

111

2

D-00092/14



00
0111A

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V.E.M. 2/14

01/01/14

B 131412

B 131412

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

03-01-2014

06-01-2014



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

03/01/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 3rd day of January Two

Thousand Fourteen (2014)

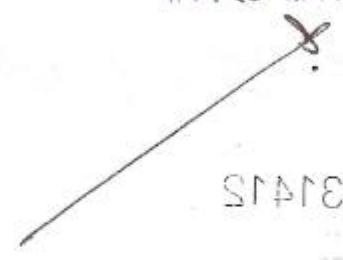
BETWEEN

20 02/01/2014 5000/-

নং ৩৫০০৪ মূল্য
খরিদদার Sri Nikhil Ghosh
সং 17/10 Baishnabghata Road; KOL-47



শ্রীমতী কুমার সরকার
স্ট্যাম্প ডেভেলপার
সোনারপুর এন.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা



B 131415

Nikhil Ghosh



5/

Nikhil Ghosh



6/

Saraj Chandra

Sub-Registrar
Sonarpur, South 24 Pgs.
- 02 Jan 2014



7/

Naba Kumar Chandra



8/

কুমার কুমার চন্দ্রা



Subhra Nath

9/

Pranab Kumar Das Ghosh

S/o Late Narayan Chandra Das Ghosh

S/ Tagadool Chandra Das



(1) SRI SAROJ CHAKRABORTY, (2) SRI NABA KUMAR CHAKRABORTY, both sons of Late Mihir Lal Chakraborty, both by occupation- Business, (3) SMT. SUBHRA NATH (CHAKRABORTY), wife of Late Gobinda Nath, daughter of Late Mihir Lal Chakraborty, by occupation- Housewife, (4) SMT. RITA @ KUMKUM GOSWAMI (CHAKRABORTY), wife of Sri Naru Gopal Goswami, daughter of Late Mihir Lal Chakraborty, by occupation- Housewife, all are by faith- Hindu, by Nationality- Indian, all are residing at Jagaddal, P.S. Sonarpur, District South 24-Parganas, hereinafter jointly called and referred to as the "VENDORS" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

SRI NIKHIL GHOSH, son of Sri Haran Chandra Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047; 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, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Mihir Lal Chakraborty, son of Bipin Bihari Chakraborty was the sole and absolute owner of the property in R.S. Khatian No. 1158 of Mouza- Jagaddal, J.L. No. 71, under P.S. Sonarpur, District South 24-Parganas as per Revisional Settlement Records of Rights.

AND WHEREAS said Mihir Lal Chakraborty while had been enjoying his aforesaid recorded property free from all encumbrances he died intestate leaving

...with the two sons namely Sri Saroj Chakraborty and Sri Naba Kumar Chakraborty and two daughters namely Smt. Subhra Nath (Chakraborty) and Smt. Rita @ Kumkum Goswami (Chakraborty) and wife Smt. Gouri Chakraborty as his legal heirs and successors and each having undivided 1/5th share of the aforesaid property left by said deceased Mihir Lal Chakraborty.

AND WHEREAS said Smt. Gouri Chakraborty and others while had been jointly enjoying their aforesaid inherited property they recorded their names in L.R. Record regarding their share and being enjoying the same said Smt. Gouri Chakraborty died intestate leaving behind her aforesaid two sons namely Sri Saroj Chakraborty and Sri Naba Kumar Chakraborty and two daughters namely Smt. Subhra Nath (Chakraborty) and Smt. Rita @ Kumkum Goswami (Chakraborty) i.e. the Vendors herein as her legal heirs and successors.

AND WHEREAS thus the Vendors herein became the absolute joint owners of the aforesaid landed property in R.S. Khatian No. 1158 corresponding to L.R. Khatian Nos. 361, 472, 714, 1435 and 1533 of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District South 24-Parganas, now within the limits of the Rajpur-Sonarpur Municipality and possessing, enjoying and occupying the same by paying rents and taxes regularly to the authority concerned without any interest, claim and demand whatsoever manner or nature.

AND WHEREAS being urgent need of money the Vendors herein decided to dispose of the aforesaid land measuring more or less **01 Cottah 04 Chattak 30 Sq.ft.** comprised in R.S. Dag Nos. 1012 & 1137 corresponding to L.R. Dag Nos. 1179 & 1328 appertaining to R.S. Khatian No. 1158 corresponding to L.R. Khatian Nos. 361,

472, 714, 1435 and 1533 of Mouza- Jagaddal, P.S. Sonarpur, within the limits of the Rajpur-Sonarpur Municipality, District South 24-Parganas which is more fully and particularly described in the Schedule hereunder written and also shown in the annexed Map or Plan delineated by RED border and made public announcement to this effect.

AND WHEREAS the Purchaser herein having come to know of such announcement, offered a consolidated value of the land more fully described in the Schedule hereunder written for **Rs. 2,00,000/- (Rupees Two Lakh)** only in lump sum and the Vendors have accepted the offer of the Purchaser for an out and out sale of the aforesaid property at **Rs. 2,00,000/- (Rupees Two Lakh)** only.

NOW THIS DEED WITNESSETH as follows :- that in pursuance of the said agreement and in consideration of the said sum of **Rs. 2,00,000/- (Rupees Two Lakh)** only paid to the Vendors by the Purchaser on or before the execution of these present (the receipt whereof the Vendors doth hereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and discharge forever the Purchaser as also the said land), the Vendors doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchaser free from all encumbrances whatsoever ALL THAT piece and parcel of land measuring more or less **01 Cottah 04 Chattak 30 Sq.ft.** comprised in R.S. Dag Nos. 1012 & 1137 corresponding to L.R. Dag Nos. 1179 & 1328 appertaining to R.S. Khatian No. 1158 corresponding to L.R. Khatian Nos. 361, 472, 714, 1435 and 1533 of Mouza- Jagaddal, now within the limits of the Rajpur-Sonarpur Municipality under P.S. & A.D.S.R. Office at Sonarpur, District South 24-Parganas which is more fully and particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said property and hereditaments now is or

are or heretofore was or were situated butted bounded called known numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and profits thereof AND all estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said property and every part thereof TOGETHER WITH all deeds, paths, muniments, writings and all other evidences of title whatsoever relating to or concerning the said property and every part thereof and all estate rights, title interest user property claims and demand whatsoever of the Vendors doth at law and equity into upon the said property or any part thereof TO HAVE AND TO HOLD the said land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER

- a) THAT notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the VENDORS now have full power, indefeasible and absolute authority in law, in fee simple in possession or an estate equivalent thereto in the said property to grant, transfer, convey,

sell the said property hereby sold or expressed or intended so to be unto and to the use of the said PURCHASER in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.

- b) AND THAT the PURCHASER shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the VENDORS.
- c) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged and keep the PURCHASER harmless and indemnified of from and against all charges, claims, liens, debts, attachments and encumbrances whatsoever made done or suffered by the Vendors all persons claiming from under or in trust for the Vendors.
- d) FURTHER THAT the Vendors and all persons claiming from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said property to the use of the PURCHASER as shall or may reasonably be required.
- e) AND THAT the Vendors doth hereby covenant with the Purchaser that he will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the PURCHASER

produce or cause to be produced at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said property for the purpose of showing their title to the said land **AND ALSO** at the request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested copies or abstracts or extracts from the same as may be required **AND** shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

- f) **THAT** the purchaser along with the plot holders of Dag Nos. 1138, 1143, 1136, 1144, 1133, 1015, 1014, 1013, 1037 & 1139 shall use and enjoy the easement right of the attached passage shown in the annexed map for ingress and egress.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring more or less 01 Cottah 04 Chattak 30 Sq.ft. (the split up of the land being :- 01 Cottah 01 Chattak 10 Sq.ft. Pukur Par in R.S. Dag No. 1012, L.R. Dag No. 1179 and 00 Cottah 03 Chattaks 20 Sq.ft. Danga land in R.S. Dag No. 1137, L.R. Dag No. 1328) situated and lying at Mouza- Jagaddal, J.L. No. 71, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, comprising in R.S. Dag Nos. 1012 & 1137 corresponding to L.R. Dag Nos. 1179 & 1328 respectively, appertaining to R.S. Khatian No. 1158, corresponding to L.R. Khatian Nos. 361, 472, 714, 1435 and 1533, now within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas togetherwith all easement rights to attached passage along with the plot holders of Dag Nos. 1138, 1143, 1136, 1144, 1133, 1015, 1014, 1013, 1037 & 1139, the annual proportionate rent of sold property is

as per present rate which is payable to the collectorate South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal, District- South 24-Parganas **OR HOWSOEVER OTHERWISE** the said sold area is more fully shown in the Map or Plan annexed herewith delineated by **RED** border.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. Chandan Kumar Ghosh
239 Bonal Main Road
KOL - 84
1) Suresh Chandra
2) Nalini Kumar Chatterjee
3) Anand Kumar Ghosh
4) Jagadlal Chandra Paul
5) Subrata Nath
- 2.

SIGNATURE OF THE VENDORS

Nikmal Chosh

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 2,00,000/- (Rupees Two Lakh)** only being the full consideration money paid by the following manner :-

<u>CHEQUE No.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
By cash			

Total Rs. 2,00,000/-

(RUPEES TWO LAKH ONLY)

WITNESSES :-

- | | |
|---|---|
| 1. Chaitan Kumar Ghosh
239, Bonal-kala Road
Ward - 84 | 1) Saroj Chandra
2) Naba Kumar Chakraborty
3) কুমার চন্দ্র চক্রবর্তী
4) Subhree Nath |
| 2. Pranab Kumar Das Ghosh
Jagaddal Charak Pata | |

SIGNATURE OF THE VENDORS

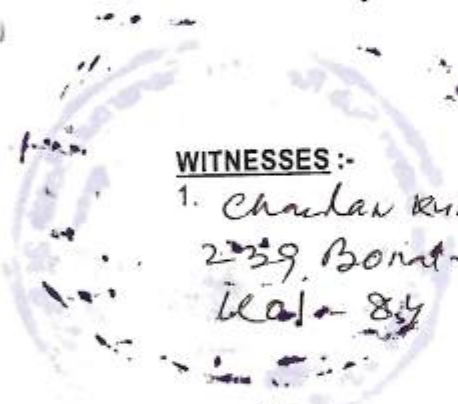
Drafted by :-

Prabir Kumar Roy
Advocate. W. B. 828/81
Alipore Criminal Court.

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

Naba Kumar Chakraborty





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - NIKHIL GHOSH
SIGNATURE - Nikhil Ghosh



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -
SIGNATURE - Naba Kumar Chatterjee














	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -
SIGNATURE - Saroj Choudhary



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -
SIGNATURE - Subhra Nath


PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE.....

Handwritten signature

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE.....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE.....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE.....



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

Endorsement For Deed Number : I - 00092 of 2014
(Serial No. 00111 of 2014 and Query No. 1608L000000001 of 2014)

On 03/01/2014

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

Presented for registration at 17.00 hrs on 03/01/2014, at the Private residence by Nikhil Ghosh, Claimant.

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

Execution is admitted on 03/01/2014 by

1. Saroj Chakraborty, son of Lt. Mihir Lal Chakraborty , Jagaddal, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Naba Kumar Chakraborty, son of Lt. Mihir Lal Chakraborty , Jagaddal, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
3. Subhra Natf Chakraborty, daughter of Lt. Mihir Lal Chakraborty , Jagaddal, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Rita Goswami(chakraborty) Alias Kumkum Goswami(chakraborty), daughter of Lt. Mihir Lal Chakraborty , Jagaddal, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Nikhil Ghosh, son of Haran Chandra Ghosh , 17/10 Baishnabghata Rd,, Kolkata, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : Business
Identified By Pranab Kumar Das Ghosh, son of Lt. Narayan Chandra Das Ghosh, Jagaddal, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/01/2014

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. 4480.00/-, on 06/01/2014

(Under Article : A(1) = 4466/- ,E = 14/- on 06/01/2014)

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.-4,06,874/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 00092 of 2014
(Serial No. 00111 of 2014 and Query No. 1608L000000001 of 2014)

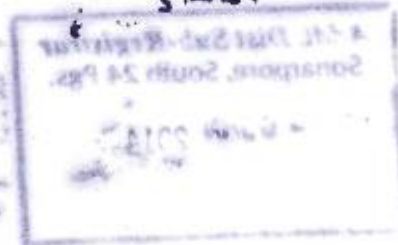
Certified that the required stamp duty of this document is Rs.- 24432 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 19450/- is paid , by the draft number 840307, Draft Date 05/01/2014, Bank :
State Bank Of India, SONARPUR, received on 06/01/2014

(Biswajit Dey)

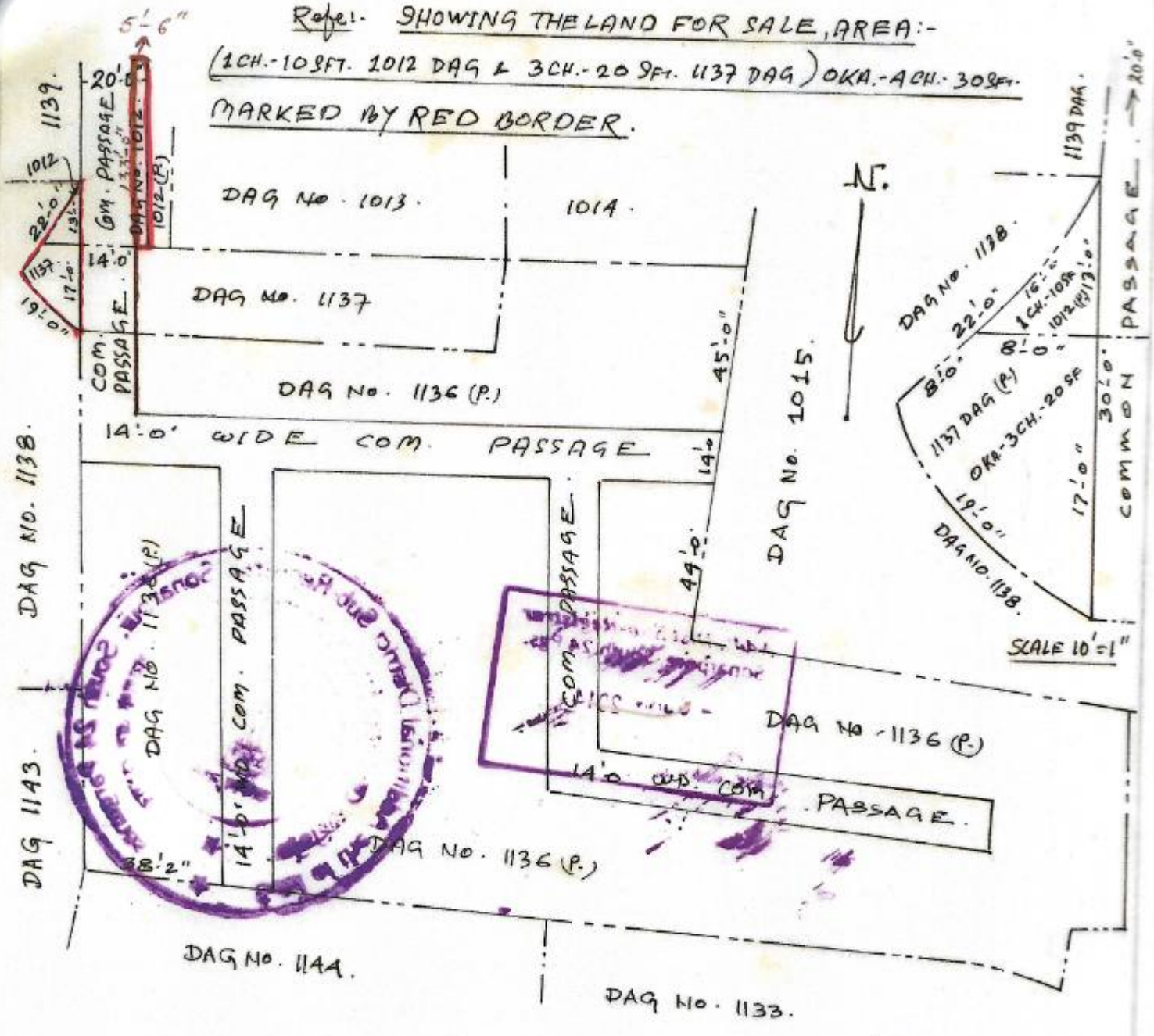
ADDITIONAL DISTRICT SUB-REGISTRAR




(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

PORTION OF LAND IN R.S. DAG NO. 1012 & 1137, AT MOWJA: JAGADDAL, J.L. NO. 71, P.S.-SONAPPUR, DIST.-24 PAB(3). SCALE: 33' = 1" INCH.

Refer: SHOWING THE LAND FOR SALE, AREA:-
(1CH.-108FT. 1012 DAG & 3CH.-209FT. 1137 DAG) OKA.-ACH.-308FT.
MARKED BY RED BORDER.




Carry charter
 Mohan Kumar Ghosh
 17/01/2014
 Suburban North

[Signature]
 1-1-2014.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 650 to 665
being No 00092 for the year 2014.




(Biswajit Dey) 06-January-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal