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भारत

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Rs.5000

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FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 005961

*Handwritten:* D. No. 2873/11

*Handwritten signature:* Dipti Das

*Vertical handwritten text:* 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

18 FEB 2011

DEED OF CONVEYANCE

*Handwritten:* 28.2.11  
636770

THIS INDENTURE made on this 18<sup>th</sup> 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

136440

Sold to.....	Jay Nath Jha
Address.....	Torsa Apart
<b>15 FEB 2011</b>	
Value 500/-	
L.S. High Court A.S.	

Torsa Apart  
 Flat T/9 -  
 West - Mahamayapal Rd  
 Garia. Kol. 84

**SOJIT SARKAR**  
 LICENSED STAMP VENDOR  
 High Court A. S.



Add. Dist. Sub-Registrar  
 Sonarpur, South 24 Pgs.

Bichitra Kumar Das

Sonopali Bhadrakal Das

18 FEB 2011

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(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

(1) SRI VIJAY NATH JHA, son of Sri Brahma Kumar Jha, by faith – Hindu, by occupation – Service, and (2) PRABHA JHA, wife of Vijay Nath Jha, by faith – Hindu, by occupation – Housewife, both residing at Flat No. T/9, Torsa Apartment, West Mahamayapur Road, Garia, Kolkata-700084, hereinafter jointly called and referred to as the "PURCHASERS" ( which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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.

Dipti Das



Additional District Sub-Registrar  
Saharnada, South 24 Parganas

18 FEB 2011

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.

**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 22<sup>nd</sup> 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. I, 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 11<sup>th</sup> 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

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**Addl. Dist. Sub-Registrar**  
Sonapat, South 24 Parg.

18 FEB 2011

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 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 27<sup>th</sup> 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



Addl. Dist. Sub-Registrar  
Sonamarga, South 24 Pqs.

18 FEB 2011



**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 South 24-Parganas to Shri Partha Das Gupta by a Sale Deed registered on 20<sup>th</sup> 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 11<sup>th</sup> day of May, 1999 sold, conveyed and transferred the said land measuring 3 Cottahs 5 Chittacks and 33 sq.ft.



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

18 FEB 2011

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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 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 2 Cottahs 5 Chittaks, 33 sq.feet. (approx.) of land situate and lying at Mouza-Barhansfartabad, 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. 6,00,000/- (Rupees Six Lakhs) only free from all encumbrances.



*[Handwritten signature]*

Add. Dist. Sub-Registrar  
S. South 24 Pals.

18 FEB 2011

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 6,00,000/- (Rupees Six Lacs ) only paid by the purchasers to the Vendor on or before the execution of these presents the receipts whereof the Vendor do hereby as well as by the receipt hereunder in the Memo of Consideration admit and acknowledge and of and from the same forever acquit, release, discharge and exonerate the purchasers as well as the said land intended to hereby granted and conveyed the Vendor do as the said 2 Cottahs 5 Chittaks, 33 sq.feet of land granted, conveyed, transferred, assigned and assure unto and to the use of the purchasers ALL THAT piece or parcel of revenue paying land measuring an area of 2 Cottahs 5 Chittaks 33 sq.feet. more or less together with usage of 10 feet wide common passage leading to the said landed property situate and lying at Mouza Barhansfartabad, 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 full benefit of passage, ways, water ways, drainage , line rights, liberties, privileges and all manner of easements and appurtenance belonging and 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 Purchasers HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby



granted

Purchas

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*Adlt. Dist. Sub-Registrar*  
Sivamangalam, South 24 P.W.S.

18 FEB 2011

granted, conveyed, transferred and assigned or intended to be so unto the Purchasers 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 Purchasers.
- b) The said piece or parcel of land hereby sold, conveyed and transferred unto the Purchasers in free and discharged absolute for ever from or otherwise by the Vendor sufficiently 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 purchasers or any part thereof shall and will at all times hereafter upon every reasonable request and at the cost of the Purchasers make do acknowledge execute and perfect all such further and other lawful and reasonable act, deeds,



*[Handwritten signature]*

*Adtl. Dist. Sub-Registrar*  
Serampore, South 24 P.W.S.

18 FEB 2011

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assurances, matters anything whatsoever for the further better and more perfectly assuring the said piece or parcel of land unto the purchasers in manner as shall or may be reasonably required.

- d) The Purchasers will be entitled to mutate their names 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 purchasers and the vendor will be further bound to make good any loss to be sustained by the purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Rayat Sthtiban Swatya *Danga* land measuring 2 Cottahs 5 Chittaks 33 sq.feet. ~~\_\_\_\_\_~~

~~\_\_\_\_\_~~ usage of 10 feet wide common passage leading to the said landed property thereon as shown by RED colour border line in the plan attached herewith with all rights of easement and appurtenances thereto alongwith the rights of ingress and egress and

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Sonarpore, South 24 Pgs.

18 FEB 2011





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Adml. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

18 FEB 2011

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

1. Original Registered Deed of Sale dated the 29<sup>th</sup> day of January, 1973 in favour of Sachindra Nath Senapati by Shri Kanai Lal Seal.
2. Original registered Deed of Sale dated the 11<sup>th</sup> day of May, 1973 in favour of Shri Sachindra Nath Senapati by Shri Kanai Lal Seal.
3. Original Registered Deed of Sale dated 27<sup>th</sup> 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.
7. Original Registered Deed of Sale dated 11<sup>th</sup> day of May, 1999 in favour of Mrs. Dipti Das by Sri Partha Das Gupta.



*[Handwritten signature]*

**Addl. Dist. Sub-Registrar**  
Coimbatore

**18 FEB 2011**

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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  
Mahameyapur

Dipti Das  
VENDOR

2. Bichitra Kumar Das  
NA. 44 Arjunpur (N)  
K-1. 59

SIGNED SEALED AND DELIVERED

by the PURCHASERS at Kolkata in the presence of :

WITNESSES:

1. Umesh Chatterji

Vijaynath Sha.

2. Bichitra Kumar Das

Babha Sha  
PURCHASERS

Drafted by me

Manoj Kumar Das  
Advocate

Typed by Umesh Chatterji





*[Handwritten signature]*

*Addl. Dist. Sub-Registrar  
Sonamarg, County of Poonah.*

18 FEB 2011

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Received the within mentioned sum of Rs. 6,00,000/- (Rupees Six Lacs) only from the within mentioned purchasers being the total consideration money as per Memo below –

MEMO OF CONSIDERATION

By Demand Draft No. 004328

Dated 17/02/2011 drawn on United

Bank of India, Garia Station Road

Branch, Kolkata-700084.

(Rupees Six Lacs only)

*Dipti Das*

Rs. 6,00,000/-

WITNESSES:

1. *Umesh Kumar  
Mahapatra  
Garia Kol-84.*

*Dipti Das*

(SIGNATURE OF THE VENDOR)

2. *Bichitra Kumar Das  
NA. 44. Rajapur (N)  
Kolkata 59*









✓  
Addl. Dist. Sub-Registrar  
Sonmurga, South 24 Pgs.

18 FEB 2011

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







Name .....

Signature .....

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







Name .....

Signature *Depti Das*

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	Right Hand					

Name .....

Signature *Vijaynath Jha*

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

Name .....

Signature *Prabha Jha*



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

18 FEB 2011

Department  
Signature  
Signature of the F  
Name of

Dipti Das

Signature of the p  
No. Admission of

1 Dipti Das  
Address - N A 4  
(north), Kolkata  
District:-Kolka  
BENGAL, India  
:-700059

2 Vijay Nath Jha  
Address - 10/5  
West Mahama  
Garia, Flat No:  
District:-Kolka  
BENGAL, India  
:-700084

3 Prabha Jha  
Address - 10/5  
West Mahama  
Garia, Flat No:  
District:-Kolka  
BENGAL, India  
:-700084







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A 44 Arjunpur (north  
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**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. 02196 / 2011, Deed No. (Book - I , 01926/2011)**

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.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dipti Das Address -N A 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>
2	Vijay Nath Jha Address -Torsa Apartment, West Mahamayapur Road, Garia, Flat No:T/9, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin : 700084	Self	 18/02/2011	 LTI 18/02/2011	<i>Vijaynath Jha.</i>
3	Prabha Jha Address -Torsa Apartment, West Mahamayapur Road, Garia, Flat No:T/9, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin : 700084	Self	 18/02/2011	 LTI 18/02/2011	<i>Prabha Jha</i>

Name of Identifier of above Person(s)

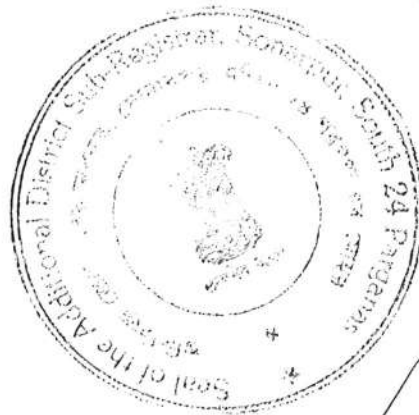
Pradip Kr Das  
44 Arjunpur (north), Kolkata, District:-Kolkata,  
WEST BENGAL, India, P.O. :- Pin :-700059

Signature of Identifier with Date

*Pradip Kumar Das*  
18/02/11

*Biswas*

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



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

18 FEB 2017

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

**Endorsement For Deed Number : I - 01926 of 2011**  
**(Serial No. 02196 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. 7010/-, on 18/02/2011

( Under Article : A(1) = 6996/- ,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.-636750/-

Certified that the required stamp duty of this document is Rs.- 38225 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 33225/- is paid, by the draft number 975201, Draft Date 17/02/2011, Bank Name State Bank of India, FARTABAD, received on 18/02/2011

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

Presented for registration at 15.43 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 , N A 44 Arjunpur (north), Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste Hindu, By Profession : House wife
2. Vijay Nath Jha, son of Brahma Kr Jha , Torsa Apartment, West Mahamayapur Road, Garia, Flat No:T/9, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Service
3. Prabha Jha, wife of Vijay Nath Jha , Torsa Apartment, West Mahamayapur Road, Garia, Flat No:T/9, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : House wife

( Ashoke Kumar Biswas )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**

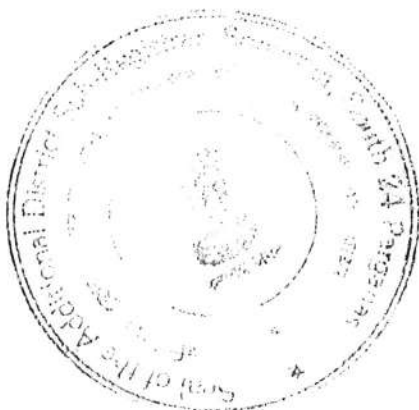
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EndorsementPage 1 of 2

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B. Chandra



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

18 FEB 2011

18/02/2



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

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**Endorsement For Deed Number : I - 01926 of 2011**  
**(Serial No. 02196 of 2011)**

---

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

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18/02/2011 16:38:00

EndorsementPage 2 of 2

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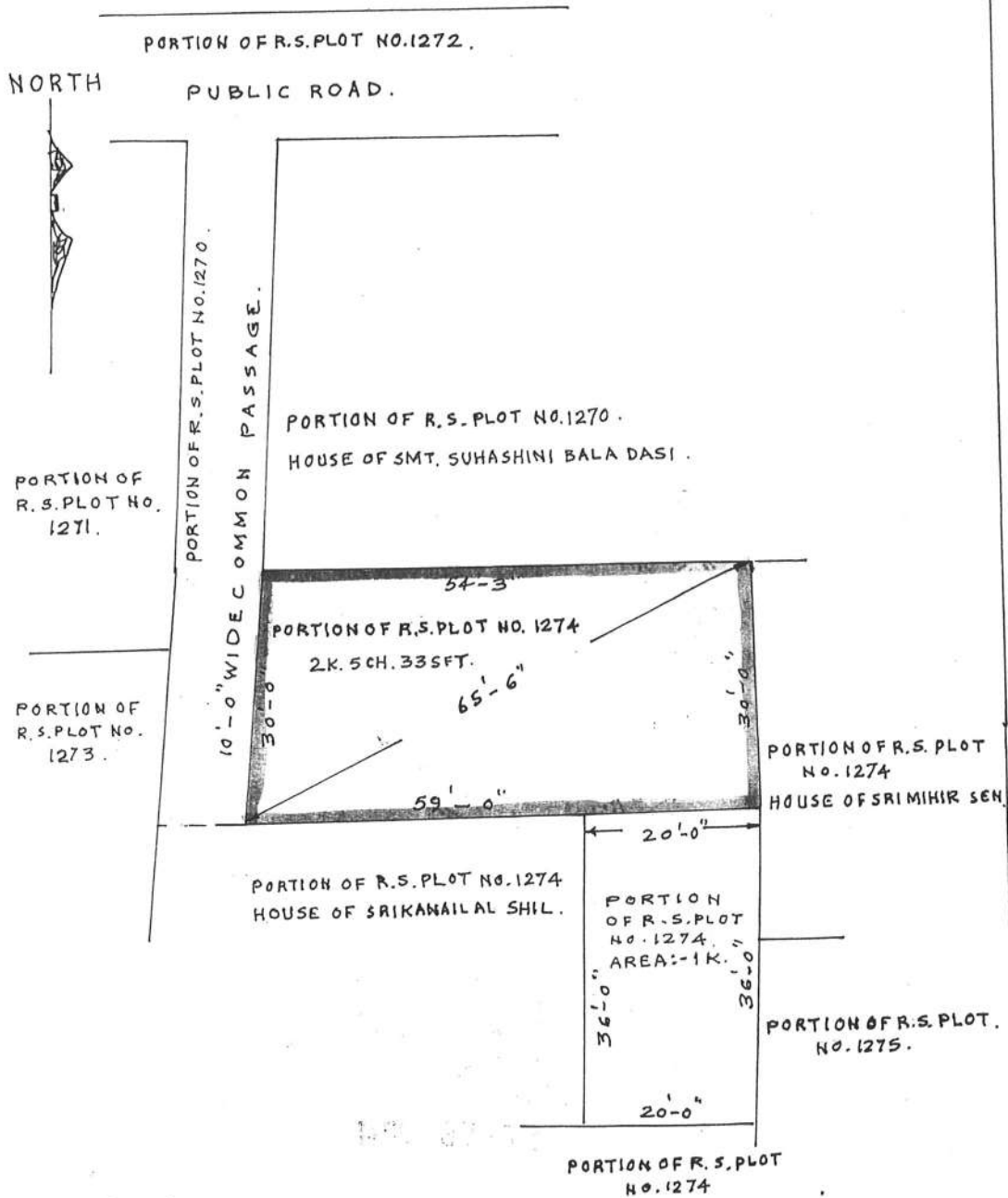
Addl. Dist. Sub-Registrar  
SONARPUR, SOUTH 24 PARG.

18 FEB 2011

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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 :-

Vijaynath Jha.

• Prabha Jha  
SIG. OF PURCHASER :-

Traced by:  
 B. Chandra



*(Handwritten signature)*

Addl. Dist. Sub-Registrar  
Saharunur, South 24 Pgs.


18 FEB 2011



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 6895 to 6914  
being No 01926 for the year 2011.



  
(Biswajit Dey) 23-February-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SONARPUR  
West Bengal