR herein due to his personal reasons, has decided to sell and/or dispose of the said property for a valuable consideration and having come to know such intention of the VENDOR herein, the PURCHASER herein satisfied with the title of the VENDOR in the said property, has approached the VENDOR and offered to pay a total sum of Rs.45,00,000/- (Rupees Forty five Lac) only as full and final sale consideration of the said property and the VENDOR herein has agreed to sell the said property to the PURCHASER herein.

AND WHEREAS the VENDOR herein after having received the entire sale consideration as described in the Memo of consideration, has simultaneously with the execution of this Deed, handed over peaceful vacant possession of the said property morefully described in the Schedule hereunder written to the PURCHASER herein and the PURCHASER herein also hereby confirmed that she shall abide by the Rules and Bye-laws of the 'SAID SOCIETY'.

**NOW THIS INDENTURE WITNESSETH:**

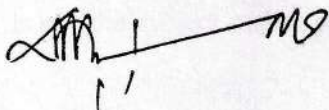
1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.45,00,000/- (Rupees Forty five Lac) only in full and finally paid by the PURCHASER to the VENDOR (the receipt whereof the VENDOR doth hereby acknowledge as per Memo of Consideration herein under written and of and from the same and every part thereof release the PURCHASER and the said plot of land together with one tile shed as mentioned in the SCHEDULE - B below) and the VENDOR doth hereby indefeasible grant, transfer, convey, assign and assure unto the PURCHASER ALL THAT the piece and parcel of the said land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. more or less as per present physical measurement together with one tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon together with all easement rights upon the land and adjacent road/passage situated in Mouza - Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, being Plot No. 72 (Phase - I), comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No. 101, out of the total land as mentioned in the FIRST SCHEDULE hereunder written, within the jurisdiction of The Kolkata Municipal Corporation Ward

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No.109, known as K.M.C. Premises No. 2266, Nayabad, Assessee No.31-109-08-2266-8, Kolkata – 700 099, District – South 24-Parganas more fully described in the SCHEDULE – B hereunder written and more specifically shown and delineated in the annexed site Plan or Map marked as Plot No. 72 by RED border line as part and parcel of this Indenture togetherwith all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said land hereditaments and Premises and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure hereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights title interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenance thereto or usually held used, occupied accepted, enjoyed or accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and her heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable. The **VENDOR** is selling the total land as per present physical measurement together with structure and is receiving the fixed up consideration sum as mentioned in the Memo of consideration below.

2. The **VENDOR** doth hereby covenant with the **PURCHASER** and also declare as follows :

a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** done or executed or knowingly to the contrary the **VENDOR** is lawfully and absolutely entitled to the said land together with a tile shed and the hereditaments and Premises and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land togetherwith a tile shed standing hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER**

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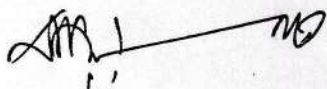
for a perfect title without any manner of dispute or hindrance or condition of use trust or other something to alter defect encumber or make void the same.

b) The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. more or less as per present physical measurement togetherwith tile shed standing thereon in the said premises hereby granted and conveyed the said land situated within K.M.C. Ward No.109, known as Premises No. 2266, Nayabad, Assessee No.31-109-08-2266-8, Kolkata - 700 099, District - South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

c) The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispdents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the vendors or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

d) The **VENDOR** and all person having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and Premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required and also to produce necessary documents of title relating to or in any way connected with the said plot that are being retained by "the said society".

e) The **VENDOR** declares that the land togetherwith one tile shed standing thereon hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold to the **PURCHASER** the said land togetherwith said tile shed which is not the subject matter of any case, suit or proceedings pending





before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land with tile shed while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDOR** hereby declares that he shall indemnify and keep indemnified the **PURCHASER** alongwith her future legal heirs and successors.

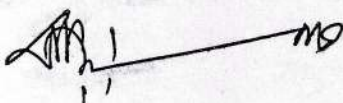
f) The said **VENDOR** has good right, full power and absolute authority to convey the said piece or parcel of land hereby transferred to the said **PURCHASER** in the manner aforesaid and the **VENDOR** herein declares that he shall maintain all the formalities of the Society to transfer his membership in favour of the **PURCHASER** in accordance with law. The **VENDOR** also declares that he shall give full co-operation for necessary mutation under the concerned K.M.C. Authority in future in favour of the **PURCHASER**.

g) The **VENDOR** also declares herein that the **PURCHASER** shall have every right to transfer the "said entire property" as described in the **SCHEDULE - B** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption, subject to the compliance of rules and regulation of the c-operative society.

h) The **PURCHASER** shall use the adjacent passages of the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

**AND THE PURCHASER DOTH HEREBY COVENANT WITH THE "SOCIETY" AS FOLLOWS :-**

That the **PURCHASER** herein and assignees and/or transferees in respect of the said plot shall be always bound by the decisions taken by the society herein as a member of the society in so far as the up keep and maintenance of common facilities and/or conveniences relating to the said plot and the common areas of enjoyment in the entire project to which all the plot holders of the lands described in **SCHEDULE "A"** hereunder shall be entitled to and the **PURCHASER**, the Party of the **SECOND PART** herein shall be bound to pay "**THE SAID SOCIETY**" the periodic charges that shall be determined by "**THE SAID SOCIETY**" from time to time whether **FORMALLY DEMANDED OR NOT AND THE SAID SOCIETY SHALL BE ENTITLED** in case

A handwritten signature and the initials 'MD' are present at the bottom of the page. The signature is written in dark ink and appears to be a stylized name. The initials 'MD' are written to the right of the signature.

of default on the part of the PURCHASER to realize such sums as a money claim or in the alternative stop and/or discontinue, such common facilities provided always that upon the PURCHASER herein duly paying such charges and observing and complying with such decisions as aforesaid, the PURCHASER and her assignees and/or transferees shall be free to uninterruptedly use and enjoy the common facilities and conveniences and common areas of enjoyment in exactly the same as other plot holders of lands described in SCHEDULE "A" below.

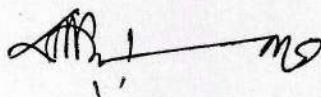
**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE - "A"**

ALL THAT the piece and parcel of land measuring more or less 45.52 (Forty five point Fifty two) acres approximately 137 (One hundred and Thirty seven) Bighas 5 (Five) Cotthas 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft. situated and lying at and being comprised of R.S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, 139 and 191 (Part), J.L. No. 25, Touzi No. 56, under Khatian Nos. 76, 90, 101, 103, 104 and 145 in Mouza - Nayabad, within formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, under K.M.C. Ward No. 109, in the District of South 24-Parganas.

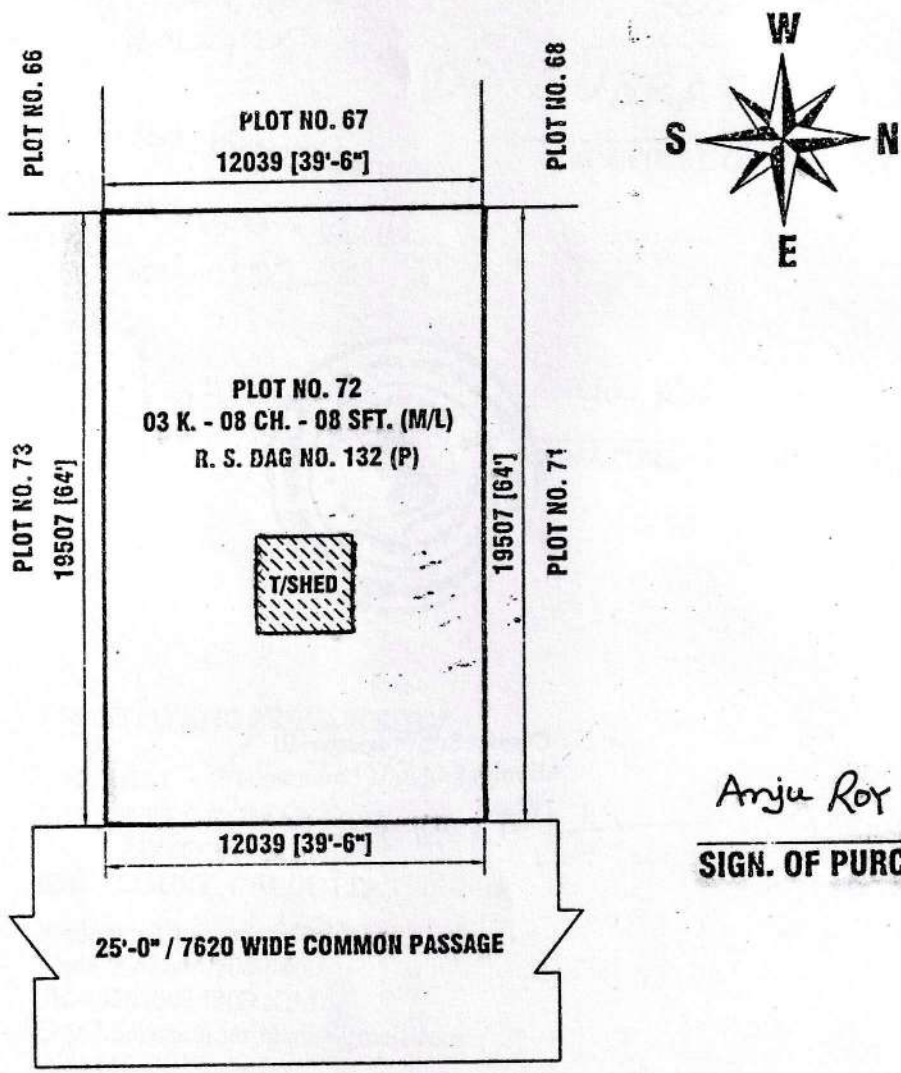
**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE - "B"**

ALL THAT residential demarcated Plot No. 72 (Phase - I) measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. more or less together with one tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.132 (Part), under R.S. Khatian No.101, out of the total land as mentioned in the FIRST SCHEDULE above and the property is situated within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.2266, Nayabad, Assessee No.31-109-08-2266-8, within formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099 and the aforesaid plot of land is shown in the annexed plan by "RED" border line and the entire property is butted and bounded by :

ON THE NORTH BY : Plot No. 71;  
ON THE SOUTH BY : Plot No. 73;  
ON THE EAST BY : 25'-0" ft. wide K.M.C. Road;  
ON THE WEST BY : Plot No. 67.



**SITE PLAN AT PREMISES NO. 2266, NAYADAD, KOLKATA:- 700 099,**  
**K.M.C. WARD NO.109, BOROUGH NO. XII, ASSESSEE NO. 31-109-08-2266-8,**  
**P. S. - PANCHASAYAR, UNDER MOUZA:- NAYADAD, J.L. NO. 25,**  
**R. S. DAG NO. 132 (P), R. S. KHATIAN NO. 101,**  
**NET AREA OF LAND:- 03 K. - 08 CH. - 08 SFT. (M/L) = 234.857 SQ.M.**  
**NET AREA OF LAND SHOWN IN RED BORDER**   
**AREA OF EXISTING STRUCTURE = 100 SQ.FT. (M/L)**  
**AREA OF EXISTING STRUCTURE SHOWN IN YELLOW BORDER**   
**ALL DIMENSIONS ARE IN MM. SCALE:- 1:200**



Anju Roy  
**SIGN. OF PURCHASER/S**

*Handwritten signature and initials*

*Handwritten signature*  
**(DR. SUBRATA BOSE)**  
**SIGN. OF VENDOR**

**DRAWN BY:- P. SARKER**

IN WITNESS WHEREOF the VENDOR and the PURCHASER have set and subscribed their hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDOR society at Kolkata in the presence of :-

1. Sukbir Singh  
 SUKHIR SINGH  
 154-B-B. Road  
 169-25.



(DR. SUBRATA BOSE)

SIGNATURE OF THE VENDOR

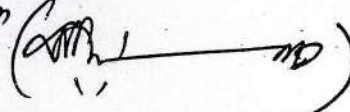
2. Vijay Kumar Ghosh  
 Rem-Jhum Park  
 Vol-152

Anju Roy

SIGNATURE OF THE PURCHASER

DRAFTED AND PREPARED BY :

Debes Kumar Misra  
 (MR. DEBES KUMAR MISRA)  
 ADVOCATE  
 HIGH COURT, CALCUTTA



Resi-cum-Chamber : 69/1, Baghajatin  
 Place, Kolkata-700 086.  
 PH-9830236148(D.K.M.),  
 Email:debeskumarmisra@gmail.com  
 9051446430(Somesh),  
 Email:mishrasomesh08@gmail.com  
 9836115120(Tapesh),  
 Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.45,00,000/- (Rupees Forty five Lac) only from the PURCHASER as full consideration money against the within mentioned property known as K.M.C. Premises No. 2266, Nayabad, within K.M.C. Ward No. 109 in the manner following :-

Sl. No.	Date	Draft No.	Name of the Bank & Branch	Amount (Rs.)
1.	04.02.2015	201443	ICICI Bank Ltd. Kalikapur Branch, Kolkata.	Rs. 45,00,000.00

Total : Rs.45,00,000.00

(Total Rupees Forty five Lac only)

WITNESSES :

1. S. Uthair Singh  
S. UTHAIR SINGH  
154 - B.B. Road  
KOL - 25.

Dr  
(DR. SUBRATA BOSE)

2. Vihar Rajan Chowdhary  
Rum - Shum Park  
KOL - 152












SIGNATURE OF THE VENDOR

MS  
Advocate

	Thumb	1* finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				












Name .....

Signature .....

	Thumb	1* finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name... SUBRATA BOSE

Signature ..... Sub .....

	Thumb	1* finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name ANJU ROY

Signature ..... Anju Roy .....

	Thumb	1* finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....



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

Endorsement For Deed Number : I - 01092 of 2015  
(Serial No. 01124 of 2015, and Query No. 1603L000001245 of 2015)

On 11/02/2015

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

Presented for registration at 21.40 hrs on :11/02/2015, at the Private residence by Smt. Anju Roy, Claimant.

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

Execution is admitted on 11/02/2015 by

1. Dr. Subrata Bose, son of Sri Bhupendra Kumar Bose, Salt Lake, J3-10, Labany Estate, Kolkata, Thana:-Bidhannagar (North), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : Retired Person
2. Smt. Anju Roy, wife of Sri Sanjeet Kumar Roy, 16/2 D(98 A), Kalikapur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700099, By Caste Hindu, By Profession : House wife

Identified By Nihar Ranjan Chowdhury, son of Narayan Chowdhury, Rumjhum Park, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152, By Caste: Hindu, By Profession: Business.

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

On 12/02/2015

Certificate of Admissibility (Rule 49, 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

Rs. 49535/- is paid, by the draft number 684380, Draft Date 04/02/2015, Bank Name State Bank of India, KALIKAPUR, received on 12/02/2015

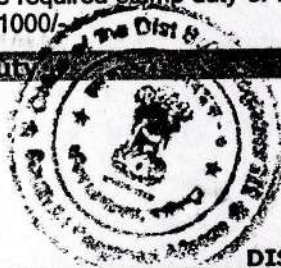
(Under Article : A(1) = 49489/-, E = 14/-, H = 28/-, M(b) = 4/- on 12/02/2015)

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-45,00,000/-

Certified that the required stamp duty of this document is Rs.- 315020 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty



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

12/02/2015 16:38:00

Endorsement Page 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 - 01092 of 2015**  
**(Serial No. 01124 of 2015 and Query No. 1603L000001245 of 2015)**

Deficit stamp duty Rs. 314050/- is paid , by the draft number 684379, Draft Date 04/02/2015, Bank :  
State Bank of India, KALIKAPUR, received on 12/02/2015

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



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

**( 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 3  
Page from 2929 to 2946  
being No 01092 for the year 2015.



(Rajendra Prasad Upadhyay) 13-February-2015  
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

5

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DATED THIS 17<sup>th</sup> DAY OF February 2015

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BETWEEN

DR. SUBRATA BOSE

VENDOR

AND

SMT. ANJU ROY

PURCHASER

DEED OF CONVEYANCE

MR. DEBES KUMAR MISRA WITH  
SOMESH MISHRA & TAPESH MISHRA  
ADVOCATES  
HIGH COURT, CALCUTTA  
69/1, BAGHAJATIN PLACE  
(NEAR BAGHAJATIN RLY. STN.)  
KOLKATA-700086  
PH. 2425-0490  
MOBILE : 9830236148  
9051446430, 9836115120.