

7353/11

08/29



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 116461

9 18376/11

RU 515000/-

12/9/11  
1-35/-

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances-I, Kolkata  
14. 9. 11

THIS INDENTURE OF CONVEYANCE is made this the 14<sup>th</sup> day of SEPTEMBER, 2011 (Two Thousand and Eleven) BETWEEN MRS. RITA KUNDU wife of Netai Kundu, by faith Hindu, by Nationality Indian, by occupation

7353/11  
6107/11

1442  
No.....Rs. 5000/-.....Date.....

Name.....

Address.....

Vendor Sr. Subhankar Das

Alipur Collectory  
24 Parganas (South)

07/09/11  
J. Ali (Advocate)

Alipur Police Court  
Kc/27



of before a member of the Court and the  
to produce the original and the  
document shall be liable to the  
of the Court.

ভাঙ্গা পত্রিকা  
এই নথি প্রমাণিত

Sudip Basu  
Advocate  
7, Red cross place  
Kolkata-700001.

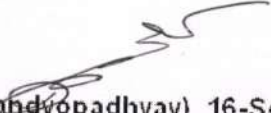


14/9/11  
Additional Registrar  
of Assurances-I, Kolkata  
14 SEP 2011

Certificate of Registration under section 60 and Rule 69.

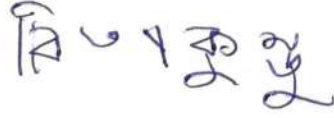
Registered in Book - I  
CD Volume number 18  
Page from 3313 to 3326  
being No 08129 for the year 2011.





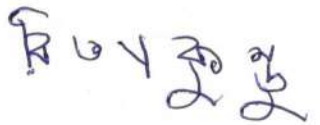


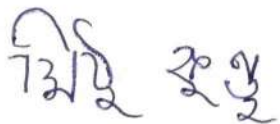
  
(Ashok Bandyopadhyay) 16-September-2011  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal

**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A.-I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 07353 / 2011**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Rita Kundu	 14/09/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rita Kundu Address -52, Sodepur Khelar Math, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700082	Self		 LTI	
			14/09/2011	14/09/2011	
2	Mithu Kundu Address -52, Sodepur Khelar Math, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700082	Self		 LTI	
			14/09/2011	14/09/2011	

Name of Identifier of above Person(s)

Sudip Basu  
 7, Red Cross Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin  
 :-700001

Signature of Identifier with Date

 14/09/2011



(Ashok Bandyopadhyay)  
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
 Office of the A.R.A.-I KOLKATA



Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 08129 of 2011  
(Serial No. 07353 of 2011)

On

Payment of Fees:

On 14/09/2011

**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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 5752/-, on 14/09/2011

( Under Article : A(1) = 5654/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 14/09/2011 )

**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.-515000/-

Certified that the required stamp duty of this document is Rs.- 30920 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 25950/- is paid 69293512/09/2011 State Bank of India, CHOWRINGHEE, received on 14/09/2011

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

Presented for registration at 13.35 hrs on :14/09/2011, at the Office of the A.R.A.-I KOLKATA by Rita Kundu ,Executant.

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

Execution is admitted on 14/09/2011 by

1. Rita Kundu, wife of Netai Kundu , 52, Sodepur Khelar Math, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700082 , By Caste Hindu, By Profession : House wife
2. Mithu Kundu, wife of Jaganath Kundu , 52, Sodepur Khelar Math, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700082 , By Caste Hindu, By Profession : Business

Identified By Sudip Basu, son of . . . , 7, Red Cross Place, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.



Housewife, residing at 52, Sodepur Khelar Math, Police Station Thakurpukur at present Haridevpur, Kolkata 700082, hereinafter called and referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the Subject or context be deemed to mean and include her heirs, executors, Administrators, and/or assigns) of the **ONE PART** :-

**A N D**

**MRS. MITHU KUNDU** wife of Jaganath Kundu, by faith Hindu, by Nationality Indian, by occupation Business, residing at 52, Sodepur Khelar Math, Police Station Thakurpukur now haridevpur, Kolkata 700082, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:-

**WHEREAS** at all materials times and all intent and purpose one Nihar Kumar Basu was the owner of landed property comprised in of Dag No.111 under Khatian No.301 in Mouza Syadpur, J.L. No.12, District 24-Parganas now 24-parganas (South) within the limits of the South Suburban Unit now the Kolkata Municipal Corporation and while being seized and possessed of the same the said Nihar Kumar Basu, by and under an Indenture registered at the office of the Sub- Registrar at Behala and recorded in Book No.1, Volume No.28, Pages 194 to 200, Being No.1940 for the year 1956, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 15 Cottahs 09 Chittaks 15 Square feet more or less comprised in of Dag No.111 under Khatian No.301 in Mouza Syadpur, J.L. No.12, District 24-Parganas now 24 Parganas (South) within the limits of the South Suburban Unit now the Kolkata Municipal Corporation, unto and in favour of SMT. AMIYA RANI ROY wife of Bijay Krishna Roy, for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of the aforesaid purchase the said SMT. AMIYA RANI ROY became the owner of the aforesaid property and as such owner got her name mutated in the assessment books and register of the South Suburban Unit now the Kolkata Municipal Corporation being Holding No.409/204, Motilal Gupta Road and while had been possessing and enjoying the same the said SMT. AMIYA RANI ROY constructed structures having tiles shed for a permanent market having with road facilities and sold, transferred and conveyed ALL THAT land measuring an area 07 Cottahs 12 Chittaks 30 Square feet with structure out of the aforesaid property and remained the remaining portion of land measuring an area an area 07 Cottahs 12 Chittaks 30 Square feet with tiled shed shop rooms and thereafter for urgent need of money and other lawful reason the said SMT. AMIYA RANI ROY, by and under a Bengali deed of Kobala dated 3rd September 1987 sold, transferred and conveyed ALL THAT the land measuring an area 07 Cottahs 12 Chittaks 30 Square feet with tiled shed shop rooms comprised in of Dag No.111 under Khatian No.301 in Mouza Syadpur, J.L. No.12, District 24-Parganas now 24 Parganas (South) within the limits of the South Suburban Unit now the Kolkata Municipal Corporation, being Holding No.409/204, Motilal Gupta Road commonly known as Sodepur Bazar, unto and in favour of Subodh Dutta, Kamal Krishna Adhikari, Chinta Haran Chakraborty, Swapna Dey, Sukur Ali, Rita Das, Sankar Sarkar, Nabu Ali Mali, Mita Das, Paritosh Biswas, Tapan Dutta, Nema Das, Moni Bala Das, Sudha Rani Dey, Saraswati Das, Swapna Chakraborty, Swapan Dutta, Bulbul Mondal, Sudhir Chandra Das, Lakshmi Rani Das, Shefali Das, Haran Chandra Das, Ranjan Chakraborty, Kalpana Dey, Dharendra Chandra Notto, Manik Pule, Rita Kundu, Jaya Rani Notto and Subal Dey and the said deed was duly registered at the office of the District Sub- registrar at Alipore and recorded in Book No. 1, Volume No.278, pages 82 to 92, Being No.13597 for the year 1987, for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of the aforesaid purchase the said Subodh Dutta and 28 others, named above became the joint owners of the aforesaid property, each having undivided 1/29th share or interest therein and as such owners they amicably partitioned the said property by metes and bounds for their better use and occupation and in terms of the said partitioned said Rita Kundu, the vendor herein, exclusively got ALL THAT piece and parcel of land measuring an area 120 Square feet with Chita Bera and tiled shed shop room measuring an area 120 Square feet more or less standing thereon together with all sorts of common user right over and under the common passage and open spaces and all other facilities and advantages etc. lying or situate at and being Municipal Holding No. 409/204, Motilal Gupta Road commonly known as Sodepur Bazar, within the limits of Ward No.122 of the Kolkata Municipal Corporation comprised in part of Dag No.111 under Khatian No.301 in Mouza Syadpur, J.L. No.12, District 24-Parganas (South), being her share or interest of the aforesaid property and she has been possessing and enjoying the same on paying the rates and taxes to the authority concern.

AND WHEREAS the said Vendor hereto in urgent need of money and for other lawful reasons offered to sell ALL THAT piece and parcel of land measuring an area 120 Square feet with Chita Bera and tiled shed shop room measuring an area 120 Square feet more or less standing thereon lying or situate at and being Municipal Holding No. 409/204, Motilal Gupta Road commonly known as Sodepur Bazar, within the limits of Ward No.122 of the Kolkata Municipal Corporation comprised in part of Dag No.111 under Khatian No.301 in Mouza Syadpur, J.L. No.12, Police Station Thakurpukur, District 24-Parganas (South) Kolkata-700039 together with common user right over the Road and/or passage and open spaces and all others benefit and facilities attached therein and thereto which is morefully mentioned in the schedule hereunder written (herein after for the sake of brevity referred to as "the said property") at or for the total price and/or consideration of **Rs.90,000.00 (Rupees ninety thousand) only** and on coming to know the said offer of the vendor, the Purchaser has agreed to purchase the said property at a



fixed price and/or valuable consideration free from all charges, mortgages, attachments, and/or other encumbrances and/or alienation whatsoever.

**NOW THIS INDENTURE WITNESSETH as follows :-**

In pursuance of the said agreement and in consideration of the said sum of **Rs.90,000.00 (Rupees ninety thousand) only** in full paid to the Vendor by the Purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the Vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of land measuring an area 120 Square feet with Chita Bera and tiled shed shop room measuring an area 120 Square feet more or less standing thereon lying or situate at and being Municipal Holding No.409/204, Motilal Gupta Road commonly known as Sodepur Bazar, within the limits of Ward No.122 of the Kolkata Municipal Corporation comprised in part of Dag No.111 under Khatian No.301 in Mouza Syadpur, J. L. No.12, Police Station Thakurpukur, District 24-Parganas (South) Kolkata-700039 together with Road and/or Passage and other facilities and amenities attached in the entire property more fully mentioned and described in the schedule hereunder written OR HOWSOEVER OTHERWISE the same is or was situated butted called known numbered described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use possession inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with yards fences water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title

whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:**

a) Notwithstanding any act deed matter or thing whatsoever by the vendor or her predecessor- in -title or interest done or executed or knowingly suffered to the contrary the vendors are lawfully and absolutely entitled to the said property and that the vendor acquired indefeasible right and title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property hereby granted and receive the rents issues and profits there from 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 free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the

vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and 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 the true intent and meaning of these presents as shall or may be reasonably required.

e). That the vendor on this day with the execution of this Deed handover and deliver the peaceful khas possession of the said shop room hereby conveyed unto and to the Purchaser herein and the Vendor also delivers the copy of the title Deed and other documents and writings in respect of the said property in favour of the Purchaser herein and the purchaser duly accepted the same by these present and the purchaser shall have full right and absolute authority to construct building and /or structure thereon and the vendor hereby duly accorded her consent to that effect.

f). That the vendor doth hereby accorded her consent to the purchaser for mutation of the said property in the municipal records and all Government and/or Semi Government and/or other statutory body and/or authority

#### **THE SCHEDULE OF PROPERTY AS REFERRED TO ABOVE**

ALL THAT piece and parcel of land measuring an area 120 Square feet with Chita Bera and tiled shed shop room measuring an area 120 Square feet more or less standing thereon lying or situate at Municipal Holding No.409/204, Motilal Gupta Road, commonly known as Sodepur Bazar, within the limits of Ward No.122 of the Kolkata Municipal Corporation, comprised in part of Dag No.111 under Khatian No.301 in

Mouza Syadpur, J.L. No.12, Police Station formerly Thakurpukur at present Haridevpur, District 24-Parganas (South), **TOGETHER WITH** all sorts of easement rights and liberties over and the common passage/road and open spaces and all other fittings, fixtures, installations, electric meter, benefits, facilities and advantages attached therein or thereto and butted and bounded in the manner following :-

ON THE NORTH: 6'00" Wide Common Passage.

ON THE SOUTH:- Wall then others property.

ON THE EAST:- Shop of Lakshmi Rani Dey.

ON THE WEST:- Shop of Tapan Dutta.

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

**SIGNED SEALED & DELIVERED**  
**IN THE PRESENCE OF**  
**WITNESSES**

Ranjan Monick  
241 D, Motilal Gupta Road  
Kolkata - 700082

Jagannath Kundu.

Sodepur Player ground  
Kolkata 82

✓ বিজয় কুমার

**SIGNATURE OF THE VENDOR**

বিশ্ব কুমার

**SIGNATURE OF THE PURCHASER**

**RECEIVED** from the within named Purchaser the within mentioned sum of  
**Rs.90,000.00 (Rupees ninety thousand) only** being full and final consideration as per  
Memo below:-

MEMO

Paid by cash in R.B.I. Notes..... Rs.90,000.00

-----  
**Total ..... Rs.90,000.00**  
=====

**(Rupees ninety thousand) only**

**WITNESSES:-**

Ranjan Mondick

Jagannath Mondick.

বিশ্বকর্মা

**SIGNATURE OF THE VENDOR**

Drafted & prepared,  
read over & explained  
by me at my office.

J. Ali

[HARAT ALI],

Advocate,












CALCUTTA HIGH COURT,

Office:-

Larica Business Centre,












7, Red Cross Place, Room No.1,

Ground floor, Kolkata 700001.

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature রিভা কুন্ডু

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature রিভা কুন্ডু

Additional Registrar  
of Assurances-I, Kolkata  
14 SEP 2011

