

27-11-17

(14)

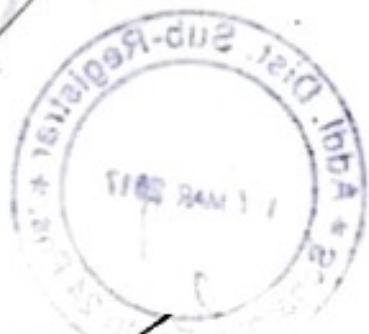
2-1254/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 911423

Handwritten signatures and dates: 17/03/17, 31/03/17, 31/03/17.



I certify 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

--- : DEED OF CONVEYANCE : ---

THIS INDENTURE OF CONVEYANCE made this 17/17 day of March,
Two Thousand and Seventeen.

Handwritten notes and signatures at the bottom of the page, including the number '18-104' and 'M/O H. G. ...'.

15 MAR 2017

Date _____

Nirbhoy Shukla
815 Mahanagar
KOL-84

Gold Stamp Vendor
S. SYASACHI DEB
A.D.S.R.O., Kol-150



~~Ranup~~
Nirbhoy Karungu



29F



~~Ranup~~
Nirbhoy Karungu

Chaitali Banerjee
G42, Khandahani
Purbopara, Garia
KOL-84
W/O: A. Banerjee
Occupation - Service

BETWEEN

SRI NIRBHOY KANUNGO, PAN - AEJPK9294H, Son of Sri Prasanta Bimal Kanungo, by faith - Hindu, by occupation - Business, Residing at - Sikdarpara Road, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, Presently residing at - Flat No. 5C, HIG 2 Block, 1 Greenwood park, P.S. - New Town, North 24 Parganas, hereinafter referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

(1) SRI NIKHIL GHOSH, PAN - ADMPG4391D, Son of Late Haran Chandra Ghosh, by faith - Hindu, by occupation - Business, Residing at - 825, Mahamayatala Road, P.O. - Garia, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700084, (2) SRI RATAN KUMAR GHOSH, PAN - ADZPG2916K, Son of Late Haran Chandra Ghosh, by faith - Hindu, by occupation - Business, Residing at - 18, Baishnabghata Road, P.O. - Naktala, P.S. - Netaji Nagar, District - 24 Parganas (S), Kolkata - 700047, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

ALL THAT the piece and parcel of Danga land measuring 2 Cottahs 4 Chittaks lying and situated at R.S. Dag No. 1116, L.R. Dag No. 1304, under R.S. Khatian No. 476, L.R. Khatian No. 1830, at Mouza - Jagaddal, Pargana - Magura, J. L. No. 71, R.S. No. 232, P.S. & A.D.S.R.O. Sonarpur, District - 24 Parganas (S), together with all easement rights of Common Passage of Scheme Plot No. 30 of Rumi Park Township Complex, which is demarcated in the sketch plan or map delineated by RED Colour Border, hereinafter called and referred to as the "SOLD LAND".

WHEREAS one Rameswar Kundu, Gokuleswar Kundu and Gopeswar Kundu of 39, Mirzapur Street, at Present Surya Sen Street, Kolkata - 9, was the recorded owner and their names were recorded in the finally published R.S. Record of rights and they got possession and occupation of the landed property and living peacefully thereon.

AND WHEREAS the said Rameswa Kundu died intestated leaving behind him two sons Sri Deb Kumar Kundu and Pradip Kumar Kundu.

AND WHEREAS Gokuleswar Kundu died intestate leaving behind him three sons Sri Ananda Kundu, Sri Subhendu Kundu, Sri Ujjalendu Kundu, Wife Smt. Gita Kundu and two daughters Smt. Mitra Dey and Tanushree Das.

AND WHEREAS said Gopeswar Kundu and heirs of Rameswar Kundu and Gokuleswar Kundu jointly sold the said property being a portion of land under R.S. Dag No. 1116 under R.S. Khatian No. 476 of Mouza - Jagaddal, P.S. - Sonarpur, District - 24 Parganas (S) by virtue of registered Deed of Sale dated 30.09.1991 being Deed No. 6550/91, which was registered in Addl. District Sub Registrar of Sonarpur, in favour of ALL INDIA CENTRAL GOVT. EMPLOYEES WELFARE SOCIETY, represented by its Secretary Sri Ramendra Nath Chowdhury, of P-6, Raipur, Kolkata - 700084.

AND WHEREAS by the way of purchase said ALL INDIA CENTRAL GOVT. EMPLOYEES WELFARE SOCIETY became the absolute owner of the said land and while in peaceful possession said Society sold, conveyed and transferred 2 Cottahs 4 Chittaks land in favour of Sri Nirbhoy Kanungo (Vendor herein) on 03.12.1991 by a Registered Deed of Sale, which was registered at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 134, Pages 240 to 248, being Deed No. 7710, for the year 1991.

AND WHEREAS by the way of purchase said Sri Nirbhoy Kanungo (Vendor herein) became the absolute owner of the said land and duly mutated his name in L.R. Settlement Record, vide L.R. Khatian No. 1830 and has been peacefully possessing the same by paying rent and taxes to the proper authorities.

AND WHEREAS the above Vendor herein has agreed to sell and the purchasers have agreed to purchase the aforesaid 2 Cottahs 4 Chittaks land and which is morefully written hereunder in the schedule and also delineated in the annexed Map or plan by **RED** colour border at or for the total consideration of Rs. 11,00,000/- (Rupees Eleven Lac) only free from all encumbrances and attachments.

NOW THIS INDENTURE WITNESSES that in pursuance of the said consideration of the sum of Rs. 11,00,000/- (Rupees Eleven Lac) only paid by the purchasers to the Vendor on or before the execution of this presents and by the receipt whereof the Vendor do hereby admits and acknowledge and of and from the same release and discharge the Purchasers and the said property written hereunder in the schedule below and the Vendor as lawful owner do hereby grant, sell, convey, transfer, assigns and assure unto and to the use of the purchasers free from all encumbrances and attachments and other defects in title **ALL THAT** the said property written hereunder in the Schedule below together with all other easements and belonging thereto. **ALL THAT** the estate, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said property written hereunder in the Schedule below and every part thereof in law and in equity **TO ENTER UPON AND TO HAVE HOLD OWN AND POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended

so to be with all rights, liberties, easements and appurtenances unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claim, liens etc. whatsoever created or suffered by the Vendor from to these presents **AND THE VENDORS** do hereby covenant with the purchasers, their heirs, executors, administrators, representatives and assigns, that **NOTWITHSTANDING** any act, deeds or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property written hereunder in the schedule below in manner aforesaid and the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendor or any person or persons claiming through or under him, **AND FURTHER** that the Vendor, his heirs, executors, administrators, representatives and assigns, covenant, administrators, representatives and assigns, covenant with the purchasers, their heirs, executors, administrators, representatives and assigns to save harmless, indemnify and keep indemnified the purchaser, his heirs, executors, representatives and assigns from or against all encumbrances, charges and equities whatsoever. **AND** the Vendor, his heirs, executors, administrators, representatives and assigns further covenant that

he shall at the request and cost of the purchasers, their heirs, executors, administrators, representatives and assigns to or execute or cause whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

- - : THE SCHEDULE ABOVE REFERRED TO : - -

(Description of property hereby sold to the purchaser)

ALL THAT the piece or parcel of Danga land measuring **2 (Two) Cottahs 4 (Four) Chittaks** out of 104 Decimals land lying and situated at R.S. Dag No. 1116, L.R. Dag No. 1304, under R.S. Khatian No. 476, L.R. Khatian No. 1830, at Mouza - Jagaddal, Pargana - Magura, J. L. No. 71, R.S. No. 232, within the limits of Rajpur - Sonarpur Municipality, P.S. & A.D.S.R.O. Sonarpur, District - 24 Parganas (S), the yearly proportionate rent of is payable as per current rates to the Govt. of West Bengal.

NOW the sold 2 (Two) Cottahs 4 (Four) Chittaks Bastu land is delineated in the annexed Map or Plan by RED colour border. And the said property is butted and bounded by :-

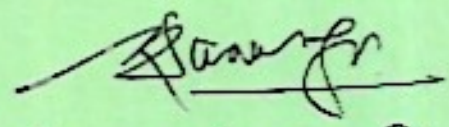
ON THE NORTH:	Other's Land.
ON THE SOUTH:	20' Feet Wide Road.
ON THE EAST :	20' Feet Wide Road.
ON THE WEST :	Scheme Plot No. '32'.

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

WITNESSES:-

1. Chaitali Bhatnagar
Q42, Kanchan
Park, Gurgaon, Gurgaon
K01-84

2. Dhanraj Datta
S/o Sri Satya Datta
192, Bidhan Pally,
K01-84.


Nishoboy Kanungo
SIGNATURE OF THE VENDOR

RECEIVED from the within named Purchaser the sum of Rs. 11,00,000/-
(Rupees Eleven Lac) only as full and final sale consideration in terms of this
agreement as per memo below :-


- - : MEMO OF CONSIDERATION : - -

Received Rs. 6,60,000/- by a Cheque drawn from Axis Bank Ltd. being Cheque No. 549132 and Received Rs. 4,40,000/- by a Cheque drawn from Axis Bank Ltd. being Cheque No. 345648, total Rs. 11,00,000/- (Rupees Eleven Lac) only duly recieved.

WITNESSES :-

1. Chaitali Banerjee
D/42, Kanchan
Purbaspore, Garia
KOI-84

2. Dama Dalta
S/o - Sri Satya Ranjan Dalta
192, Bidhan Pathy.
KOI-84.












Nirbhoy Kumar
SIGNATURE OF THE VENDOR

Drafted By Me :-

Sathe Karan
Municipal civil court
Reg. no : WB 1705/09


Typed By Me :-

Subhadeep Mukherjee
Sonarpur Sub Registry Office.

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



Name: NIKHIL GHOSH Signature: Nikhil Ghosh

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



Name: RATAN KUMAR GHOSH Signature: Ratan Kumar Ghosh

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



Name: NIRBHAY KANUNGO Signature: Nirbhoy Kanungo

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					

PHOTO



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	1608000119/2017	Date of Application	17/03/2017
Query No / Year	16080000349536/2017		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr. Nikhil Ghosh		
Stampduty Payable	Rs.67,520/-		
Registration Fees Payable	Rs.11,264/-		
Applicant Name of the Visit Commission	Mr. Sathi Kar		
Applicant Address	sonarpur		
Place of Commission	sonarpur		
Expected Date and Time of Commission	17/03/2017 6:00 PM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 0/-, Total Fees Paid: 450/-		
Remarks			




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 1600000349536/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Nirbhoy Kanungo Sikdarpara Road, P.O:- Rajpur, P.S:- Sonarpur, District-South 24- Parganas, West Bengal, India, PIN - 700149	Seller			 Nirbhoy Kanungo 17/02/2017
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mrs Chaitali Banerjee Wife of Mr Amitava Banerjee Q 42 Kamdahuri, P.O:- Garia, P.S:- Bansdrani, District-South 24- Parganas, West Bengal, India, PIN - 700084	Mr Nirbhoy Kanungo		 Chaitali Banerjee 17.3.17	

(Prasanta Mukhopadhyay)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SONARPUR

South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1608-01254/2017	Date of Registration	31/03/2017
Query No / Year	1608-0000349536/2017	Office where deed is registered	
Query Date	15/03/2017 7:18:44 PM	A.D.S.R. SONARPUR, District South 24-Parganas	
Applicant Name, Address & Other Details	Nikhil Ghosh 825 Mahamayatala Road,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830297991, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : ?]		
Set Forth value	Market Value		
Rs. 11,25,000/-	Rs. 11,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 67,520/- (Article:23)	Rs. 11,264/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1304	LR-1830	Bastu	Danga	2 Katha 4 Chatak	11,25,000/-	11,25,000/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
Grand Total :					3.7125Dec	11,25,000 /-	11,25,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Nirbhoy Kanungo (Presentant) Son of Mr Prasanta Bimal Kanungo Sikdarpara Road, P.O:- Rajpur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AEJPK9294HStatus :Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Nikhil Ghosh Son of Late Haran Chandra Ghosh 825 Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ADMPG4391DStatus :Individual
2	Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh 18 Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ADZPG2916KStatus :Individual

Details :

Name & address

Mrs Chaitali Banerjee
Wife of Mr Amitava Banerjee
Q 42 Kamdahari, P.O:- Garia, P.S:- Bansdrani, District-South 24-Parganas, West Bengal, India. PIN - 700084, Sex:
Female, By Caste: Hindu, Occupation: Service, Citizen of India, , Identifier Of Mr Nirbhoy Kanungo

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1304(Corresponding RS Plot No:- 1116), LR Khatian No:- 1830	Owner:নির্ভয় কানুন গো, Gurdian:বিমলা কানুন গো, Address:বিক্রম পাড়া রোড রাজপুর, Classification:ভাসা, Area:0.03000000 Acre,

Endorsement For Deed Number : 1 - 160801254 / 2017

On 17-03-2017

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

Presented for registration at 18:44 hrs on 17-03-2017, at the Private residence by Mr Nirbhoy Kanungo ,Executant.

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 11,25,000/-

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

Execution is admitted on 17/03/2017 by Mr Nirbhoy Kanungo, Son of Mr Prasanta Bimal Kanungo, Sikdarpara Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business

Identified by Mrs Chaitali Banerjee, , Wife of Mr Amitava Banerjee, Q 42 Kamdahari, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 31-03-2017

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 of Indian Stamp Act 1899.

Registration Fees

Certified that required Registration Fees payable for this document is Rs 11,264/- (A(1) = Rs 11,250/- ,E = Rs 14/-)
Registration Fees paid by Cash Rs 0/-, by online = Rs 11,264/-

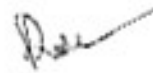
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/03/2017 2:41PM with Govt. Ref. No: 192016170051519961 on 17-03-2017, Amount Rs: 11,264/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI170317080687 on 17-03-2017, Head of Account 0030-03-104-001-
15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 67,520/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 67,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1190, Amount: Rs.100/-, Date of Purchase: 15/03/2017, Vendor name: S Deb
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/03/2017 2:41PM with Govt. Ref. No: 192016170051519961 on 17-03-2017, Amount Rs: 67,420/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI170317080687 on 17-03-2017, Head of Account 0030-02-103-003-
02

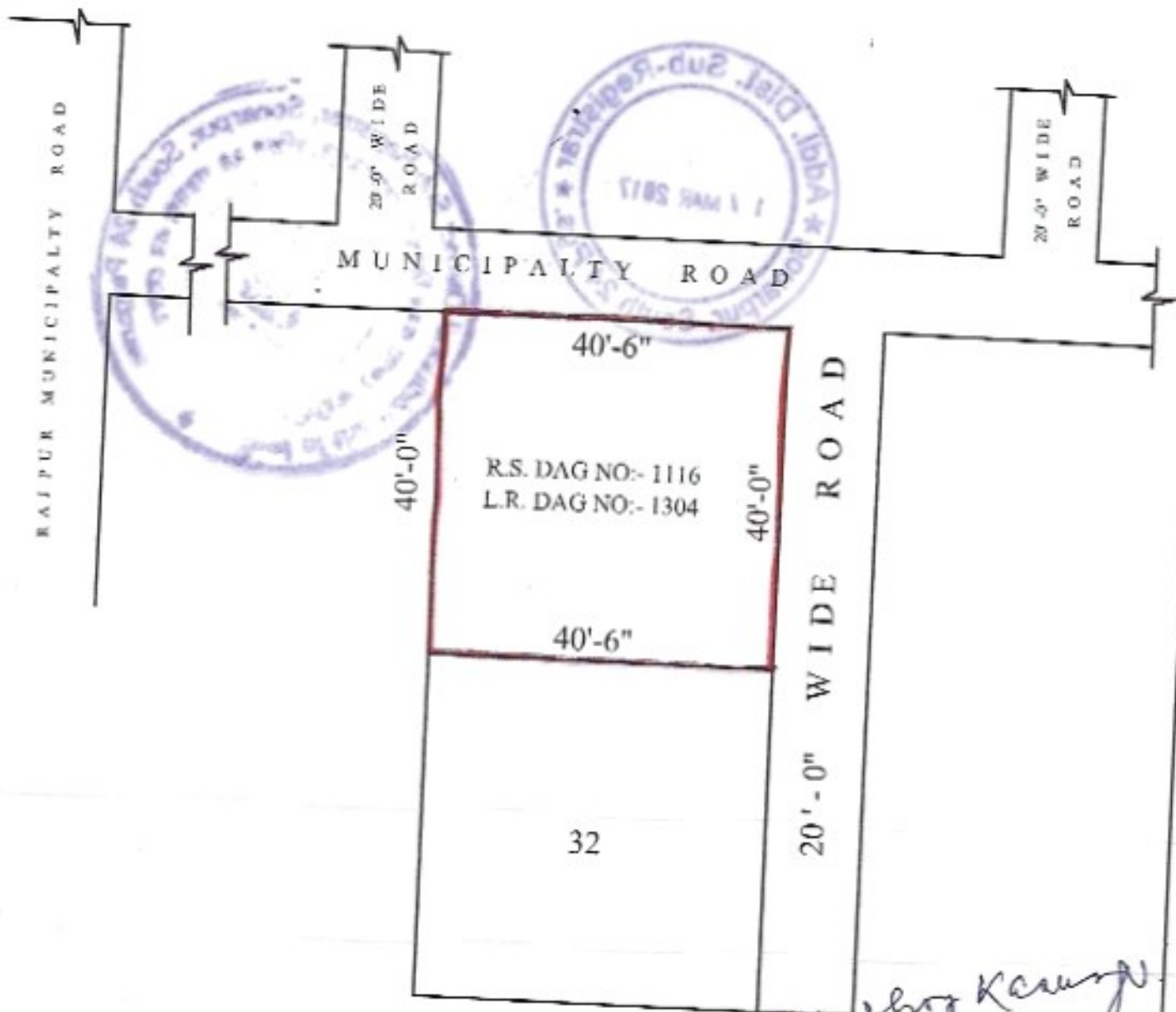


Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

SITE PLAN OF PLOT NO:-30, PHASE NO:-1, RUNI PARK, TOWNSHIP COMPLEX, DAG NO:- 1116,
MOUZA- JAGGADAL, P.S.- SONARPUR, DIST- 24 PGNS.

BOUNDARY SHOWN IN RED BORDER

SCALE- 1/3" = 1"



Nirbhoy Kaurja

Nirbhoy Kaurja
[Signature]

SIG. OF VENDOR/S

of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2017, Page from 26040 to 26061
being No 160801254 for the year 2017.



Prasanta

Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2017.04.03 15:35:17 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 03-04-2017 15:35:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)