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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 005960

Sl. No. 3690/11
 18/2/11
 Dipti Das

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

Addl. District Sub-Registrar
 Sonarpur, South 24 Parganas

8 FEB 2011

DEED OF CONVEYANCE

THIS INDENTURE made on this 18th day of February, Two Thousand and Eleven BETWEEN MRS. DIPTI DAS, wife of Mr. Bichitra Das, by faith - Hindu, by occupation - housewife, residing at NA/44, Arjunpur

136441

Sold to.....	Ashis Sil -
Address.....	
15 FEB 2011	
Value.....	
L. B. V. High Court A. S.	

Mahamayapuri School Rd
Garia - Kol-84

SOJIT SARKAR
LICENSED STAMP VENDOR
High Court A. S.



Addr: Dist. Sub-Registrar
Sonarpur, South 24 Parg.

18 FEB 2011

- Bickitakumar Das
- sonof late Bhadralal Das
- NA. 44 Anjanpur (NS)
Kol-59
- Business

(North), Kolkata-700059 hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, heiresses, executors, administrators, legal representatives and assigns), of the ONE PART;

A N D

SRI ASHIS SIL, son of late Kanailal Sil, by faith – Hindu, by occupation – Service, residing at Mahamayapur School Road, Garia, Kolkata-700084, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, heiresses, successors, executors, administrators, legal representatives and assigns) of the OTHER PART;

Dipti Das

WHEREAS the Rayat Dakhali Satwa Bibistha Danga Land measuring an area of 3 Cottahs, 5 Chittacks and 33 sq.ft. in Dag No. 1274, appearing to Khatian No. 393 in Mouza- Barhansfartabad, J. L. No. 47 , Touzi No. 109 of the District Collectorate under Revenue Survey No. 7 within P.S. and Sub-Registry Office at Sonarpur, District South 24 Parganas, with yearly proportionate Rent of Rs. 0.50 paise only (out of Rs. 3.25 paise for the total Khatian) payable to the District Collector 24-Parganas on behalf of the Government of West Bengal belonging absolutely in possession to Shri Kanailal Sil son of late Ananga Mohan Sil.

Dipti Das



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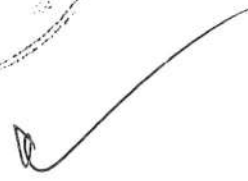
Adtl. Dist. Sub-Registrar
SONAMURTI, South 24 Parg.

18 FEB 2011

AND WHEREAS the said Shri Kanailal Sil during his absolute enjoyment of the said land sold a piece of land measuring an area of 2 Cottahs 5 Chittacks and 33 sq.ft. on the 22nd day of January, 1973 absolutely to Shri Sachindra Nath Senapati son of Shri Ghanshyam Senapati of Garia Main Road, P.S. Sonarpur, District South 24 Parganas by a Deed of Sale registered in Book No. 1, Vol. No. 8 pages 152 to 157 Being No. 273 for the year 1973 in the office of the Sub-Registrar at Sonarpur

AND WHEREAS the said Shri Kanailal Sil during such enjoyment of the above mentioned remaining land sold another piece of land measuring an area of 1 Cottah only on the 11th day of May, 1973 absolutely to the said Shri Sachindra Nath Senapati by a Deed of Sale, Registered in Book No. 1, Volume No. 12, Pages 261 to 266 Being No. 1598. for the year 1973 in the office of the Sub-Registrar at Sonarpur.

AND WHEREAS the said Shri Sachindra Nath Senapati seized and possessed the said land and mutated his name with the Junior Land Reforms Officer under Case No. 165(40) 72-73(IX)-II for the said 2 Cottahs 5 Chittacks and 33 sq.ft. land and under Case No. 101(5) 74-75 for the said 1 Cottahs and amalgamated the said land by forming a single



*Addl. Dist. Sub-Registrar
Sonharfira, Guwahati 781 24, Assam.*

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plot by erecting pucca boundary wall with one firm gate and enjoyed the same absolutely by paying all rents and outgoings

AND WHEREAS during his said enjoyment the said Shri Sachindra Nath Senapati sold, conveyed and transferred the abovementioned 3 Cottahs 5 Chittacks and 33 sq.ft. of land more or less together with the said pucca boundary wall and iron gate to Shri Himadri Kumar Mukherjee by a Sale deed registered on 27th day of November, 1974 at Alipore office copies in Book No. 1, Volume No. 182, Pages 125 to 132 Being Deed No. 8025 for the year 1974.

AND WHEREAS the said Shri Himadri Kumar Mukherjee thereafter mutated his name in respect of under Schedule and measuring 3 Cottahs 5 Chittacks and 33 sq.ft. more or less lying at Mouza Barhansfartabad P.S. Sonarpur, District South 24 Parganas under R.S. Dag No. 1274, Khatian No. 393 with Junior Land Reforms Officer, Sonarpur, District South 24 Parganas in case No. 17(5) 75-76 and enjoyed the same peacefully

AND WHEREAS the aforesaid Shri Himadri Kumar Mukherjee sold, conveyed and transferred the said land measuring 3 Cottahs 5 Chittacks and 33 sq.ft. more or less lying at Mouza Barhansfartabad, P.S. Sonarpur, under R.S. Dag No. 1274, Khatian No. 393, in the District of



Addl. Dist. Sub-Registrar
Bonairu, South 24 PWS.

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South 24-Parganas to Shri Partha Das Gupta by a Sale Deed registered on 20th day of January, 1987 at District Sub-Registry Office Alipore, South 24 Parganas, copied in Book No. 1, Volume No. 38, Pages 400 to 422, being Deed No. 1179, for the year 1987 and Partha Das Gupta the Vendor herein obtained no objection from Land Ceiling Department under Sub-Section (1) of Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976

AND WHEREAS the said Shri Partha Das Gupta thus become the bonafide and absolute owner of the under schedule property had an urgent need of money offered to sell 3 Cottahs 5 Chittacks and 33 sft. Of land more or les situate and lying at Mouza Barhansfartabad, P.S. Sonarpur, South 24 Parganas, comprised in R.S. Dag No. 1274, under Khatian No. 393

AND WHEREAS the said Partha Das Gupta by virtue of a registered Deed of Sale dated 11th day of May, 1999 sold, conveyed and transferred the said land measuring 3 Cottahs 5 Chittacks and 33 sq.ft. more or less lying at Mouza-Barhansfartabad, P.S. Sonarpur, under R. S. Dag No. 1274, Khatian No. 393, in the District of South 24 Parganas to Mrs. Dipti Das, the Vendor herein, which was duly registered before the District Sub-Registrar IV, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 33, Pages 89 to 98 being No. 1065 for the year



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Adl. Dist. Sub-Registrar
সোনাপাট, জিলা ২৪ পস.

16 FEB 2011

1999 at a valuable consideration of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only

AND WHEREAS the Vendor herein thus became the sole and absolute owner of the said land free from all encumbrances

AND WHEREAS the Vendor having urgent need for money offered to sell out a portion of the aforesaid landed property measuring 1 Cottah of land situate and lying at Mouza-Barhansartabad, P.S. Sonarpur, South 24 Parganas, comprised in R.S. Dag No. 1274, under Khatian No. 393, J. L. No. 47, Touzi No. 109, hereinafter for the sake of brevity referred to as the "said land" as delineated in the map or plan hereto annexed and marked in 'red' colour and the purchasers herein have agreed to purchase the same for a total consideration sum of Rs. 2,00,000/- (Rupees Two Lakhs) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000/- (Rupees Two Lacs) only paid by the purchaser to the Vendor on or before the execution of these presents the receipts whereof the Vendor do herby as well as by the receipt hereunder in the Memo of Consideration admit and acknowledge and of and from the same forever acquit, release,



Addl. Dist. Sub-Registrar
Sathapattinam, South: 24 Pgs.

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discharge and exonerate the purchaser as well as the said land intended to hereby granted and conveyed the Vendor do as the said 1 Cottah of land granted, conveyed, transferred, assigned and assure unto and to the use of the purchaser ALL THAT piece or parcel of revenue paying land measuring an area of 1 Cottah situate and lying at Mouza Barhansartabad, P.S. Sonarpur, in the District of South 24 Parganas as more fully described in the Schedule hereunder written and delineated in the Plan annexed hereto and thereof shown with RED border TOGETHR WITH all the estate, right, title and interest property claim and demand whatsoever of the Vendor into or and upon the said piece or parcel of land hereby conveyed unto the Purchaser HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the Purchaser absolute and forever free from all encumbrances the Vendor do hereby covenant with the purchasers as follows-

- a) The interest with the Vendor profess to transfer subsists and they made over vacant possession of the property to the Purchaser.
- b) The said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser in free and discharged absolute for ever from or otherwise by the Vendor sufficiently



Adll. Dist. Sub-Registrar
Srirangapatna, South 24 Pgs.

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indemnified against all and all manner or encumbrances claim and demand whatsoever created, occasioned or made by the Vendor or any of their predecessors-in-interest or any person or persons, whomsoever.

- c) The Vendor and every person or persons having or lawfully claiming any estate, right, title or interest, interest into or upon the said piece or parcel of land sold, conveyed and transferred unto the purchaser or any part thereof shall and will at all times hereafter upon every reasonable request and at the cost of the Purchaser make do acknowledge execute and perfect all such further and other lawful and reasonable act, deeds, assurances, matters anything whatsoever for the further better and more perfectly assuring the said piece or parcel of land unto the purchaser in manner as shall or may be reasonably required.
- d) The Purchaser will be entitled to mutate his name in respect of the said piece or parcel of land with the authority concerned.
- e) If it transpires that the piece or parcel of land hereby sold, conveyed, transferred by the Vendor is or is not free from encumbrances as hereinbefore covenanted the vendor will be liable for both in civil and criminal action to the purchaser and



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**Adtl. Dist. Sub-Registrar
Coimbatore South 24 Parg.**

8 FEB 2011

the vendor will be further bound to make good any loss to be sustained by the purchaser.

THE SCHEDULE ABOVE REFERRED TO

Dipti Das.

ALL THAT the piece or parcel of Rayat Sthtiban Swatya ~~Danga~~ land measuring 1 Cottah ~~measuring 1 Cottah~~ thereon as shown by RED colour border line in the plan attached herewith as stated herinbelow with the covenant running with the land in Dag No. 1274, in Mouza Bahansfartabad, J. L. No. 47 appertaining to Khatian No. 393 under District Collector's Touzi No. 109 and Revenue Survey No. 7, within Police Station Sonarpur and District South 24 Parganas with yearly proportionate rent on behalf of the Government of West Bengal butted and bounded as follows-

ON THE NORTH: Portion of Dag No. 1274,

ON THE SOUTH: Portion of Dag No. 1274 Upasana Apartment

ON THE EAST: Portion of Dag No. 1274, House of Shri Mihir Sen

ON THE WEST: Portion of Dag No. 1274 House of Late Kanailal Sil.



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Add. Dist. Sub-Registrar
South 24 Panch.

18 FEB 2011

THE SCHEDULE 'B' OF DEED AND DOCUMENTS AS REFERRED TO
HEREINABOVE

1. Original Registered Deed of Sale dated the 29th day of January, 1973 in favour of Sachindra Nath Senapati by Shri Kanai Lal Seal.
2. Original registered Deed of Sale dated the 11th day of May, 1973 in favour of Shri Sachindra Nath Senapati by Shri Kanai Lal Seal.
3. Original Registered Deed of Sale dated 27th day of November, 1976 in favour of the Vendor herein by Shri Sachindra Nath Senapati.
4. 7 Rent Receipts (Dhakhila) and other talabs.
5. Mutation Certificate by Junior Land Reforms Officer, Sonarpur in favour of the Vendor in Case No. 17(5)/75-76.
6. Two Mutation Certificate by Junior Land Reforms Officer, Sonarpur in favour of Sachindra Nath Senapati in Cases Nos. 165(4)/72-73 (IX)-II and 101(5)/74-75.



✓
Addl. Dist. Sub-Registrar
South 24 Parganas

18 FEB 2011

IN WITNESS WHEREOF the Vendor has set and subscribed
his hand and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata in the
presence of :

WITNESSES:

1. *Umesh Chatterji*
Maharajganj.
2. *Bichitra Kumar Das*
NA. 44-Asijumpara (N)
Ka. 59

Dipti Das

VENDOR

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata
in the presence of :

WITNESSES:

1. *Umesh Chatterji*
Maharajganj
Garia KOL-87.
2. *Bichitra Kumar Das*

Ashis Sil

PURCHASER

Drafted by me

M. S. Chatterji
Advocate

Typed by *Umesh Chatterji*



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Addl. Dist. Sub-Registrar
Bangalore, South 24 Pas.

11 FEB 2011

Received the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lacs)
only from the within mentioned purchasers being the total consideration
money as per Memo below –

MEMO OF CONSIDERATION

Chaque No	Dated	Bank-	Amount-
535987	03/10/2010	Indian Bank	RS- 20,000/-
	by cash		RS- 1,80,000/-
			<hr/>
			Total RS- 2,00,000/-

WITNESSES:

1. Urush Chatterji
Maharajapur.
Chairs Kol-84.

Dipti Das
(SIGNATURE OF THE VENDOR)

2. Richita Kumar Das
NA-44, Arjunpur (N)
Kolkata 59



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Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.

18 FEB 2014

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					












Name

Signature

	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Left Hand					

Name

Signature *Dipti Das*

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					
	Right Hand					

Name

Signature *Ashis Sil*

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name

Signature







✓
Addl. Dist. Sub-Registrar
Srirangapatna, South 24 Parganas

11 FEB 2011

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02192 / 2011, Deed No. (Book - I , 01922/2011)
Signature of the Presentant

Name of the Presentant	Signature with date
Dipti Das	<i>Dipti Das</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dipti Das Address - Na/44 Arjunpur (north), Kolkata, District - Kolkata, WEST BENGAL, India, P.O. :- Pin :- 700059	Self	 18/02/2011	 LTI 18/02/2011	<i>Dipti Das</i>
	Asish Sil Address - Mahamayapur School - I Garia, Kolkata, District - Kolkata, WEST BENGAL, India, P.O. :- Pin :- 700038	Self	 18/02/2011	 LTI 18/02/2011	<i>Asish sil</i>

Name of Identifier of above Person(s)

1. Krishna Kr Das
 Na/44 Arjunpur (north), Kolkata, District: -Kolkata,
 WEST BENGAL, India, P.O. :- Pin :-700059

Signature of Identifier with Date

Bachitra Kumar Das
 18/02/11

RECEIVED
 11 FEB 2011

(Signature)

(Ashoke Kumar Biswas)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. SONARPUR

Traced by
(Signature)



Adll. Dist. Sub-Registrar
Sonapat, South 24 Prg.

08 FEB 2011



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

Endorsement For Deed Number : I - 01922 of 2011
(Serial No. 02192 of 2011)

On

Payment of Fees:

On 18/02/2011

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 2973/- on 18/02/2011

(Under Article : A(1) = 2959/- ,E = 14/- on 18/02/2011)

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 -270000/-

Certified that the required stamp duty of this document is Rs.- 16220 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 11220/- is paid, by the draft number 081606; Draft Date 18/02/2011, Bank Name: State Bank of India, SONARPUR, received on 18/02/2011

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

Presented for registration at 15.32 hrs on :18/02/2011, at the Office of the A. D. S. R. SONARPUR by Dipti Das, executant

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

Execution is admitted on 18/02/2011 by

1 Dipti Das, wife of Bichitra Das , Na/44 Arjunpur (north), Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste Hindu, By Profession : House wife

2 Asish Sil, son of Lt Kanai Lal Sil , Mahamayapur, School Road Garia, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Service

Identified By Bichitra Kr Das, son of Lt Bhadu Lal Das, N A 44 Arjunpur (north), Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste: Hindu, By Profession: Business.

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

18/02/2011 16:39:00

EndorsementPage 1 of 1

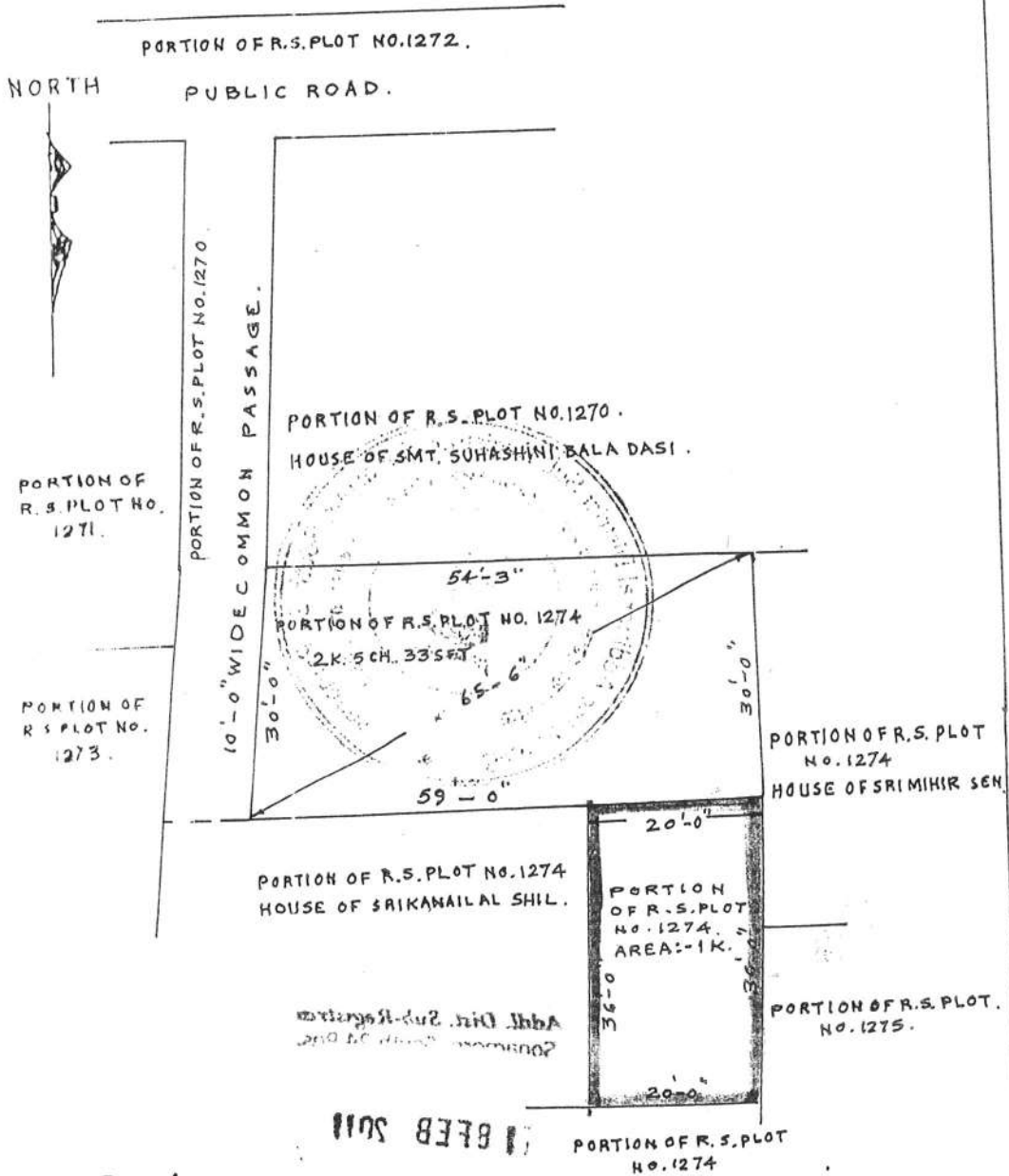
Traced by:
B. Chandra



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pds.

18 FEB 2011

SITE PLAN OF PORTION OF R. S. PLOT NO. 1274, KHATIAN NO. 393,
 TOUZI NO. 109, IN MOUZA, BARHANSFARTABAD, J.L. NO. 47, R.S. NO. 7,
P.S. SONARPUR, DIST. 24 PARGANAS (S)
 SCALE - $\frac{1}{16}'' = 1'-0''$



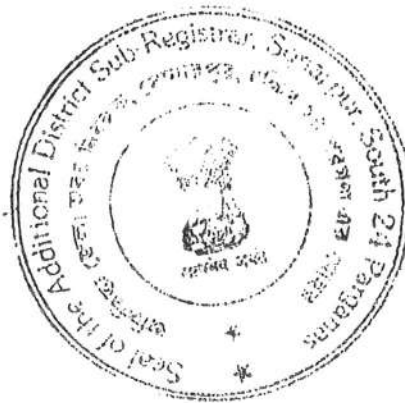
Dipti Das

SIG. OF VENDOR :-

Ashis Sil

SIG. OF PURCHASERS :-

Traced by:
 B. Chandra



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Addl. Dist. Sub-Registrar
Sonamangal, South 24 Parg.


11 FEB 2011

94-1001
103

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
C D Volume number 4
Page from 6915 to 6932
being No 01 - 2 for the year 2011.




(Biswajit Das) 03-01-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the D. S. SONARPUR
West Bengal